

Village of Caledonia Planning Board
Meeting Minutes for March 20, 2018

Members Present: Kristen Murphy, Rhett Clark, Marge Landowski, Jason Hunt, Linda Ludlum

Also Present: Diane Fowler
William VanAlst, Larsen Engineers
Ivan Kiriya, Sunset Roofing

Diane Fowler

Mrs. Fowler came to the Board to present her proposed new business, a weekend craft retreat, at 264 North Street. The retreat would be held Fridays – Sundays, and provide a place for participants to do scrapbooking, quilting, stamping, etc. People would bring their own supplies, and it is all self-guided; no instruction would be provided. There is space for 8 guests, with 2 people per bedroom. Mrs. Fowler would not provide meals, the participants would bring their own food or dine locally. In her research, Mrs. Fowler found that the nearest such business is in Warsaw. She has looked at other local properties, and this particular location lends itself well to her business idea: it is just over 1,000 square feet, has a kitchenette, 1 ½ baths, and would have 2 single beds per bedroom. In time, she would have instructors come in and do classes, as well as offer hourly/daytime rental for individuals or groups to use the space.

The presentation to the Board tonight is informational. Mrs. Fowler will need to complete a site plan application because this is a new use in B-2. The Board will also need to research.

Sunset Roofing

Sunset Roofing came to the meeting for a pre-application discussion, looking for guidance and how to move ahead with a building project. They would like to build a 90' x 150' warehouse to store insulation and shingles, as well as serve as a machine shop. The building will be made of steel, with metal siding, and have a rubber roof. The roof will be slightly pitched and have gutters on each side. The foundation will be below frost line. There will be power, no heat, and will have a bathroom. There will space between this building and the next building to allow the addition of a septic. There is a planned 10' setback from the rear property line and the front of the building will be parallel to Lehigh Street. There may be a need for an additional fire hydrant (per Fire Department or DPW), and a specific depth of the gravel might be required for emergency vehicle use.

EPA, DEC, and Livingston County Dept of Health will need to be contacted before the building is approved, due to the proximity of Jones Chemical.

A variance will be needed due to the front setback.

The next board meeting is on April 17; they will submit paperwork ahead of that, as they would like to begin construction ASAP.

February Minutes

For the portion of the minutes re: Pastique, change Jason Hunt's vote to abstention.

Motion by Marge Landowski, seconded by Rhett Clark, to approve the minutes as amended.

Aye: Kristen Murphy, Rhett Clark, Marge Landowski, Jason Hunt

Nay: None

Abstention: Linda Ludlum

Cell Tower

The Board reviewed Livingston County Planning Board comments re: cell tower construction. A public hearing is scheduled for March 27. A representative of Blue Sky Towers/Airosmith Development will attend.

3229 State Street

Conditional uses (215-27) need to be approved by the Planning Board. The second floor apartment code does not apply to this location, as there is no second floor. A site plan application must be completed and a survey map submitted for further action. The board will follow up with the Village attorney about established criteria and if there are other precedents.

Motion by Jason Hunt, seconded by Marge Landowski, to adjourn the meeting at 8:30.

Aye: Kristen Murphy, Rhett Clark, Marge Landowski, Jason Hunt, Linda Ludlum

Nay: None

Abstention: none

Elizabeth Dietrich

Planning Board Secretary