

Village of Caledonia Planning Board
Meeting Minutes for May 15, 2018

Members Present: Kristen Murphy, Linda Ludlum, Marge Landowski, Rhett Clark
Member Absent: Jason Hunt

Also in attendance: Janet Cappotelli, Village Trustee
Michael Murphy, Code Enforcement Official

Kristen Murphy called the meeting to order at 7:00 pm with the Pledge of Allegiance.

April 17, 2018 Minutes

Motion by Marge Landowski, seconded by Rhett Clark, to approve the minutes as written.

Aye: Kristen Murphy, Marge Landowski, Rhett Clark
Nay: None
Abstention: Linda Ludlum

Larsen Engineers/Sunset Construction Building

The drawings and application have been submitted for the construction of a new building on Sunset Construction's property. The EPA has no concerns or issues, which is documented in a letter to Code Enforcement. Before construction can begin, a Variance will be needed re: setback. Code Enforcement has received a copy of the plans but still needs to review.

Fire Hydrant: A fire hydrant will need to be installed. It is unclear who is responsible for its installation cost – Sunset Construction?

Whose property is this section of road? Who owns the road and who has what rights/responsibilities? Does the Village own the road or does Sunset Construction? Is there a Village right of way? This needs clarification by Ed Russell or Chris Buckley. Note: the answer to this does not affect approval, but it does need to be clarified.

Motion by Linda Ludlum, seconded by Rhett Clark, to approve the building project and provide approval for ZBA referral.

Aye: Kristen Murphy, Linda Ludlum, Marge Landowski, Rhett Clark
Nay: None
Abstention: None

3229 State Street/Vitaliy Basisty

Discussion continued re: using this building as an apartment/single family rental. This is not a legal apartment. Code Enforcement will give 45 days from today's meeting to discontinue use as an apartment if it is not approved.

Mr. Basisty was not at the meeting tonight, and has not reached out to the Board with more information. The Board feels this is a reasonable use of the property, but without further work on his part, the Board is unable to help him.

The Board's opinion is that this is not a precedent it is ready to set. There are other B2 properties in the Village which could also be used in this manner.

Marge Landowski stated that if Mr. Basisty would still like to use this property as a residence, it should be subdivided into a separate parcel. A map with septic would need to be provided for this.

Motion by Rhett Clark, seconded by Linda Ludlum, to deny this, based on the information the Board has been provided; based on unanswered questions; based on Mr. Basisty's absence at tonight's meeting; based on concerns of setting a precedent.

Aye: Kristen Murphy, Linda Ludlum, Marge Landowski, Rhett Clark

Nay: None

Abstention: None

Note: The board would like to work with Mr. Basisty to come to a solution that works for both him and the Village. Mr. Basisty is welcome to reapply and provide further information.

Janet Cappotelli/Village Board Update

The cell tower project is moving forward. The Village will receive money in the form of a lump-sum payment, and then more money in a number of years. Blue Sky Towers received a building permit for this project.

Kristen Murphy thanked Janet Cappotelli for attending the meeting, and stated her appreciation for having a Village Board member come to the Planning Board meeting.

Motion by Marge Landowski, seconded by Rhett Clark, to adjourn the meeting at 7:45.

Aye: Kristen Murphy, Linda Ludlum, Marge Landowski, Rhett Clark

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board