

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 24, 2024 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
- Thomas Perkins
- Dwight Kanyuck
- See sign-in sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Mr. Stein approves November 15, 2023 Planning Board Meeting Minutes

Seconded by: Mr. Sims

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

Nay: None

Absent: None

Motion was carried.

PUBLIC HEARING

7:32PM Hearing was opened, and Legal Notice was read. No one is in attendance for the hearing.

Lands of James E. & Kathleen M. Sawyer maps were reviewed.

7:37PM Public Hearing closed.

MINOR SUBDIVISION

Lands of James E. & Kathleen M. Sawyer Parcel 22.1.30.115 The proposed map was reviewed, and the board did not have any issues.

Motion: Ms. Rychlicki approves Lands of James E. & Kathleen M. Sawyer
Seconded by: Mr. Middleton
Aye: Chairman Sickles, Mr. Callan, Mr. Sims, Mr. Stein
Nay: None
Absent: None
Motion was carried

Maps were signed and the applicant will file at Livingston County.

INFORMATIONAL PUD UPDATE

Shawn Adams
Clayton Homes
4305 Caledonia Avon Road

Chairman Sickles welcomed Mr. Adams to the meeting. Clayton Homes purchased the AGL property and would like to wrap the current sign to update it to their name. At this time there will be no change to the size or location of the sign, it will be reskinned. Tom Perkins will require a permit.

The Planning Board did not see any issues with the sign and agree it is ok to move forward.

INFORMATIONAL SITE PLAN

Seth Wilmore
Hatchery Solar LLC
221 Maxwell Station Road

Mr. Wilmore reviewed the site plan updates as well as addressed Mr. Kanyuck and Mr. Schepp's letters

- Mr. Kanyuck & Mr. Schepp have had all their concerns met and are satisfactory with the site plan at this time
- PILOT is currently in progress
- Landscape plans are moving along well, but need a landscape architect stamp
- Ingress/Egress – only one is shown on plans. There needs to be a secondary location added.
- Ensure the updated site plan adheres to the Towns Code regarding fencing – Powder coated green or black. Currently showing American Wire
- Show topography details as it may affect the height of the rays.
 - Seth noted they should be no higher than fifteen feet – most likely around 12 feet.
 - Could grade the site more or add more steel where needed
- Need to address
 - Decommissioning Bond
 - Temporary Construction Parking
 - Staging Areas
- Mr. Perkins questioned C-100 Map – dated August. This map included a loop in the roadway access points. The Fire Chief and code asked for a road access going around the property.
 - Seth responded that the August map was designed with National Grid and was also of O & M.
 - Road dimensions are missing and need to be added. When added to site plan, Mr. Perkins will take back to the Fire Chief and discuss
 - A gate is needed with Emergency Contact signage
 - Property Maintenance - language needs to include who is responsible, who is the contact. Will be required before a permit is issued
 - In the future, if sheep are going to be used, an Agricultural Integration Plan will be needed.
- Mr. Sims commented
 - Maintenance/Agreement/Plan needs to show if trees are dying who is responsible
 - Seth stated that the Solar Company would be and would then contact the contractor.

- Mr. Perkins stated to put language in the agreement for enforcement of such things
- Mr. Stein has a question for the landowner – Dean & Lisa Estes.
 - Would they like to review the Maintenance Agreement/Plan before approval.
 - Would like to check with the Highway Superintendent regarding snow removal/drifted and visual impact.
 - Mr. Estes stated he is concerned with the placement of trees and making strips of land that are hard to maintain. He also stated that he plans to farm the land that does not have panels on it.
 - Mr. Perkins will contact the Highway Superintendent
- SEQR – Lead Agency – this can be determined when a complete application has been submitted.
- Seth will continue to update the plans and get them to the Planning Board clerk to be placed on the next agenda.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Meeting review was given.

TOWN BOARD UPDATE

There was a Public Hearing at the last Town Board meeting regarding a Moratorium on Solar. The motion passed but no action was taken. The Town Board is waiting for Livingston County Planning comments.

Dwight Kanyuck has been appointed as the Town’s Attorney

Still searching for a new board member

Supervisor Pangrazio wants to start another review of the Solar Code

ADJOURNMENT

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

Seconded by: Mr. Middleton

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

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,



Katie Hillman
 Planning Board Clerk
 Town of Caledonia