

# *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 27, 2024 in the Town Hall.

### **MEETING CALLED TO ORDER**

7:30PM by Chairman Sickles

Board Members Present:

- Mark Callan
- George Middleton
- Jenea Rychlicki
- Steve Sickles
- Nick Sims
- Keith Stein

Others Present:

- Thomas Perkins
- Dwight Kanyuck
- JP Schepp
- See sign-in sheet

### **PLEDGE OF ALLEGIANCE**

Chairman Sickles

### **APPROVAL OF MINUTES**

Motion: Mr. Sims approves February 28, 2024 Planning Board Meeting Minutes with addition

Seconded by: Mr. Stein

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

Nay: None

Absent: None

Motion was carried.

### **PUD – MINOR SUBDIVISION**

Thomas Murphy

Livingston Associates

80 River Road, Scottsville NY 14546

Tax Map 5.00-1-5.11

Chairman Sickles welcomed Mr. Murphy to the meeting. Power & Construction Group is purchasing land from Livingston Associates to develop their headquarters within the PUD. The building will be a 20,000sf office and training facility building with an associated parking lot. The P&CG Headquarters subdivision will include: Lot 1 11.73 +- acres, Remaining land includes Lot 2 9.47 +- acres undeveloped, and Lot 3 143.43 +-Acres

Maps will be prepared and brought to the April 24<sup>th</sup> meeting.

Mr. Perkins advised the Planning Board to take a drive to the property so they can visually see the project.

**SITE PLAN REVIEW**

Mike Berlin  
Hatchery Solar LLC  
221 Maxwell Station Road

Chairman Sickles welcomed Mr. Berlin. Comments from the Livingston County Planning Board from Zoning Referral #2024-025 were reviewed. Mr. Perkins has no concerns. Mr. Kanyuck has no concerns. Mr. Schepp has no concerns but noted that the road maintenance agreement is important.

#8 in the letter discusses equipment specification sheets, material safety data sheets and chemical composition for compliance with local, state, and federal regulations. The Board has asked Hatchery Solar to provide Hazardous Materials Data sheets. Also, the Board has asked that the soil be sampled so that there is a baseline to ensure that after decommissioning is completed the soil will be returned to its original composition.

Motion: Mr. Sims motions for a Public Hearing to be scheduled on Wednesday, 4/24/2024 at 7:45PM.

Seconded by: Ms. Rychlicki

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

Nay: None

Absent: Nonee

Motion was carried.

**LIVINGSTON COUNTY PLANNING BOARD UPDATE**

Meeting review was given.

**TOWN BOARD UPDATE**

No update, there was no Town Board liaison in attendance.

**ADJOURNMENT**

Motion: Mr. Stein motions to adjourn at 8:30PM

Seconded by: Mr. Middleton

Aye: Chairman Sickles, Mr. Callan, Ms. Rychlicki, Mr. Sims

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