

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, July 27, 2022 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

- Mark Callan
- C. Joan Crunden
- Kevin Keenan
- George Middleton
- Jenea Rychlicki
- Steven Sickles
- Keith Stein

Others Present:

- Thomas Perkins, Town Zoning
- John Paul Schepp, Town Engineer
- Dwight Kanyuck, Town Lawyer
- Pamela Rychlicki, Town Board Liaison
- See attendance sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Ms. Crunden approves June 22, 2022 Planning Board Meeting Minutes with correction to Livingston County Planning Board and Town Board headings

Seconded by: Mr. Keenan

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

Nay: None

Absent: None

Motion was carried

INFORMATIONAL

Kevin Hammond

Caledonia Fire District

Chairman Sickles welcomed Mr. Hammond to the meeting. Mr. Hammond met with the Town Board in June to discuss the Fire District's long range planning committee's desire to build a new fire hall in the town. The Town Board referred the Fire District's committee to the Planning Board to discuss further and begin the process of site plan review.

Currently the Fire District leases the fire hall from the Village of Caledonia on a month-to-month basis. For the future of the Fire District, it would be beneficial to build a site that could house not only their equipment but hold training. Conceptual drawings were reviewed. The next steps are for the Fire District to acquire the property. Once acquired, a bond would be secured, and site plan development would begin.

Planning Board Clerk will email the subdivision application and site plan application to Mr. Dutton. As the process moves forward, Mr. Hammond and or Mr. Dutton will get in touch with the Planning Board Clerk to be placed on the agenda.

SITE PLAN APPROVAL

Nick Walsh, Dimension Energy
CRC- Caledonia Solar-Site
Tax Map #2.1-11.11, 2.-1-11.13, and 7-7-1-59.1
2773 Caledonia LeRoy Road

Chairman Sickles welcomed Mr. Walsh to the meeting. There have been no changes to the application since the last meeting.

Comments from the Livingston County Planning Board Zoning Referral Letter, Staff Report, and Lance Brabant, MRB letter were reviewed in detail.

Mr. Tommy Stein was in attendance and had some questions regarding the setback waivers. Mr. Kanyuck explained that the Planning Board has the authority to waive such setbacks due to the natural topography of the land. Mr. Schepp also noted that the natural vegetation and elevated topography works as a natural buffer. If it is removed or there are issues with the vegetation, Dimension Energy is required to replant and keep the vegetative buffer as stated in the details of the maintenance plan.

Part 2&3 SEQR was prepared by Mr. Schepp and reviewed.

Motion: Ms. Crunden to issue a Negative Declaration

Seconded by: Mr. Callan

Aye: Chairman Sickles, Mr. Keenan, Mr. Middleton, Ms. Rychlicki, Mr. Stein

Nay: None

Absent: None

Motion was carried

Motion: Mr. Stein motions to approve the Dimension Energy Solar Project Site Plan per draft resolution and conditions

Seconded by: Mr. Middleton

Aye: Chairman Sickles, Ms. Crunden, Mr. Callan, Mr. Keenan Ms. Rychlicki

Nay: None

Absent: None

Motion was carried

TOWN BOARD UPDATE

No update

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Ms. Crunden reviewed the meetings details

ADJOURNMENT

Motion: Mr. Keenan motions to adjourn at 8:5PM

Seconded by: Ms. Crunden

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

Nay: None

Absent: 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,

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