

Town of Caledonia Planning Board

3109 Main St., Caledonia, NY 14423
(585) 538-4927

MEETING MINUTES

The Planning Board held a Public Meeting at 7:30PM Wednesday, January 23, 2019 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sturm

Board Members Present:

- Mark Callan
- C. Joan Crunden
- George Middleton
- Steven Sickles
- Keith Stein
- Robert Sturm

Board Members Absent:

- Jenea Rychlicki

Others Present:

- John Paul Schepp, MRB Group, Town Engineer
- Thomas Perkins, Town Code Enforcement Officer
- Pamela Rychlicki, Town Board Representative
- See attendance sheet

PLEDGE OF ALLEGIANCE

Ms. Crunden

APPROVAL OF MINUTES

Motion: Ms. Crunden approves November 28, 2018 and December 12, 2018 Planning Board Meeting Minutes with addition

Seconded by: Mr. Sickles

Aye: Chairman Sturm, Mr. Callan, Mr. Middleton, Mr. Stein

Nay: None

Absent: Ms. Rychlicki

Motion was carried

PUBLIC HEARING: MINOR SUBDIVISION

BME Associate, Frederick Shelley (585-377-7360)

DMK Development – Caledonia LLC

Tax Map #13.-1-28.031

Caledonia-Avon Road

Legal Notice was read, and Public Hearing opened at 7:35PM

Chairman Sturm welcomed Mr. Shelley to the meeting.

- Mr. Shelley presented the proposed minor subdivision of approximately 4.1 acres from approximate 60-acre parcel to construct an approximate 19,097 square foot retail store Tractor Supply Company (TSC) including site construction of driveways, parking, and site utilities
- No comments from the public

Motion: Chairman Sturm motions to close the Public Hearing at 7:45PM

Seconded by: Mr. Stein

Aye: Mr. Callan, Ms. Crunden, Mr. Middleton, Mr. Sickles

Nay: None

Absent: Ms. Rychlicki

Motion was carried

Motion: Mr. Stein motions to approve minor subdivision

Seconded by: Mr. Sickles

Aye: Chairman Sturm, Ms. Crunden, Mr. Callan, Mr. Middleton

Nay: None

Absent: Ms. Rychlicki

Motion was carried

Maps were not provided for signature, once ready, they can be dropped off to the Town Hall for signature.

PUBLIC HEARING: FINAL SITE PLAN REVIEW

BME Associate, Frederick Shelley (585-377-7360)

DMK Development – Caledonia LLC

Tax Map #13.-1-28.031

Caledonia-Avon Road

Legal Notice was read, and Public Hearing opened at 7:50PM

- Mr. Shelley reviewed the proposed site plan with updates from last meeting
- The exterior style of store has been revised
 - All are pleased with the colors, style, and lights. Feel it will fit nicely into the Town
- Mr. Schepp is still in need of a Stormwater Management Agreement
- Mr. Perkins noted that the Town Board approved all lighting and a fire hydrant will be placed on the rear of the property behind the building.
- No comments from the public

Motion: Chairman Sturm motions to close the Public Hearing at 8:00PM

Seconded by: Mr. Middleton

Aye: Mr. Callan, Ms. Crunden, Mr. Middleton, Mr. Sickles

Nay: None

Absent: Ms. Rychlicki

Motion was carried

Motion: Mr. Middleton motions to declare the Town of Caledonia Planning Board as SEQR Lead Agency with an Unlisted action as suggested per Town Engineer's letter

Seconded by: Mr. Stein

Aye: Chairman Sturm, Mr. Callan, Ms. Crunden, Mr. Sickles

Nay: None

Absent: Ms. Rychlicki

Motion was carried

Motion: Mr. Sickles motions to accept the SEAF and determines based on the Town Engineers information, analysis, and supporting documentation that the proposed action will not result in any significant adverse environmental impacts

Seconded by: Mr. Callan

Aye: Chairman Sturm, Ms. Crunden, Mr. Middleton, Mr. Stein

Nay: None

Absent: Ms. Rychlicki

Motion was carried

Motion: Ms. Crunden motions to approve the Final Site Plan pending the Stormwater Management Agreement execution prior to the issuance of a certificate of occupancy (C of O)

Seconded by: Mr. Sickles

Aye: Chairman Sturm, Mr. Callan, Mr. Middleton, Mr. Stein

Nay: None

Absent: Ms. Rychlicki

Motion was carried

Maps were not provided for signature, once ready, they can be dropped off to the Town Hall for signature.

