

Village of Caledonia Planning Board
Meeting minutes for July 16, 2024

Members Present: Rhett Clark, Marge Landowski, Jay Barefoot, Charles Martelle
Members Absent: Christopher Frank, James Kemnitz

Also Present: JP Schepp, Village Engineer
Xander and Shawn Hooch, Dough Depot
Sean Mullen, GreenSpark Solar
Mike Burnside, Code Enforcement Officer

May 2024 Minutes

Motion by Jay Barefoot, seconded by Marge Landowski, to approve the May minutes as written.

Aye: Rhett Clark, Marge Landowski, Jay Barefoot, Charles Martelle

Nay: None

Abstention: None

Xander and Shawn Hooch, Dough Depot (226 North Street)

They are proposing to open a bakery/pizza restaurant at 226 North Street, in the former train depot. Their restaurant will be located in the front portion of the building, Carl's Barber Shop is in the middle portion of the building. They will be serving food only as takeout, and perhaps serving it at the Iroquois. Their open hours will be later on weekends, maybe until 10:00 pm. Permits are already granted and they would like to open ASAP. Mike Burnside will walk through with them to finalize details.

Parking: Parking will be out front of the building, and shared with the Iroquois. Parking requirement is 1 spot:100 square feet of floor space. They do not anticipate any parking conflicts with Carl's Barber Shop.

Motion by Marge Landowski, seconded by Jay Barefoot, to approve this business pending Certificate of Occupancy.

Aye: Rhett Clark, Marge Landowski, Jay Barefoot, Charles Martelle

Nay: None

Abstention: None

Solar Project, Upstate Breaker (1 Technology Place)

Sean Mullen from GreenSpark Solar provided an update to the solar plan at Upstate Breaker and discussed with the Board:

- Rhett Clark made a site visit on 7/2. The property has been mowed since then. Board members are asked to familiarize themselves with the site.
- GreenSpark will place flags to show where the solar array will be placed

- There will not be a lot of visibility to the nearby residences.
- The current plan has a 21' setback; 50' is required. Of note: permitted uses within 50' create more noise and dust than solar panels that do not move.
- Easement for water line would be appropriate; the solar array will be placed on one side of the water line to avoid damage/conflicts.
- Should vegetation be planned to soften visual impact?
- Plans are required for decommissioning, lighting, parking, signage, and maintenance.
- What is being proposed to maintain the space?
- The Board can grant latitude for setback, but it can also require certain conditions be met.
- The Board agreed that fencing needs to be consistent around the solar array. Present fencing between Upstate Breaker and Maple Street is different styles and not maintained. Board would like to avoid this around solar array. Perhaps the fence can be allowed on the property line to provide easier maintenance.
- The Board needs more formal information from GreenSpark before moving forward.
- Rhett will have an informal conversation with Livingston County. Once more information is available, there will be a formal submission to the County.
- It is recommended GreenSpark go through the Village solar code line by line.
- GreenSpark will provide more information at the August 20 meeting, when a Public Hearing may be scheduled, and possible September approval.
- For reference: Solar Code 173-4

Welcome Charles Martelle to the board.

Springbrook Tavern received its Certificate of Occupancy; they are waiting for their liquor license.

Motion by Jay Barefoot, seconded by Charles Martelle, to adjourn the meeting at 7:20 pm.

Aye: Rhett Clark, Marge Landowski, Jay Barefoot, Charles Martelle

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board