

Village of Caledonia Planning Board  
Meeting Minutes for July 21, 2020

Members Present:

Rhett Clark; Brenda Nelson; Linda Ludlum; Marge Landowski; Jason Hunt

Also Present:

Mike Burnside, Code Enforcement Official  
Tom Kruger, TK Automotive (2881 West Main Street)  
Tim Hens, Upstate Breaker (1 Technology Place)  
Luis Rivera, Auto Sales at (3229 State Street)

Bill Hughes and Guy Marble – neighbors to proposed auto sales business

The meeting was called to order at 6:30 pm with the Pledge of Allegiance.

**June 2020 Minutes**

Motion by Marge Landowski, seconded by Jason Hunt, to approve the June 2020 minutes.

Aye: Rhett Clark, Jason Hunt; Marge Landowski

Nay: None

Abstention: Linda Ludlum; Brenda Nelson

**Tim Hens/Upstate Breaker (1 Technology Place)**

Mr. Hens, Engineer for Upstate Breaker, brought copies of the site plan prints for tonight's meeting. He also provided a copy of the EAF form.

*Items of note:*

- There was a Section 239 County Planning Board referral, which Mr. Hens attended via Zoom. He provided all info they needed. Livingston County requested they add screening for residents on Maple St as they demolish buildings.
- Upstate Breaker plans to add a perimeter security fence (6'; chain link). They will also plant pin oak trees between fence and concrete pads. These trees have a narrow crown so trees will grow within the property line to allow maintenance.
- Mr. Hens reached out to DEC regarding any past spill and contamination remediation. They will report and remediate any issues that might be discovered during the project.
- There was some asbestos found; it will be remediated appropriately.
- Regarding demolition on Maple St: about 40000 sq ft will be demolished. Plan to rip down to concrete pads and reuse the pads.

- Only excavation will be to add new building (roughly 300' x 100') and plant trees

*Site Plan Questions (answered by Mr. Hens)*

1 – What is the roof line on the new building?

It is a peaked roof with a 24' peak.

2- When demoing old buildings, what will elevation change be?

The ground is fairly flat where they are. Will put concrete over concrete as they clean up/finish.

3 – Did they check w/ Fire Department, and are there any concerns re: access?

All buildings are is sprinkled. Reducing square footage by about 15,000'.

The buildings will also be alarmed; dry sprinklers will be added to the new building.

4 – How will Fire Department get through fence?

There will be a sliding gate for deliveries and emergency vehicles

Upstate Breaker will submit plans, which Mike Burnside will review for code compliance.

Closing date is pending site plan approval.

Motion made by Linda Ludlum, seconded by Brenda Nelson, to approve Upstate Breaker's Site Plan.

Aye: Rhett Clark; Brenda Nelson; Linda Ludlum; Marge Landowski; Jason Hunt

Nay: None

Abstention: None

**Luis Rivera, re: Car Sales at 3229 State Street**

Property owner, Vitaliy Basisty, would like to open a car sales business at this location. Luis Rivera came to the board meeting with more information.

Business overview: Car sales, featuring 2010 and newer vehicles. No maintenance will be performed on-site.

They will not add extra lighting, and no flashing lights; other outdoor lighting will remain the same. There will be an "open" sign. The business sign will not be lit. Business hours will be 8:00 am – 6:00/7:00 pm, and closed on Sundays. They plan to paint the building. The sign on the front of the building will be approximately 5' x 10'; whatever code specifies. The sign on the left side of the building will be approximately 4' x 4'. Mr. Rivera brought a map of the property with parking spots marked: 10 for cars for sale; 4 for customers; 3 for employees. The recycling center next door stays the way it is.

Bill Hughes, who lives next door to the recycling center, expressed concerns with traffic and the sidewalk. With traffic flow into the recycling center, trucks coming to pick up recycled cans, as well as customers' cars, block the sidewalk and prevent safe traffic flow for drivers and pedestrians. Rhett Clark stated that the Planning Board needs to think through how an additional business/more cars will impact people and traffic flow. 2 concerns were also brought up by Guy Marble: a) the parking spot all the way to the left of the building is too close to the sidewalk and b) snow removal – the spots where cars for sale are proposed to be parked is used to hold plowed snow.

The Board agreed that concerns regarding the recycling center traffic need to be addressed as part of this project for the safety and welfare of the community.

Because this property is located on a main road, it needs to be referred to Livingston County Planning Board. Information needs to be submitted to the County by 8/3. Our Planning Board can review County comments at its next meeting on 8/18.

**Tom Kruger, TK Automotive (2881 West Main Street)**

Mr. Kruger would like to install a carwash at his automotive repair business. At its July 2020 meeting, the Zoning Board of Appeals determined a carwash is an approved use in this location.

Mr. Kruger provided an inspection report for tanks in the ground, as well as a land survey.

Notes about this project:

- It is approximately 235' from street to back door with the proposed traffic flow
- If carwash goes in, Mr. Kruger will keep his repair license, but auto repairs will not be primary use.
- Carwash will be touchless wash with automatic door at entrance.
- Carwash will be open 24 hours, but not be staffed. There will be an alarm if the system breaks and Tom will get an alert. There is an emergency stop button, but he may need to add an emergency exit.

This needs to get referred to Livingston County Planning Board due to proximity to State Hwy and Town/Village border. Rhett will use information provided and send to County. County will give advisory comments re: local approval, and our Planning Board will review at its August meeting.

Motion by Linda Ludlum, seconded by Jason Hunt, to adjourn the meeting at 7:30.

Elizabeth Dietrich  
Secretary, Village of Caledonia Planning Board