

Village of Caledonia Planning Board
Meeting Minutes for September 20, 2022

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

Also Present: John McCreedy, NY Bean (2905 Caledonia-Leroy Rd)
Charlie Robinson, Caledonia Library (3108 Main Street)
Danny Keenan (353 Park Place)
Mike Burnside, Code Enforcement Official

July Minutes

Motion by Brenda Nelson, seconded by Jay Barefoot, to approve the July 2022 minutes as written.

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

Nay: None

Abstention: None

Solar Project (2773 Caledonia-Leroy Road)

Motion by Marge Landowski, seconded by James Kemnitz to approve the subdivision application and previously submitted applications for the solar project, contingent on Village Attorney's approval of:

- 1 – Pilot Project (working with Bill Bacon, Livingston County IDA)
- 2 – Decommissioning Plan
- 3 – Decommissioning Agreement
- 4 – Bond to be issued prior to construction per terms on draft agreement

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

Nay: None

Abstention: None

Note: building permit will only be issued after the above conditions are met

NY Bean (2905 Caledonia-Leroy Road; zoned Light Industrial)

John McCreedy, a former employee and stockholder of NY Bean, came to the meeting to represent the company. Tonight is for information-gathering.

NY Bean would like to remove the steel structure (approximately 150' x 70') at the east end of their building. It is used to store bulk product in wooden bulk bins; the bins are from 1978 and need to be replaced. In place of this structure, they would like to use steel tanks and modern unloading equipment. It would occupy the same footprint as what is there now.

NY Bean is seeking clarification on the following:

1: Setback: What is in place now and what the requirements are – for side setback from property on the east side (Rothrock’s property). The pole barn in the front is 77’ from the road. They are also looking for clarification for setback for Village vs. State Road. This will need to be clarified by the Village Attorney and Livingston County.

2: Distance - Front yard: In Light Industrial, 80’ is required.

3: Are there height restrictions on new structures? (Yes, 50’). There are 3 existing elevators that are 90’ tall. Can they replace an existing non-conforming structure with one of the same size?

James Kemnitz will follow up with Livingston County to ask questions and get information on the above questions.

Caledonia Library (3108 Main Street)

The Library submitted their site plan and all members have reviewed it. The Zoning Board of Appeals granted a variance for setback on 8/31/2022.

Motion by Jason Hunt, seconded by Brenda Nelson, to approve the site plan and use for the Caledonia Library’s expansion.

Aye: Rhett Clark, Jason Hunt, Brenda Nelson, Marge Landowski, James Kemnitz, Jay Barefoot
Nay: None

Abstention: None

Dawn’s Bookkeeping and Advisory Services (3180 State Street)

Dawn Murphy, owner of Dawn’s Bookkeeping and Advisory Services, came to the Board to present her new business. She has worked in this field for 22 years and operates in Avon now. She provides tax and bookkeeping services and also travels to clients’ offices. Her business has 400 tax clients and 60 bookkeeping clients. She regularly has 3 employees, but during the busy season, may have as many as 6 employees. There is adequate parking on-site for her employees. She plans to have a 28” x 16” sign and submitted her new business application at tonight’s meeting.

Motion by Jay Barefoot, seconded by Jason Hunt, to approve Dawn’s Bookkeeping and Advisory Services at 3108 State Street.

Aye: Rhett Clark, Jason Hunt, Brenda Nelson, Marge Landowski, James Kemnitz, Jay Barefoot
Nay: None

Abstention: None

Dan Keenan (353 Park Place)

Dan Keenan would like to subdivide property located at 353 Park Place, which would place the existing house in a separate lot. If needed, he would put in a driveway to the newly created parcel. The subdivision needs to be referred to Livingston County, because the property is in both the Town and Village of Caledonia; Rhett will follow up with the County to discuss options.

The Board referenced code sections 215-86(b), 215-86(c), 215-56, and 215-87 and how each may apply.

Motion by James Kemnitz, seconded by Marge Landowski, to deny the subdivision request and refer Mr. Keenan to the Zoning Board of Appeals.

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

Nay: None

Abstention: None

Air BnB (3169 Church Street)

The Village Board reviewed plans and will hold a Public Hearing at its November 2022 meeting.

Motion by James Kemnitz, seconded by Jason Hunt, to adjourn the meeting at 7:30 pm.

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

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board