

Village of Caledonia Planning Board
Meeting Minutes for May 17, 2022

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

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

March 2022 Minutes

Motion by Jason Hunt, seconded by Marge Landowski, to approve the March 2022 minutes as written.

Aye: Rhett Clark, Jason Hunt, Marge Landowski, Jay Barefoot, James Kemnitz

Nay: None

Abstention: None

April 2022 Minutes

Motion by James Kemnitz, seconded by Jay Barefoot, to approve the April 2022 minutes as written.

Aye: Rhett Clark, Jay Barefoot, James Kemnitz

Nay: None

Abstention: Marge Landowski, Jason Hunt

Nick Walsh, Dimension Energy

Mr. Walsh was at the meeting to provide further information about the proposed solar project on Rt. 5 by CRC/Purina. The Town Planning Board is more involved than the Village Planning Board; Nick has a few changes to address concerns expressed by the Town Planning Board. A digital rendering was created to further envision the space where the solar project is proposed.

Maintenance Plan: if the railroad berm or vegetation that is currently growing there changes, Dimension Energy will add vegetative screening in coordination with the Town Code Enforcement Official (Tom Perkins).

Visual Impact: Vegetative screening at the entrance has been added to the plan. Jason Hunt asked what will be planted; Nick said that a native species that is approximately 6' at planting time will be used.

Emergency Response Plan: The plan has been approved by the Fire Department and Code Enforcement. There is a gate to allow emergency access, a 5' or 6' wide man gate along the perimeter, and a gate near the Village portion of the project that is 10' wide.

Setback Requirements: Property owners within 750' were contacted regarding this project. Mr. Walsh talked with 2 of them regarding questions; no concerns were expressed by other landowners.

Motion by James Kemnitz, seconded by Jay Barefoot, that if the Town Planning Board chooses to have a public hearing as part of their June 22, 2022 meeting, the Village Planning Board will have representative(s) in attendance.

Aye: Rhett Clark, Jason Hunt, Marge Landowski, Jay Barefoot, James Kemnitz

Nay: None

Abstention: None

Motion by James Kemnitz, seconded by Marge Landowski, for the Town to be the lead agency on the SEQR portion of this project.

Aye: Rhett Clark, Jason Hunt, Marge Landowski, Jay Barefoot, James Kemnitz

Nay: None

Abstention: None

Upstate Breaker (1 Technology Place)

Adam Schneider, owner of Upstate Breaker was not in attendance at tonight's meeting.

Upstate Breaker is technically in violation of the original site plan. Building F was supposed to be demolished, but was not included in the demolition of other buildings on the property. This creates a zero setback on the line. Adam will need to consult with an attorney and engineer to provide a site plan that meets code.

Motion by Marge Landowski, and seconded by Jason Hunt, to approve site plan, which has been reviewed and approved by Code Enforcement Officer and Village Engineer, for new construction of an approximately 25,000 square foot building (89' x 275') at this location. The construction is to take place at the northwest corner of the existing building and per the drawings presented previously by Tim Hens, PE, and dated July 2, 2021.

Aye: Rhett Clark, Jason Hunt, Marge Landowski, Jay Barefoot, James Kemnitz

Nay: None

Abstention: None

3105 Main Street

Proposal presented at April 2022 Planning Board meeting was denied. This has been referred to the Zoning Board of Appeals.

Motion by James Kemnitz, seconded by Marge Landowski, to adjourn the meeting at 7:20 pm.

Aye: Rhett Clark, Jason Hunt, Marge Landowski, Jay Barefoot, James Kemnitz

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board