

Town of Caledonia Planning Board

3109 Main St., Caledonia, NY 14423
(585) 538-4927

MEETING MINUTES

The Planning Board held a Public Meeting at 7:30PM Wednesday, January 26, 2022 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

- Mark Callan
- C. Joan Crunden
- Kevin Keenan
- George Middleton
- Jenea Rychlicki
- Steven Sickles
- Keith Stein

Board Members Absent:

- None

Others Present:

- Pamela Rychlicki, Town Board Liaison
- Thomas Perkins, Town Zoning
- John Paul Schepp, Town Engineer
- Dwight Kanyuck, Town Lawyer
- See attendance sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Mr. Stein approves November 17, 2021 Planning Board Meeting Minutes

Seconded by: Ms. Crunden

Aye: Chairman Sickles, Mr. Callan, Mr. Keenan, Mr. Middleton, Ms. Rychlicki

Nay: None

Absent: None

Motion was carried

INFORMATIONAL LOT LINE ADJUSTMENT

Karl Sawicki

J.O. Cook Property

4600 Caledonia Avon Road

Chairman Sickles welcomed Mr. Sawicki to the meeting. Mr. Sawicki explained that he was approached by a landscape company to purchase the back portion of the property to store his company's equipment and materials. He is not interested in the office space. Mr. Sawicki would like to subdivide the right-away on the

west side of the property which goes behind Rhodes Automotive. Mr. Sawicki provided an old survey map where he drew the proposed lot line adjustment. The board reviewed the map and discussed.

- No gas or water involved with this proposed lot-line adjustment
- Metal storage building on the property (approx. 2000 sq.ft) that may pose issues with setback requirements.
- Mr. Perkins provided Chapter 130. Zoning requirements from the Town's Code. Due to these requirements, a conversation will need to be started with the Town Attorney, Peter Skivington and this may possibly have to be referred to the Zoning Board of Appeals. Chairman Sickles will contact Mr. Skivington and follow-up with Mr. Sawicki.

PRELIMINARY – SITE PLAN REVIEW

James Bedrin, Dimension Energy

Bryan Bayer, C&S Companies

CRC- Caledonia Solar-Site

Tax Map #2.1-11.11, 2.-1-11.13, and 7-7-1-59.1

27773 Caledonia LeRoy Road

Chairman Sickles welcomed Mr. Bedrin to the meeting. Mr. Bedrin last presented to the board in July as a pre-application meeting to begin discussions of the project. He has formally submitted the CRC – Caledonia Solar-Site application to us and the Village of Caledonia, as the project is partially on Village property as well.

Mr. Bedrin and Mr. Bayer gave a project overview-

- Approximately 80% of the project is in the Town with approximately 20% located in the Village
- Scheduled to present to the Village Planning Board on 2/16/22 – the same application has been submitted to them
- This project crosses three parcels and is zone light industrial
- The panels are fixed tilt panels with a twenty-degree angle facing south
 - Ms. Crunden asked for more details on the panels
 - Producer and materials data sheets – please provide
- Panel Recycling will be completed offsite outside of Caledonia
- There will not be any battery storage on the site
- Mr. Bedrin has asked the Planning Board to consider reducing the setback requirements due to the natural buffer along Caledonia LeRoy Road
 - Mr. Kanyuck explained that the Planning Board does have this ability due to the natural buffer, but the code states not on a state highway and would require a variance to be approved.
 - The entire natural buffer that is being discussed is also not owned by CRC-Caledonia Solar. The board emphasized that you cannot control what you do not own and in the future that buffer could change.
- Project has an interconnection agreement with National Grid. Will include with next meeting materials.
- There is no wetland delineation
 - Matt Cole spoke stated saying there has not been an issue with any water running through the property. They built a retention pond which manages the water well. The proposed solar site does not have any issues with water flowing through.
- Operations and Maintenance Agreement and Decommissioning Agreement were provided, please review
- Mr. Kanyuck encouraged the applicant to check the written town law to ensure the application completes all the requirements.
- Mr. Bedrin asked if the planning board would consider a landscaping waiver. Mr. Kanyuck asked for that to be added to the application as it is not currently stated.
- Mr. Schepp discussed the following

- Project covers multiple parcels, which requires a subdivision. This would be a sperate application and approval before moving forward with the solar project
- Having the project cover both Town and Village property can be somewhat complex
- Mr. Bedrin stated he has discussed the project with the Village Mayor, and that they would have the Town be Lead Agency and the Village would be an involved agency.
- Mr. Bedrin stated there is no adverse impact on non-participating residencies. It was discussed that this needs to be proven, especially if asking for an exemption on the 750' setback.

The board discussed the following needs to move forward-

- If it is decided to request a variance on the setbacks, Mr. Bedrin will need to meet with the Zoning Board of Appeals, Town Clerk can be contacted to set that up.
- Subdivision needs to be completed
- Update us on the status of meeting with the Village

Mr. Bedrin will update the application and provide all required materials at a minimum of 10 days prior to the next meeting they wish to attend.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Ms. Crunden reviewed the previous month's meeting.

TOWN BOARD UPDATE

February date has been set with Supervisor Pangrazio and Dwight Kanyuck to review the updated solar law

ADJOURNMENT

Motion: Mr. Middleton motions to adjourn at 8:55PM

Seconded by: Mr. Keenan

Aye: Chairman Sickles, Mr. Callan, Ms. Crunden, Ms. Rychlicki, Mr. Stein

Nay: None

Absent: None

Motion was carried

Minutes of this meeting were prepared by Katie Hillman and constitute her understanding of the discussions. If you have any questions, comments, or corrections regarding these minutes, please contact the undersigned, in writing, immediately.

Respectfully submitted,



Katie Hillman
 Planning Board Clerk
 Town of Caledonia