

Village of Caledonia Planning Board  
Meeting Minutes for February 16, 2021

*Members present:* Rhett Clark, Linda Ludlum, Brenda Nelson, Jason Hunt, Marge Landowski  
*Also in attendance:*

Ed Russell, Village Attorney  
Mike Burnside, Code Enforcement  
Aaron Fehnel and Adam Schneider, Upstate Breaker  
Eric Weis, re: 3200 State St.

### **January 2021 Minutes**

Motion by Linda Ludlum, seconded by Marge Landowski to approve the January 2021 minutes.

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

Nay: None

Abstention: None

### **1 Technology Place / Upstate Breaker**

#### *Demolition and Subdivision*

Upstate Breaker and the bank (WRM Holdings) have come up with a plan to remove the collapsing buildings: Upstate Breaker and the bank will split the demolition and removal costs. They have 3 quotes for demolition. The bank will fund escrow 50% of the cost of demolition.

If the property is subdivided, how far behind the main building will that line be?

- Adam provided an illustration to Ed and Mike, but it will be split where the bad buildings are

Once the property is cleaned up, there is a plan to lease or sell it; Adam will rent it back for Upstate Breaker

Per Ed Russell, this plan sounds acceptable.

The Demolition Plan needs to be submitted, and then reviewed and approved by the Village engineer.

Funds for demolition will be in escrow. These funds can only be used for demolition; the Village is the Beneficiary of the escrow. This protects everyone involved (Village and taxpayers). Mike Burnside asked, per code, will there need to be a bond or will escrow be acceptable? Ed Russell said that the escrow will protect the Village, but will research.

Next step: need application from the bank to subdivide. Adam Schneider has submitted this. Mike Burnside also reminded of the need for scaled drawings for the Public Hearing and before making any decisions. Adam will submit the drawings asap. There also needs to be a map to file with the county.

LaBella is completing research on property contamination. How does winter weather affect the information gathering/accuracy for exact lines?

Motion by Linda Ludlum, seconded by Marge Landowski, to hold a Public Hearing regarding the subdivision on 3/16/2021 at 6:30 pm.

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

Nay: None

Abstention: none

*Additional Building for Upstate Breaker*

They are working on plans. It is not part of the subdivision discussion. They might need a variance based on where on the property it would be built; they would prefer to put it on the “good building” side of the property, not where the buildings are going to be demolished. This determination could be up for Planning Board interpretation.

The west side of the property is a residential district (part of Center Street, R2), approximately 200’ from where Upstate Breaker would like to construct the building.

- Option 1 (with code interpretation – 215-35(B)), which would abut residential district, has 50’ rear yard and 100’ front setback requirements.
- Option 2 (requiring a variance), would be less than 80’ from Technology Place

The new building’s dimensions cannot be altered to prevent the need for a variance. Adam does not want to limit growth by constructing a building that may end up being too small.

**3200 State Street / Eric Weis**

Mr. Weis attended to discuss opening an auto repair business at this address. Because no information was provided/no paperwork submitted in advance of tonight’s meeting, this is for information gathering purposes only. The Board can act at its March meeting; it cannot legally act at tonight’s meeting.

Mr. Weis operates an auto repair business at his home now, after selling his business in Geneseo. Mike Burnside asked him to contact him and they can discuss the next steps to proceed.

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board