

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, March 23, 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:

- Thomas Perkins, Town Zoning
- Dwight Kanyuck, Town Lawyer
- See attendance sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Ms. Crunden approves January 26, 2022 Planning Board Meeting Minutes

Seconded by: Mr. Callan

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

Nay: None

Absent: None

Motion was carried

MINOR SUBDIVISION REVIEW

Don & Vicky Fox

Tax Map #21.-1-10, 21.-1-11.12

Chairman Sickles welcomed Mr. and Mrs. Fox to the meeting. Mr. Fox presented the minor subdivision maps. The Board reviewed and agreed they are ready for public hearing.

Motion: Ms. Crunden motions to schedule a Public Hearing on Wednesday April 27, 2022 at 7:35PM

Seconded by: Mr. Keenan

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

Nay: None
Absent: None
Motion was carried

PRELIINARY – SITE PLAN REVIEW

Nick Walsh, 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
2773 Caledonia LeRoy Road

Chairman Sickles welcomed Mr. Walsh and Mr. Bayer to the meeting. Mr. Walsh is now leading the project.

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

- Approximately 80% of the project is in the Town with approximately 20% located in the Village
- They feel this is an ideal location not only for the zoning but also as there is a natural buffer resulting in a low impact both visually and with noise.
- The panels are fixed tilt panels with a twenty-degree angle facing south
 - Ms. Crunden asked for more details on the panels at the last meeting
 - Producer and materials data sheets – have not yet been provided but as soon as they are available, they will be.
 - Panel Recycling will be completed offsite outside of Caledonia
 - Mr. Walsh will add to the decommissioning plan that to the maximum extent possible the panels will be recycled as is feasible at that time.
- Landscaping and maintenance were discussed
 - Current plan is to have pollinators planted which will grow to 2-3 feet maximum height and will require minimal maintenance. The maintenance of this would include 1 cutting per season.
- Mr. Walsh is still going to ask the Planning Board to consider reducing the setback requirements due to the natural buffer along Caledonia LeRoy Road
 - Mr. Stein noted that there should be some form of communication sent out to residents within the 750ft setback. Mr. Walsh agreed and said they would come up with an outreach plan and get information out to the residents impacted as soon as possible.
 - 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. Again, the board emphasized that you cannot control what you do not own and in the future that buffer could change.

The board discussed the following needs to move forward

- If it is decided to request a variance on the setbacks, Mr. Walsh will need to meet with the Zoning Board of Appeals, Town Clerk can be contacted to set that up.
- Subdivision application needs to be submitted and completed
- Comments are still needed from the Town Engineer as last minuted updates and additions we not received in time for his full review.
- Comments received from Mr. Kanyuck and Mr. Schepp will need to be addressed and updated appropriately in the application and site plan.

Mr. Walsh 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

No update

ADJOURNMENT

Motion: Mr. Stein motions to adjourn at 9:00PM

Seconded by: Ms. Rychlicki

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

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,

A handwritten signature in blue ink that reads "Katie Hillman". The signature is written in a cursive, flowing style.

Katie Hillman
Planning Board Clerk
Town of Caledonia