

Village of Caledonia Planning Board  
Meeting Minutes for March 15, 2022

Members Present:

Rhett Clark, Marge Landowski, Brenda Nelson, Jason Hunt, James Kemnitz

Also Present:

Mike Burnside

The meeting was called to order at 6:30 pm.

**February 2022 Minutes**

Motion by Brenda Nelson, seconded by James Kemnitz, to approve the February 2022 minutes.

Aye: Rhett Clark, Marge Landowski, Brenda Nelson, James Kemnitz

Nay: None

Abstention: Jason Hunt

**Upstate Breaker (1 Technology Place)**

- Board discussed if it is possible for a portion of the escrow funds to be released, since much of the demolition is complete. Or perhaps getting an estimate for the remaining demolition/removal, release some escrow funds, and retain some until the job is complete? Rhett Clark, JP Schepp, and Mike Burnside will make a site visit. This is a question to ask Ed Russell, Village Attorney.
- There are 2 buildings remaining on the "bad" portion of the property. What are the plans for them? Site plan and map will be reviewed to determine what the plan is for them.
- Interior framing is complete. Electrical and plumbing is underway.
- Mike Burnside still needs plans for the new building.

**Solar Project**

- The proposed site is being purchased, not leased, by the solar company. They want to subdivide it from the CRC property.
- The Town Planning Board will discuss the railroad berm at an upcoming meeting. It is owned by Jones Chemical. If Jones Chemical decides to remove the berm, the visual shield in front of the solar installation would be lost.
- The Town Planning Board will be the lead agency in the SEQR process, but there will be a coordinated SEQR review with the Village.
- Setback for this project is now proposed to be 250', which is further back than originally planned.
- There are possibilities, per the County Planning Board, for approving this project:
  - o The Village has "accessory solar" in its code, not "primary solar," which this project is.

OR

- The Village Board can create a zoning law to adopt it
  - OR
  - ZBA referral/approval
  - OR
  - Other use criteria
- Board members agreed: don't rush to put a zoning law into place just because there is a case in front of them.
  - Possible joint public hearing between the Town and Village in April/May

Motion by Marge Landowski, seconded by Brenda Nelson, to adjourn the meeting at 7:00 pm.

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

Nay: None

Abstention: None