

Village of Caledonia Planning Board
Meeting Minutes for October 15, 2024

Members Present:

James Kemnitz, Charles Martelle, Marge Landowski, Christopher Frank, Jay Barefoot

Member Absent: Rhett Clark

Also in Attendance: Mike Burnside, Code Enforcement Official
Veronica DeVries, Village Attorney
Sean Mullen, GreenSpark Solar
JoanMarie Cartier, Ahimsa Sanctuary (3306 Weitzel Lane)

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

September Minutes

Motion by James Kemnitz, seconded by Christopher Frank, to approve the September 2024 minutes as written.

Aye: James Kemnitz, Charles Martelle, Marge Landowski, Christopher Frank, Jay Barefoot

Nay: None

Abstention: None

Upstate Breaker / Sean Mullen, GreenSpark Solar

Livingston County has returned comments regarding solar installation at 1 Technology Place and the information is being reviewed.

Visual impact is the biggest issue at this point. The Planning Board will need assurance that this will be addressed and there will be minimal visual impact to the neighbors and Village. To grant leeway regarding required setback, the Board must have proof that visual impact will be a non-issue. Upstate Breaker/GreenSpark have priced out vegetation, which will range from \$350 - \$1250 each, depending on type of plant and how mature it is.

GreenSpark and Board members discussed possibility of a ZBA variance for fence height, to install a fence that exceeds the 7' solar requirement, as a way to mitigate visual impact.

In other installations, GreenSpark has planted trees/pine trees to minimize visual impact. The Village location of Upstate Breaker makes this a unique situation.

If there are updated plans, GreenSpark needs to submit them by 11/12/2024.

JoanMarie Cartier, Ahimsa Sanctuary (3306 Weitzel Lane)

Ms. Cartier plans to open a yoga studio in her home, in a converted sunroom. She has taught yoga over 20 years. Additionally, she has submitted a business plan to the Planning Board.

The yoga studio would accommodate a maximum of 6 participants, the driveway can comfortably hold 6 cars, and the studio would be open 5 days per week with 2 different classes offered. JoanMarie has talked with neighbors, and they are ok with the slight increase in traffic and parked cars. She would also like to place a 24” round sign on her home to indicate the business location.

The Board reviewed code 215-75 (home occupations) and 215-83 (off-street parking).

The Board will review information provided and will consider approval with conditions at its November 2024 meeting.

Motion by James Kemnitz, seconded by Charles Martelle, to adjourn at 7:10 pm.

Aye: James Kemnitz, Charles Martelle, Marge Landowski, Christopher Frank, Jay Barefoot

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board