FINAL SITE PLAN REVIEW

Jason Armbrewster (585-590-0346)

Scott & Lisa Mielke

Tax Map #13.-1-62.381

3620 Neale Road

Chairman Sturm welcomed Mr. Armbrewster, and Mr. Mielke to the meeting.

- Mr. Armbrewster presented the site plan with revisions per last meeting and Mr. Schepp's comments in letter dated 1/17/2019.
- All concerns have been met

Motion: Mr. Sickles motions to approve Final Site Plan

Seconded by: Mr. Stein

Aye: Chairman Sturm, Mr. Callan, Ms. Crunden, Mr. Middleton

Nay: None

Absent: Ms. Rychlicki

Motion was carried

INFORMATIONAL: MINOR SUBDIVISION

James Sickles

Tax Map #7.-1-21.128

Sand Hill Road

Chairman Sturm welcomed Mr. Sickles to the meeting.

- Mr. Sickles would like to subdivide approximately 4 acres of current 11.4 acre parcel
- The 4 acres will be subdivided and include the pole barn
- Mr. Perkins, Code Enforcement has concerns with the possibility of the property and pole barn being used for more than the storage of restored automobiles and advises the Planning Board to use appropriate language when approving the minor subdivision

Motion: Ms. Crunden motions to hold a Public Hearing for Minor Subdivision on Wednesday, February 27, 2019 at regularly scheduled Planning Board meeting

Seconded by: Mr. Stein

Aye: Chairman Sturm, Mr. Callan, Mr. Middleton, Mr. Sickles

Nay: None

Absent: Ms. Rychlicki

Motion was carried

INFORMATIONAL

Jeffrey Cohen

3338 Caledonia-Avon Road

Chairman Sturm welcomed Mr. Cohen to the meeting.

- Mr. Cohen has come to the Planning Board as a courtesy to inform the Board of his purchase of the GVEMS/Meyers Campers building.
- This site will be maintaining the same use with office space and a small service center. Possibility of upper living area to become apartment rental, ambulance used it as sleeping quarters. There will be no retail or storage of mobile homes.
- Cosmetic updates will be made to the exterior building and current landscape. Mr. Schepp reminded Mr. Cohen to make sure all plans are in accordance with storm water regulations. Ms. Crunden suggested the possibility of a storm water rain garden and this is the gateway into Caledonia as it would be very aesthetically pleasing the community members.
 - Lower half will be painted white to match and stoned to improve
 - Pavement will be resurfaced
 - Existing lighting will be kept
 - Overgrown pines will be removed
- The Board is appreciative of Mr. Cohen communicating his purchase and future updates to the property

INFORMATIONAL

Marguerite Wells, Invenergy Solar Development LLC

180 MW Horseshoe Solar Project

Chairman Sturm welcomed Mrs. Wells to the meeting.

- Mrs. Wells distributed some information about the project for the board to review and gave a brief introduction of herself and the project.
- Mrs. Wells will be attending the February Planning Board meeting to discuss the project in full.
- There will be a community informational meeting in March or April being held at Jones Hall, more details will follow as they are confirmed.

TOWN BOARD UPDATE

None

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Ms. Crunden discussed what projects were reviewed at the County Planning Board meeting

OLD BUSINESS

Chairman Sturm reviewed a draft letter in response to the Town Board's response regarding our request to review the solar zoning. Letter will be given to Supervisor Pangrazio and Town Board members for their February meeting.

ADJOURNMENT

Motion: Mr. Middleton motions to adjourn at 9:45PM

Seconded by: Ms. Crunden

Aye: Chairman Sturm, Mr. Callan, Mr. Sickles, Mr. Stein
Nay: None
Absent: Ms. Rychlicki
Motion was carried

Minutes of this meeting were prepared by Katie Hillman and constitute her understanding of the discussions. If you have any questions, comments, or corrections regarding these minutes, please contact the undersigned, in writing, immediately.

Respectfully submitted,

A handwritten signature in blue ink that reads "Katie Hillman". The signature is written in a cursive, flowing style.

Katie Hillman
Planning Board Clerk
Town of Caledonia