

Village of Caledonia Planning Board  
Meeting Minutes for May 18, 2021

Members Present: Brenda Nelson, Rhett Clark, Jason Hunt, Marge Landowski  
Member Absent: James Kemnitz

Also present: JP Schepp, Village Engineer  
Mike Burnside, Code Enforcement Official

The meeting was called to order at 6:35 with the Pledge of Allegiance.

**March Minutes**

Motion by Brenda Nelson, seconded by Jason Hunt, to approve the March 2021 minutes.  
Aye: Brenda Nelson, Rhett Clark, Jason Hunt, Marge Landowski  
Nay: None  
Abstention: None

**Cappotelli Daycare, 2080 Main Street**

There is a provision in the code that allows pre-existing, non-conforming use to be allowed with Village Board approval. This daycare falls into that category.

**Upstate Breaker, 1 Technology Place**

This was sent to Livingston County, who ruled it as a local option.  
Information provided: full-size survey maps and Phase II environmental

The Board discussed the following:

*WRM Holdings:* Do they exist to do this for other places? Or just this transaction?

*What if the demolition costs exceed escrow? Who pays the difference?*

The board discussed how the risk to the Village of the subdivided parcel is that it becomes a “junk parcel,” and a liability. The escrow set up with the subdivision will protect the Village.

JP Schepp, Village Engineer, will provide a formal, written, review of this project. He discussed items of importance with the Board.

**1: LaBella Environmental Report**

This tested soil and water – and results are clean enough for proposed use

**2: Site Plan**

- Not a lot of drainage work is shown
- Addition: drainage is coming off the new building; topography of the area needs to be illustrated to show where the runoff will go

- Where is the septic and leach field? Both need to be shown on the plan.
- Trees: which ones are staying, and which ones will be removed?
- Water mains: show easement for them and other utilities
- Show other easements
- What is the roof pitch on the new building?
- What is the height of the new building?
- Landscaping buffers: there needs to be a proper buffer such as trees or a board on board fence
- Is a 6' high fence adequate? (6' is the height limit)
- Where is outdoor storage occurring? Buffering should be appropriate.
- Will Maple Street residents be satisfied with a chain-link fence? Or should there be something more cosmetic? (This would protect neighbors.)
- Concerns re: increased site runoff and how it is handled. The detention pond is built to older standards. Would it need to be brought up to 2021 standards or any of the concrete slabs removed?
- Lighting: will there be security lighting on the outdoor storage? Need a lighting plan.
- Parking: does the addition change parking needs?
- Erosion and sediment control plan
- Fire prevention plan and fire access. The existing building has sprinklers.
- Finish contours and provide landscaping plans

### 3: SEQR

#2: Livingston County Planning Board only listed the Village Planning Board and Zoning Board of Appeals

#12: Is this an archaeologically sensitive area?

*Change no to yes*

#15: Significant waterfall concentration area habitat protection: yes

#17: Stormwater discharge adding more impervious surface

*Change no to yes*

At this point, the Planning Board is tabling its approval or denial. The Board cannot approve due to the variance requirements through the Zoning Board of Appeals. However, if the ZBA needs a denial to move forward, then this can be considered a denial.

### Other discussion:

- What businesses need to come to the Planning Board for approval?
  - o Any that are allowable uses with Board approval
- Please review the new business form before the next meeting
- Village website – Liz will contact Seth to remove the Zoom link since the meetings are all in-person now.

Motion by Jason Hunt, seconded by Brenda Nelson, to adjourn the meeting at 7:40.

Aye: Brenda Nelson, Rhett Clark, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board