

Village of Caledonia Planning Board
Meeting Minutes for January 17, 2023

Members present: Rhett Clark, Brenda Nelson, Rhett Clark, Jay Barefoot
Members absent: Jason Hunt and James Kemnitz
Also present: Emilio Moran, MRB Group
Adam Schneider, Upstate Breaker
Mike Burnside, Code Enforcement Officer

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

December Minutes

Motion by Marge Landowski, seconded by Jay Barefoot, to approve the December minutes.
Aye: Rhett Clark, Brenda Nelson, Rhett Clark, Jay Barefoot
Nay: None
Abstention: None

Deals for Less / Eric Binnert

No updates

Upstate Breaker (1 Technology Place)

Adam Schneider, owner of Upstate Breaker, attended tonight's meeting. The current building is full, and he plans to expand. With this, the Planning Board will need to review the site plan; it is also important to keep neighbors in mind.

The Board reviewed comments from JP Schepp regarding Site Redevelopment for this location.

- 1: The proposed new building is shown to be built over a Village water main. If that is the case, Adam will pay to have the water line relocated.
- 2: Building F will be preserved. Need to show how exterior will be finished. Need to outline plans for the building.
- 3: New subdivision lot line might need to be moved to put Building F wholly in one parcel. Adam owns both properties now, the bank no longer owns the parcel where Building F is located.
- 4: Existing fence is on the property line. The drawing shows a new fence, which would create an alley that might be hard to maintain. Should create a new plan that is mutually beneficial solution – something that provides privacy to the neighboring homes, but which is sensible for Upstate Breaker.

Items 5 (location of garage and access doors), 6 (turning templates), and 7 (lighting plan) will be addressed and added to map.

8: Debris – the aesthetic and efficiency of cleanup will improve with time

9 and 10: Need SEQR; stormwater calculations – will be referred to Tim Hens

11: Public Hearing suggestion for site development plan – might warrant a meeting with neighbors, would also give an opportunity to discuss fence

Per Mike Burnside:

- A site plan is needed for fencing
- Planning Board's requirements should be incorporated into the site plan

Jason Hunt

Jason plans to resign from the Planning Board. Jay Barefoot, as alternate member, could be sworn in as full board member. Village Board will need to approve.

Motion to adjourn at 7:15 by Brenda Nelson, seconded by Marge Landowski.

Aye: Rhett Clark, Brenda Nelson, Rhett Clark, Jay Barefoot

Nay: None

Abstention: None

Elizabeth Dietrich

Village of Caledonia Planning Board Secretary