

Village of Caledonia Planning Board
Meeting Minutes for May 21, 2024

Members present:

Rhett Clark, James Kemnitz, Marge Landowski, Jay Barefoot, Christopher Frank

Also in attendance:

Mike Burnside, Code Enforcement Officer
Sean Mullen and Cody Primmer, Green Spark Solar
JP Schepp, Village Engineer

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

February 2024 Minutes

Motion by James Kemnitz, seconded by Jay Barefoot, to approve the February 2024 minutes as written.

Aye: Rhett Clark, James Kemnitz, Marge Landowski, Jay Barefoot, Christopher Frank

Nay: None

Abstention: None

Upstate Breaker Solar Installation, 1 Technology Place

Sean Mullen, Cody Primmer: Green Spark Solar

Mr. Mullen and Mr. Primmer brought preliminary solar plans to the Board for review.

The plans must be adjusted for the existing water line from State Street to Technology Place; this is shown on the most current map, which Applied Energy should provide to Green Spark. The easement is 10'-15' around the water line; a setback variance might be needed from ZBA.

JP Schepp reviewed his concerns and made comments about the current plans:

- The site plan provided does not show the zoning designations and area and setback requirements
- Need to use a survey map for the plans, which will be most accurate
- Map needs to be scaled to engineering scale
- Setbacks are 50' side and rear and 100' front, per code 173-5 section B
- This project will be following the major solar guidelines, based on kWh (264 dc) and square footage (20,000 sq ft)
- Because the panels will tilt south, any glare will be mostly towards Upstate Breaker
- Fence line needs to be noted to prevent encroachment
- Septic, gas well, gas line, and leach field need to be planned around
- Address placement around water line
- Try to match perimeter fence
- Village code requires 17' fence around solar
- Landscaping

Comments and questions from Board members:

- Rhett Clark: How will they maintain the ground under and around panels?
- Chris Frank: What about placing panels on top of building(s)?
- Rhett Clark: Would like to walk the property and orient himself to the project, as well as envision its impact on State Street.
- Consensus is that this is a good use of the property. But because the project is setting a precedent, the Planning Board wants to do it right.

Next steps:

- Resolve questions around water line
- Setback confirmation
- Revise site plan
- Rhett will submit plans to Livingston County

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

Aye: Rhett Clark, James Kemnitz, Marge Landowski, Jay Barefoot, Christopher Frank

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board