

Village of Caledonia Planning Board
Meeting Minutes for November 19, 2024

Members Present:

Rhett Clark, James Kemnitz, Christopher Frank, Marge Landowski, Charles Martelle

Member Absent:

Jay Barefoot

Also Present:

Mike Burnside, Code Enforcement Official

Adam Schneider, Upstate Breaker

Sean Mullen, GreenSpark Solar

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

October Minutes

Motion by Marge Landowski, seconded by Christopher Frank, to approve the October 2024 minutes as written.

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

Nay: None

Abstention: Rhett Clark

Les and Tricia Premo (New Beginning Home Goods -n- More; 3105 Main Street)

Mr. and Mrs. Premo are proposing a new business at this address. They will offer upcycled/reclaimed furniture for sale. The furniture is made offsite, and they need a storefront to offer it for sale. Hours are TBD.

Because of the Route 5 location, this project will be referred to the Livingston County Planning Board. Rhett Clark left a message with the County and is waiting to hear back; he will contact Mr. Premo with any necessary information. There is no site plan approval needed. Parking will be on-street. Any signage will need approval from Code Enforcement. The Board did not express concerns about this business.

Motion by Charles Martelle, seconded by Christopher Frank to approve this business as presented.

Aye: Rhett Clark, James Kemnitz, Christopher Frank, Marge Landowski, Charles Martelle

Nay: None

Abstention: None

Upstate Breaker Solar (Adam Schneider and Sean Mullen; 1 Technology Place)
The Village attorney and Livingston County have provided feedback on the project.

At this point, the Planning Board has 4 options to move the project forward:

- 1: Approve as presented
- 2: Deny
- 3: Refer to ZBA
- 4: Approve with conditions

Per code, the project can not have a visual impact on the location where it is installed. Zero visible impact (view of panels) is the only way the board can approve the project with the reduced setback.

Fence panels are 7' tall, and the solar panels have been designed to be no higher than 6'10", which will be lower than the fence line. They will also be at a 17° angle, which is less than usual.

Rather than refer the project to ZBA for a variance for fence height (one greater than the required 7'), proposal to grade the property so the ground is lower and even, thus giving level ground for the panel installation and reducing visual impact. Adam Schneider will provide a grading plan to include topography. Environmental concerns/restrictions with this parcel indicate that as long as a foundation isn't built or the ground is dug up for building, it is safe.

Motion by Rhett Clark, seconded by James Kemnitz, that upon considering all presented materials, responses from the Livingston County Planning Board, Village Engineer, and Village Attorney, the Planning Board is in favor of approving this solar plan as submitted, with the exception of:

- landscaping plan (needed to eliminate visibility),
- final approval by Village Engineer,
- decommissioning plan, with approval from Village Attorney

Upon above requirements being met, the Planning Board intends to grant approval by Resolution at its December 2024 meeting.

Aye: Rhett Clark, James Kemnitz, Christopher Frank, Marge Landowski, Charles Martelle

Nay: None

Abstention: None

Motion by James Kemnitz, seconded by Rhett Clark, to adjourn the meeting at 7:35 pm.

Aye: Rhett Clark, James Kemnitz, Christopher Frank, Marge Landowski, Charles Martelle

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board