

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, May 22, 2024 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

- George Middleton
- Jenea Rychlicki
- Steve Sickles
- Nick Sims

Board Members Absent:

- Mark Callan
- Keith Stein

Others Present:

- Thomas Perkins
- Dwight Kanyuck
- Pamela Rychlicki
- See sign-in sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Approval of April 2024 meeting minutes was tabled to the June meeting as there is not a quorum

LIVINGSTON COUNTY PLANNING BOARD UPDATE

No update as Mr. Stein was absent

TOWN BOARD UPDATE

- Grievance Day is 5/28
- Letter to the Town Board regarding Route 5 & SEQRA was hand delivered
- Park at the Town Barns will be named "Beach Park" as a memorial for Chirstopher Beach
 - In that discussion, Mr. Sims noted that he was getting rid of brush one evening when there was a baseball game at Beach Park and feels that there should be a stop sign added to the exit of the driveway. He said that everyone locally knows that people travel pretty fast on Middle Road, but if we have families attending from out of town, they will not know that and should be sure to stop and carefully look before proceeding out of the driveway and onto Middle Road.
- Peter Lent gave a report on Oatka Creek
- Water District was not adopted

SITE PLAN REVIEW

Stephanie Hann
Ascend Fitness Studio & Wellness Collective
2403 Black Street
Tax Map #21.-1-1.212

Chairman Sickles welcomed Mrs. Hann to the meeting. Site Plan and application were reviewed. Mrs. Hann will be holding group fitness and health and wellness educational classes and workshops. Classes will range in size but most will be small groups of 6-10 people. Mrs. Hann went to the ZBA in April and was told that a use variance was not required as the classification of her establishment as a school (general purpose) aligns with existing Town Code section 130-11S. Due to this her proposed plan will be conditionally permitted under zoning regulations.

An engineered site plan is not required, per Mr. Perkins and Mr. Schepp. Mrs. Hann provided a site plan she created. Mr. Perkins stated that there is not to be any parking on Black Street. The drawing does not show the driveway going around the shed to the proposed parking lot. This will need to be noted before approval. Lighting will need to be dark sky compliant. If the need arises due to an increase in attendance, additional lighting and an expansion of the parking lot would be required.

Motion: Mr. Sims motions for a Public Hearing to be scheduled on Wednesday, 6/26/2024 at 7:35PM.
Seconded by: Mr. Middleton
Aye: Chairman Sickles, Ms. Rychlicki
Nay: None
Absent: Mr. Callan, Mr. Stein
Motion was carried.

SITE PLAN REVIEW

Mike Berlin
Hatchery Solar LLC
221 Maxwell Station Road

Chairman Sickles welcomed Mr. Berlin to the meeting.

Mr. Schepp reviewed the SEQRA documents Part 2 and Part 3.

Motion: Mr. Sims

WHEREAS, the Town of Caledonia Planning Board (hereinafter referred to as Planning Board), is considering Site Plan approval and reporting to the Town Board on a special permit (Action) to allow for the development of the Hatchery Solar Project LLC (Project), a proposed 20.0-megawatt (MW) alternating current (AC) solar photovoltaic (PV) project located within the Town of Caledonia. The proposed Project will be located on ± 103.6-acres of a ± 181-acre parcel as described in the Site Plans dated August 16, 2023, last revised February 12, 2024 and all other relevant information submitted as of May 22, 2024 (the current application); and

WHEREAS, the Planning Board has determined the above referenced Action to be a Type 1 Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the Planning Board determined that said Action to be subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board has been designated the lead agency, under the provisions of Part 617.6 (3) and (4) of article 8 of the State Environmental Conservation Law; and

WHEREAS, the Planning Board has given consideration to the comments provided by the involved agencies, including the New York State Department of Environmental Conservation and Livingston County Planning Board; and

WHEREAS, a fully noticed public hearing for the Project was held on April 24, 2024 and comments were received requesting that the setbacks required in the Town's solar energy system law be maintained in regard to the adjacent property located to the north of the Project site (which setbacks do comply); and

WHEREAS, the Planning Board has completed its review of Parts 2 and 3 of the Full Environmental Assessment Form (EAF) including the annexed Evaluation of the Magnitude and Importance of the Project Impacts and Determination of Significance, dated May 22, 2024; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7 (c) of the SEQR Regulations and the information contained in Parts 1, 2 and 3 of the Full EAF.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept the findings contained in Parts 2 and 3 of the Full EAF and directs the Planning Board Chairperson to sign and date the Full EAF Part 3.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) the site will not negatively impact an identified archaeological sensitive area;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) impacts to prime farmland will be mitigated by adhering to NYS Department of Agriculture and Markets (NYSAGM) guidelines for construction and decommissioning of solar energy systems on prime farmland, seeding a minimum of 75 percent of the total surface area of all solar panels on the parcel with native perennial vegetation designed to attract pollinators and suitable for potential sheep grazing, and providing for the restoration of agricultural soils upon the decommissioning of the Project. ;
- (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action **WILL NOT** result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED, that the Planning Board does hereby make a Determination of Non-Significance on the Project, and the Planning Board Chairman is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

Seconded by: Mr. Middleton
Aye: Chairman Sickles, Ms. Rychlicki
Nay: None
Absent: Mr. Callan, Mr. Stein
Motion was carried.

Motion by: Mr. Sims for SEQR Designating Lead Agency

WHEREAS, the Town of Caledonia Planning Board (hereinafter referred to as Planning Board), is considering Site Plan approval to allow for the development of the Hatchery Solar Project LLC (Project), a proposed 20.0-megawatt (MW) alternating current (AC) solar photovoltaic (PV) project located within the Town of Caledonia. The proposed Project will be located on ± 103.6-acres of a ± 181-acre parcel as described in the Site Plans August 16, 2023, last revised February 12, 2024, and all other relevant information submitted as of May 22, 2024 (the current application); and

WHEREAS, the Planning Board has determined the proposed action referenced above to be a Type 1 Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has on February 28, 2024 declared its intent to be designated the Lead Agency for the proposed Action under the provisions of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has provided written notices to this effect to the involved and interested agencies; and

WHEREAS, the Planning Board has not received any written objections from the involved agencies to the Board's being designated as the lead agency under the SEQR Regulations; and

WHEREAS, the Planning Board has previously determined that it is the most appropriate agency to insure the coordination of this Action and for making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as the lead agency for the Action identified above herein

Seconded by: Mr. Middleton
Aye: Chairman Sickles, Ms. Rychlicki
Nay: None
Absent: Mr. Callan, Mr. Stein
Motion was carried.

Motion: Mr. Middleton

- 1.) Site Plan Approval subject to the Conditions to Approval listed in Exhibit "A" through the life of the decommissioning project
- 2.) The Planning Board recommends approval by the Town Board of the special use permit for the project

Seconded by: Mr. Sims
Aye: Chairman Sickles, Ms. Rychlicki
Nay: None

Absent: Mr. Callan, Mr. Stein
Motion was carried.

ADJOURNMENT

Motion: Mr. Sims motions to adjourn at 8:35PM

Seconded by: Mr. Middleton

Aye: Chairman Sickles, Ms. Rychlicki

Nay: None

Absent: Mr. Callan, Mr. Stein

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