

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, October 25, 2023 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

- Mark Callan
- George Middleton
- Jenea Rychlicki
- Steven Sickles
- Keith Stein
- Nick Sims

Board Members Absent:

- None

Others Present:

- Thomas Perkins, Town Zoning
- Dwight Kanyuck, Town Lawyer
- John Paul Schepp, Town Engineer
- Andy Britton
- Seth Wilmore

PLEDGE OF ALLEGIANCE

Chairman Sickles

*APPROVAL OF MINUTES POSTPONED TO NEXT MEETING

Hatchery Solar

- Mr. Callan noted concern of food supply with abundance of solar fields
 - Additionally, Mr. Callan noted there is a concern of solar fields on prime farmland and the developer should consider installing on low quality land.
 - Mr. Schepp and Mr. Kanyuck noted there are sections in the town code regarding coverage on farmland.
 - The planning board noted they would like the developer to provide more clarification on how the solar array coverage (%) on farmland was determined
- Mr. Kanyuck noted he has questions on some of the documentation
 - Further clarification / definition needed on the participating properties
 - SEQR updates are being made
 - Coordination on emergency plan must occur with fire chief
 - Property lines within 1000' must be shown on plan
- Mr. Perkins offered the following comments:

- Two different fences are being used. Plans should clearly show this.
- All roads need to be 20' wide
- Gates need key boxes
- Another road should be installed to the north
- Mr. Schepp offered the following comments on the project plans:
 - Further clarification / definition needed on the participating properties
 - One single map showing setbacks to provide clarity would be helpful
 - Photo Simulations from multiple locations are needed
 - A road maintenance agreement needs to be completed
 - Culvert and road condition will need to be documented ahead of time
 - Final plans need to be stamped
- The planning board offered the following comments:
 - The tonnage rating for the bridge / culvert on maxwell station rd is unknown. This should be looked into.
 - Road maintenance on maxwell station road should be looked into as construction vehicles come and go.
 - The landscape buffer looks okay but the board would like to see more deciduous trees in front of the conifers.
 - The individual maintenance plan for the trees and shrubs should be provided for review.
 - Concern with setback area. Mr. Sims questioned what the future use of this area will be. It should be noted if it will be farmed or maintained with mowing.
 - Mr. Sims requested material cut sheets / specs for the solar panels.