

Village of Caledonia Planning Board
Meeting Minutes for June 16, 2020

Members Present: Rhett Clark; Jason Hunt; Marge Landowski
Members Absent: Linda Ludlum; Brenda Nelson

Also in Attendance: Gerry Jones, NY Bean
Todd Beard
Adam Schneider and Tim Hens, Upstate Breaker
Vitaliy Basisty

Michael Burnside, Code Enforcement Official

The meeting was called to order by Chairperson Rhett Clark with the Pledge of Allegiance at 6:35 pm.

March 2020 Minutes

Motion by Jason Hunt, seconded by Marge Landowski, to approve the March 2020 minutes as written.

Aye: Rhett Clark; Jason Hunt; Marge Landowski

Nay: None

Abstention: None

Gerry Jones, NY Bean

Mr. Jones attended the meeting to pursue information about construction of a grain bin at NY Bean, 2905 Caledonia-LeRoy Road. He hopes to have construction completed by the upcoming harvest season, October 2020. The proposed grain bin would be 36' in diameter; 47'6" tall, with a 2' high foundation. It would be galvanized metal with a domed roof. An elevator leg would be approximately 75' tall. Its height would be close to the existing elevators, which are 70'.

Per a conversation he had with Mike Burnside, Code Enforcement Official, building the bin in the front yard will require a variance for setback, as did the building addition constructed in 2018. This would also need referral to Livingston County Planning Board, due to the proximity to Rt. 5 and the Village/Town line.

At this location, the setback is 80' from the edge of the road or right-of-way.

Board members expressed no concerns about the project and no concerns about drainage. Mr. Jones will talk with the vendor regarding timeline for construction and delivery; he also needs to complete a building permit application and provide a plot plan. Question arose how far back he could build this grain bin to avoid a variance?

Todd Beard: Allen-Bailey/Lehigh Street Subdivision

Mr. Beard is considering purchase of a building that is part of Allen-Bailey Tag and Label. This property is zoned Light Industrial. The building in question is a building/office – he is considering using it for a garage or apartment. If he uses the area for an office, the building would need to be updated to meet current code. One apartment would be allowed based on the size of the building, except apartments are not permitted in Light Industrial: this would require a Use Variance from the Zoning Board of Appeals. The path for approval would be ZBA referral/approval, then rezoning, to allow an apartment upstairs and business use downstairs. There is also the potential need to install a septic system if a shared septic is not allowed with the neighboring property – this is a County Health Department issue.

Mr. Beard will look into the project further and contact the Board if he chooses to proceed.

Adam Schneider – Upstate Breaker – 1 Technology Place

Mr. Schneider is the owner of Upstate Breaker. His company started 10 years ago, employs 36, and has locations in Spencerport and Albion – both of which will be consolidated at the Caledonia location. Upstate Breaker sells/distributes electrical supplies. Mr. Schneider put a down payment on 1 Technology Place, the former Applied Energy location; he has an accepted purchase offer on this property.

Upstate Breaker reconditions and sells transformers and motor controls, among other electronics parts. They will have 4 paint booths. Approximately 10,000 square feet will be used for work area, and 50,000 square feet will be used for storage. There are 6 or 7 trucks, and 3 loading docks. Employees work 1 shift.

Plan is to demolish and remove the fallen-down buildings and construct a new building in their spot. The new steel frame building will be approximately 300' x 100' and will be used for cold storage. Demolition and construction will be conducted with guidance by Code Enforcement.

Some of the generators are too large to store indoors, and will be kept outdoors. Mr. Schneider may install a fence around the storage area.

There are no proposed grading changes. Storm drains are already in place. There are no setback issues.

Timeline: The bank should be done processing by August 22; Mr. Schneider hopes to begin work in September.

The Caledonia DPW does use some of the property for snow storage after removal from Village locations. Mr. Schneider did express concern about the expense of mowing the entire 20-acre parcel, and will look into cost-effective ways to maintain the property.

The Planning Board expressed no concerns about the project and proposed business. Rhett Clark will talk with the County Planning Board to see if a referral is needed.

This property is zoned Light Industrial. Upstate Breaker fits into conditional use as manufacturing/warehouse.

Motion by Marge Landowski, seconded by Jason Hunt, to approve the Upstate Breaker Wholesale building concept at 1 Technology Place.

Aye: Rhett Clark; Jason Hunt; Marge Landowski

Nay: None

Abstention: None

Vitality Basisty / 3229 State Street

Mr. Basisty came to the meeting to propose a vehicle sales business at 3229 State Street. He proposes vehicle sales only, no maintenance.

This is zoned B2, and would be a conditional use. Stipulations would apply.

Per NYS, there must be at least 3 parking spots.

Timeframe: Mr. Basisty is ready to start now. He needs a NYS license, which will take 6-8 weeks. He does not have cars yet, but will offer cars that are not junk and cars with no rust.

Board expressed concerns about lighting – Mr. Basisty will not use bright lights at night. The Board also stated that they need more detail – a Plot Plan, a map where the cars for sale will be parked, a map showing where customers would park, any physical features of the building, plus lighting and signage plans.

Marge Landowski asked that as a notification and courtesy to neighbors, should we hold a Public Hearing? A Public Hearing might be triggered anyway, due to proximity to State Road; Rhett Clark will talk to Livingston County to confirm.

Meeting Wrap-Up

NY Bean: Gerry Jones will contact Mike Burnside

Todd Beard: will follow up with Board as warranted

Updates

John Kabrovski/Cal-Bowl: no new news, no updates

TK Automotive/Car wash: no updates

Motion by Rhett Clark, seconded by Jason Hunt, to adjourn the meeting at 8:15.

Aye: Rhett Clark; Jason Hunt; Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board