

Village of Caledonia Planning Board
Meeting Minutes for October 18, 2022

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

Also Present: Bill Hughes, ZBA Chairperson
Ericka Elliott, Village Attorney
Mike Burnside, Code Enforcement Official

The meeting was opened at 6:30 pm with the Pledge of Allegiance.

September Minutes

Motion by Jason Hunt, seconded by Brenda Nelson, to approve the September minutes.

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

Nay: None

Abstention: None

Solar Law

The Board discussed the proposed Solar Law for the Village. They have no objections or suggested changes to the proposed code.

The proposal looks to prohibit large-scale solar in the Village, due primarily to setback requirements. (750' minimum setback, and 250' distance from property line) There is a 4,000 square-foot limit for panels, which would be large for a residential setting. Decommissioning procedure is well-covered and the setbacks seem reasonable. The Planning Board may allow less setback if certain conditions are met.

Solar Project (2773 Caledonia-Leroy Road)

Ericka Elliot, from Underberg Kessler, provided 2 resolutions for this project.

It is unclear from the Site Plan resolution provided by the Town if this is a coordinated action; it is not clearly specified, and therefore not included in the Resolution.

Motion by Marge Landowski, seconded by Jason Hunt, to approve Site Plan Resolution #7-19-2022.

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

Nay: None

Abstention: None

Motion by Jason Hunt, seconded by Marge Landowski, to approve the Subdivision Application Resolution #9-14-2022.

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

Nay: None

Abstention: None

NY Bean (2905 Caledonia-Leroy Road)

This project (to remove and rebuild a portion of the building) needs to be denied via Planning Board before applying for a variance from the Zoning Board of Appeals. The current building is pre-existing, non-conforming; once it is removed, it ceases to exist as such. To rebuild, even in the same space, would require an area variance.

NY Bean will need to provide a site plan that clearly illustrates dimensions, setbacks, etc. for this to progress. No formal application has been received for this project.

Dan Keenan (353 Park Place)

The Zoning Board of Appeals approved flag lot frontage for this property in 2020.

The Board will need a formal application and a formal plan to proceed.

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

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

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board