

Village of Caledonia Planning Board  
Meeting Minutes for June 20, 2017

Members Present: Kristen Murphy, Linda Ludlum, Marge Landowski, Rhett Clark

The meeting was called to order at 7:00 pm with the Pledge of Allegiance.

**May Minutes**

Motion made by Rhett Clark, seconded by Marge Landowski, to approve the May 2017 minutes.

Aye: Kristen Murphy, Rhett Clark, Marge Landowski

Nay: None

Abstention: Linda Ludlum

**Tom Perkins**

Tom Perkins came to the meeting on behalf of the Town of Caledonia. The Town will be purchasing the land behind the Town Office to give them the option to expand the septic system if needed. The Town, Village Inn, and Seth Graham will work together to clean up this area, including removal of dead trees and brush, as well as oil and stone the lot. Tom will bring a new survey with a mylar and updated information to the July meeting.

**Ravich Subdivision/Glenn Thornton**

Glenn Thornton, of Thornton Engineering, came to the meeting to present information re: the proposed subdivision of the parcels located at 153 and 160 Spring Street. There is approximately 153 acres, which they would like to divide into six building lots.

Below is information Mr. Thornton presented to the Board and other notes about this proposal:

- Jess Ravich will retain ownership of the parcels, on which he would like to build houses for his children.
- The subdivision/development will be out of the wetland. This is still a DEC Checkzone and they will need to be in contact with DEC and the Army Corp of Engineers; the paperwork has been submitted.
- DEC will require a silt fence during construction/excavation
- This is an archaeo-sensitive area. An archaeologist has come and submitted a report to NYS. There was nothing found and they expect to get a “no impact” statement.
- Each proposed lot is from just less than 1 acre to just more than 1 acre.
- There is a common driveway, and there will be a maintenance agreement.
- The driveway is 20’ wide with a large turnaround for emergency vehicles.
- The homes would be build slab on grade, with no basement.
- Existing drainage will be maintained.
- There will be water service into each house, and information has been submitted to Monroe County Water Authority; waiting for approval.

- Each house has its own septic. The sewer drains into a tank and is pumped to leach across the street. A maintenance agreement will be created. Applications are on file with Livingston County Health Dept.
- County health inspector came when digging
- The Village Engineer needs to review because this is a major subdivision; Mr. Thornton will send this information.
- Streetlights will be shown on plans
- Fire Department will need to look at the road information to confirm the plans are adequate for emergency access
- Board asked Mr. Thornton if the driveway could ever be adopted as a road? He stated that probably not, because of the width and setbacks. The driveway will likely be family-owned.
- Construction will begin asap, with 1 house next year and more to come.
- Board still needs DEC documents and archaeological report
- Permission to break ground: work with Mike Murphy, Code Enforcement, to get permits
- Linda Ludlum asked if neighbors know about this proposal and what they think of it. Owners of Alharts' former home are ok with the changes.

Motion made by Linda Ludlum, seconded by Rhett Clark, to hold a Public Hearing on July 11<sup>th</sup> at 7:00 pm.

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

Nay: None

Abstention: None

Motion by Linda Ludlum, seconded by Rhett Clark to adjourn at 7:40 pm.

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

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board