

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 15, 2023 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

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

Others Present:

- Pamela Rychlicki
- John Paul Schepp
- See sign-in sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Mr. Stein approves September 27, 2023, and October 25, 2023 Planning Board Meeting Minutes

Seconded by: Mr. Callan

Aye: Chairman Sickles, Mr. Middleton, Ms. Rychlicki, Mr. Sims

Nay: None

Absent: None

Motion was carried.

LOT LINE ADJUSTMENT

Loie Ippolito

Ippolito – Route 5 Lot Line Adjustment

Tax Map 23.00-1-30

4339 Caledonia Avon Road

Chairman Sickles welcomed Mrs. Ippolito to the meeting. She will be selling her mother's house in June as she has been moved to as assisted living home. This is just a property line clean-up.

Motion: Mr. Sims approves Ippolito – Route 5 Lot Line Adjustment

Seconded by: Mr. Middleton

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

Nay: None

Absent: None

Motion was carried.

Maps were signed and Mrs. Ippolito will file at the county.

INFORMATIONAL MINOR SUBDIVISION

Jim Sawyer

Lands of James E. & Kathleen M. Sawyer

3213 McCorkindale Road

Chairman Sickles welcomed Mr. and Mrs. Sawyer to the meeting. They came to the planning board some time ago and have finally decided exactly how they want to subdivide their property. They will divide it into four lots and will be selling the house. Land will be kept for farming and family to hunt.

Maps were reviewed and no issues were noted. A public hearing will be held 1/24/24.

INFORMATIONAL SITE PLAN

Seth Wilmore

Hatchery Solar LLC

221 Maxwell Station Road

Mr. Wilmore contacted Mr. Kanyuck on 1/13 and asked if he could give an update at this meeting:

- The right of way was adjusted to 150 feet from the southern border. Therefore, a variance will not be asked for.
- Army Corp – wetlands are non-jurisdictional.
- Depicted landscape buffering along road and property line. The Planning Board would like to see simulations – before/after with buffers near the roadside. This is topography dependent and dependent on each site.
- Vegetation Management Plan – this will be needed to maintain buffers, etc. and will be transferred should the landowners change.
- SEQR – Lead Agency – this can be determined when a complete application has been received.

Mr. Stein would like to see visuals with simulations and acceptance of this from the landowners.

Mr. Sims asked when the October meeting's requests will be addressed. Mr. Wilmore stated that they will be addressed with a submission for the January meeting.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Meeting review was given.

Different fencing examples were shown for solar projects around the county.

TOWN BOARD UPDATE

The ongoing issues with the planning board emails not being delivered to recipients was discussed at the Town Board meeting on 11/9/23. Hopeful that an alternative option/program will be looked into so that we can ensure the Clerk and Board members are getting correspondence. The Planning Board Clerk is currently using her personal email to ensure receipt of materials.

The Town Clerk would like Planning Board Meeting minutes to post to the website. Going forward, the Planning Board Clerk will email them to him the evening they are approved by the Planning Board.

NEW BUSINESS

2024 Meeting dates were accepted.

ADJOURNMENT

Motion: Mr. Stein motions to adjourn at 8:40PM

Seconded by: Mr. Sims

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

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