

Village of Caledonia Planning Board
Draft Meeting Minutes for June 15, 2021

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

Also Present: Mayor Scott DiLiberto
Mike Burnside, Code Enforcement Official
Adam Schneider, Upstate Breaker
Bill Hughes, ZBA Chairperson
JP Schepp, Village Engineer
Ed Russell, Village Attorney
Ericka Elliott, Associate Attorney

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

May Minutes

Motion by Jason Hunt, seconded by Marge Landowski, to approve the May 2021 minutes.

Aye: Rhett Clark, Marge Landowski, and Jason Hunt

Nay: None

Abstention: None

Upstate Breaker, 1 Technology Place

Engineering Update

JP Schepp, Village Engineer, was provided with updated information from Tim Hens, the engineer working for Upstate Breaker/Adam Schneider. All of JP's previous engineering concerns were addressed. They worked with the DPW and have information about the water main at this location. The Planning Board still needs to review and address plans for buffering/fencing and any aesthetic concerns.

Jason Hunt asked Adam Schneider about fencing, and the Board discussed how they would prefer not to have chain link with plastic inserts used as fencing due to aesthetic and durability concerns. The Site Plan shows a new fence, and the fence currently there is likely to be removed during demolition.

The Board also discussed how the residents of Maple Street may be impacted by demolition and new fence installation; is there a way to allocate part of the escrow for fencing or address it in the demolition contract? The Board needs to look at the demolition contract; it will be attached to the escrow agreement.

SEQR Review and Approval

JP Schepp completed parts 2 and 3 of the SEQR form.

Motion by Jason Hunt, seconded by Marge Landowski, to adopt the SEQR:

- That based upon the Board's review, the Board believes that this project is an Unlisted Action under Section 6.14 of the SEQR Regulations and that the Planning Board will serve as the Lead Agency for purposes of SEQR review. Furthermore, the Planning Board will complete an uncoordinated review.
- Also based upon the plans and documents provided by the applicant and the analysis completed on Part 2 of the Short Environmental Assessment Form, that the proposed action will not result in in any significant adverse environmental impacts.

Aye: Rhett Clark, Marge Landowski, and Jason Hunt

Nay: None

Abstention: None

Subdivision of Property/ZBA Referral

With the subdivision of this property, there are areas of setback for the property line that range from 10 feet – 19 feet. The Board discussed if this needs to be referred to the ZBA: it might need to be referred because it creates a new violation of code; it is unclear, though, and up to interpretation of this Board if that is actually the case. Because it does not abut a residential district, the Board decided it does not need referral.

Motion by Rhett Clark, seconded by Jason Hunt, that on advice of Counsel, review of code determined that an area variance is not necessary because this does not abut a residential district. Further, the Planning Board is rescinding the referral letter to the Zoning Board of Appeals in this matter.

Aye: Rhett Clark, Marge Landowski, and Jason Hunt

Nay: None

Abstention: None

Site Plan

Motion by Rhett Clark, seconded by Jason Hunt, to approve the following, with Village Attorney and Village Engineer review and approval:

- site plan and subdivision application;
- escrow agreement to include the updated scope and price of the demolition agreement;
- the developer will work in good faith with the Planning Board to design an appropriate fence along Maple Street to buffer residents' homes;
- the developer will minimize removal of trees in the demolition area.

Aye: Rhett Clark, Marge Landowski, and Jason Hunt

Nay: None

Abstention: None

Caledonia Mini Storage, 2926 Main Street

Part of the Planning Board's approval of this business included the requirement to clean up the berm located between the road and the parking lot. This has not been done; Rhett will contact the owner with a reminder.

Meeting was adjourned at 7:30 pm.

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board