

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, November 28, 2018 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sturm

Board Members Present:

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

Others Present:

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

PLEDGE OF ALLEGIANCE

Ms. Rychlicki

APPROVAL OF MINUTES

Motion: Mr. Stein approves October 24, 2018 Planning Board Meeting Minutes

Seconded by: Ms. Crunden

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

Nay: None

Motion was carried

PUBLIC HEARING: MINOR SUBDIVISION

James Jerris (585-704-4902)

Parcel subdivided into approximately 2.2- and 2.8-acre lots

Tax Map #23.1-22.112

1194 River Road

Chairman Sturm opened the Public Hearing at 7:32PM

Chairman Sturm read the Legal Notice and welcomed Mr. Jerris to the meeting.

- Mr. Jerris reviewed his proposed minor subdivision
 - Would like to subdivide approximate 5-acre lot into two lots so that current renters can purchase the home and approximately two acres with it
- Maps were reviewed

- No comments from the public

Motion: Chairman Sturm motions to close the Public Hearing at 7:42PM

Seconded by: Mr. Callan

Aye: Ms. Crunden, Mr. Middleton, Ms. Rychlicki, Mr. Sickles, Mr. Stein

Nay: None

Motion was carried

Motion: Mr. Middleton motions to approve minor subdivision

Seconded by: Ms. Crunden

Aye: Chairman Sturm, Mr. Callan, Ms. Rychlicki, Mr. Sickles, Mr. Stein

Nay: None

Motion was carried

PRELIMINARY 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 & Mrs. Mielke to the meeting.

- Mr. Armbrewster presented the proposed site plan as lots have been combined and the Mielke's would like to construct their 4-bedroom family home in a central location of both lots.
- Board discusses and feels the site plan looks good, drainage and driveway considerations have been made and addressed well. Permits for a driveway and septic will need to be applied for and granted prior to site plan approval.
- Mr. Armbrewster will submit final drawings to Mr. Schepp, town engineer and once they are ok, Final Site Plan review will be scheduled

PRELIMINARY MINOR SUBDIVISION/SITE PLAN REVIEW

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

DMK Development – Caledonia LLC

Tax Map #13.-1-28.031

Caledonia-Avon Road

Chairman Sturm welcomed Mr. Shelley to the meeting.

- Mr. Shelley presented the proposed site plan
 - 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
- Mr. Shelley presented this project to the Town Board on October 11, 2018 as this parcel is part of a Planned Unit Development. The Town Board approved the project per Resolution 121-2018. Please see attached letter for details
- The Planning Board agrees with the Town Board that the exterior style of store to be constructed needs to model the store located in Honeoye Falls. This is not what was presented in the preliminary site plan, but Mr. Shelley intends to present those specifications to the corporate headquarters of TSC
- Mr. Shelley will forward the Engineer's Report to Mr. Schepp, Town Engineer
- Mr. Schepp suggests some items to consider as the project moves forward
 - Private stormwater maintenance agreement
 - Justification of reduction of parking spaces

- Possibility of sidewalks
- Mr. Shelley requests that the Planning Board send this application for comment/review to the Livingston County Planning Board

Motion: Mr. Sickles motions to send this application to Livingston County Planning for comment/review

Seconded by: Ms. Crunden

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

Nay: None

Motion was carried

Mr. Shelley will provide electronic documents to Planning Board Clerk for the submission of the application. Once comments are received back, Planning Board Clerk will contact the applicant and place them on the next meeting's agenda.

INFORMATIONAL

Livingston Solar, LLC

Tax Map: #33.-1-2.1

4532 Caledonia-Avon Road

Chairman Sturm welcomed Mr. Fishel to the meeting.

- Mr. Fishel reviewed the updates since the last meeting regarding the solar project. PILOT and decommissioning are still being negotiated but are close to agreement.
- Board members would like to make sure that the following terms are added to the decommissioning bond engineer is completing the analysis at determined time frame
landowner responsibility should bond need to be executed
 - Mr. Fishel asks that a Special Meeting be held in December if there is an agreement to both the PILOT and Decommissioning Bond.
 - All agree with December 12, 2018 at 7:00PM
 - Mr. Skivington will let Clerk know if this is to be scheduled so that Legal Notice can be published

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 will draft a letter in response to the Town Board's response in regard to our request to review the solar zoning.

2019 Meeting Schedule

January 23, 2019

February 27, 2019

March 27, 2019

April 24, 2019

May 22, 2019

June 26, 2019

July 24, 2019

August 28, 2019

September 25, 2019

October 23, 2019

November 20, 2019 (3rd Wednesday)

Motion: Mr. Stein motions to approve the 2019 Planning Board Meeting Dates

Seconded by: Ms. Crunden

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

Nay: None

Motion was carried

ADJOURNMENT

Motion: Mr. Middleton motions to adjourn at 8:55PM

Seconded by: Mr. Callan

Aye: Chairman Sturm, Ms. Crunden, Ms. Rychlicki, Mr. Sickles, Mr. Stein

Nay: None

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,



Katie Hillman
Planning Board Clerk
Town of Caledonia