

Village of Caledonia Planning Board
Meeting Minutes for August 20, 2024

Members present: Rhett Clark, Charles Martelle, Marge Landowski
Members absent: Jay Barefoot, Christopher Frank, James Kemnitz
Also present: Sean Mullen, GreenSpark Energy
Adam Schneider, Upstate Breaker
Cenna Clements
Georgianna Shultz
Tony Montalbano

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

July 2024 Minutes

Motion by Marge Landowski, seconded by Charles Martelle, to approve the July 2024 minutes as written.

Aye: Rhett Clark, Charles Martelle, Marge Landowski

Nay: None

Abstention: None

Upstate Breaker / Solar Project (1 Technology Place)

Updates:

- At this point, Rhett has informally submitted information to Livingston County.
- JP Schepp, Village Engineer, provided feedback on the project.
- The panels have a 25-year lifespan. The plan needs to include a decommissioning plan; remediation options, and cleanup plans.
- Rhett asked for clarification on the cover letter submitted to the Board from GreenSpark. The Board also reviewed the application and offered suggestions and corrections.
- The Board will schedule a public hearing, which will provide project information up-front to neighbors and Village residents.
- Livingston County asked if the project is located somewhere that needs to be remediated.
- The Board requested that GreenSpark use taller stakes for mapping out the panel locations.

Motion by Marge Landowski, seconded by Charles Martelle, to hold a Public Hearing regarding solar installation at 1 Technology Place on Wednesday, September 11 at 6:30 pm.

Aye: Rhett Clark, Charles Martelle, Marge Landowski

Nay: None

Abstention: None

Georgianna Shultz (3133 Lehigh Street)

Mrs. Shultz would like to sell a portion of her property at this address. Cenna Clements, local real estate agent, contacted Mike Burnside regarding this; the parcels were combined, per information from Livingston County. This was done sometime prior to 2006.

For this to be possible, Mrs. Shultz's attorney needs to address an existing easement on the property. On the parcel she would like to sell, there is a garage, old driveway, and potentially a septic tank/system. This parcel does have enough frontage, and could be subdivided to be an acceptable size for a building lot.

The Board agreed that the parcel size of Mrs. Shultz's property where her home is would be acceptable as pre-existing, non-conforming.

Rhett will contact the Village attorney to confirm next steps the Planning Board needs to take. For the project to move forward, Mrs. Shultz needs to:

- have a survey done;
- hire an attorney to void the existing easement;
- pay any associated fees to the Village.

There is a possibility of September approval for this project.

Motion by Marge Landowski, seconded by Charles Martelle, to adjourn the meeting at 7:40 pm.

Aye: Rhett Clark, Charles Martelle, Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board