

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, April 24, 2024 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:

Others Present:

- Thomas Perkins, Town Zoning
- Dwight Kanyuck, Town Lawyer
- John Paul Schepp, Town Engineer
- Andy Britton
- Mike Berlin

### PLEDGE OF ALLEGIANCE

Chairman Sickles

### Approval of Minutes

- Motion: Mr Stein approves March 27, 2024 Planning Board Meeting Minutes
- Seconded by: Ms. Rychlicki
- Aye: Chairmen Sickles, Mr. Sims, Mr. Callan, Mr. Middleton
- Nay: None
- Absent: None
- Motion was carried

### Informational - Site Plan - Stephanie Hann - 2403 Black Street Tax Map #2.1

- Previously subdivided property. One parcel has a schoolhouse. Stephanie would like to host fitness classes at the school house. Financial wellness and educational wellness will also occur at the schoolhouse.
- Mr. Perkins confirmed use fits the zoning.
- This property will require site plan approval.
- Mr. Schepp confirmed the water and septic system must be adequate.
- Ms. Hann noted 6-12 maximum participants will occur at one time.

- Parking situation must be noted on the site plan
- Hours of business may occur between 5:30am to 8pm
- Lighting should be noted on the site plan
- Possible signage in the future

Informational-Minor Subdivision - Thomas Murphy - P&CG / Livingston Associates River Road

- Mr. Murphy presented a master plan of the property
- Mr. Murphy presented a subdivision map. Mr. Murphy noted the approved site plan with lighting, parking, etc. was submitted to the town in 2023.
- Motion to approve minor subdivision: Mr. Stein
- Seconded by: Mr. Middleton
- Aye: Mr Sickles, Mr. Callan, Ms. Rychlicki, Mr. Sims
- Nay: None
- Absent: None
- Motion was carried.

PUBLIC HEARING -221 Maxwell Station Road

SITE PLAN REVIEW - Hatchery Solar - Maxwell Station Road

- Chairmen Sickles opened the public hearing at 7:48pm
- Chairmen Sickles read a notice regarding the Public Hearing at the Town of Caledonia Town Hall for a special use permit and site plan approval for a 20MW solar array facility at the above address. Interested persons will be heard at this meeting.
- No one in attendance wanted to be heard.
- Chairmen Sickles read a statement from a neighbor (Glenda and Robert Melville, Mary Lou Schillinger-Brokaw) requesting that the Town of Caledonia Planning Board maintain the 150' setback requirement with this adjacent property.
- Mr. Berlin noted they are hoping to start construction in 12-15 months. Hatchery Solar is in discussion with the Town/county regarding the host and PILOT agreement.
- Mr. Sims noted a concern that there has not been a landscape maintenance agreement in place. Mr. Sims also noted there has not been a road use agreement in place yet although Mr. Kanyuck noted the road use agreement is part of the approval permit process with the town.
- Mr. Schepp noted the planning board should review the photo renderings.
- Mr. Schepp noted at prior meetings the road use agreement was discussed as conditional approval.
- Mr. Perkins noted he needs addresses and contact information for both the landscape maintenance agreement and the road use agreement.
- A question was raised about material supply and availability. Mr Berlin noted once the permit is secured, bids will be secured and material will be ordered. Mr. Berlin noted transformers and circuit breakers have the longest lead time.
- Ms. Rychicki noted conditional approval should be considered hence the road maintenance agreement and landscape maintenance is received by the town.
- Mr. Berlin noted Hatchery Solar has a long term energy investment goal and does not anticipate selling the equipment (arrays) in the future.

Public hearing closed at 8:08pm

Informational- Jacob Dunaway (LLC-Welding Contractor) Possible Signage

- Participant did not attend

Town Board Update

- Water district proposed on at the Graney Road/McIntrye Road area did not pass
- The town is working on the park at the town barns.

Livingston County Planning Update

- Livonia is trying to rehabilitate some building
- Town of Lima is trying to develop a rental and zoning agreement

Old Business

- Ms. Rychlicki asked about the status of the traffic concern on NYS Route 5 near Dollar General. The board would like a traffic study conducted as part of the SEQR process for any development in this area. A formal letter will be submitted to the town board voicing this concern.

ADJOURNMENT

- Motion by Ms. Rychlicki to adjourn at 8:31pm
- Seconded by: Mr. Middleton
- Aye: Chairmen Sickles, Mr. Sims, Mr. Callan, Mr. Stein
- Nay: None
- Motion was carried