

Village of Caledonia Planning Board
Meeting Minutes for November 21, 2017

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

Also Present: Barry Ganzhorn
Glenn Thornton
Jim Sickles
Chuck Mitasik

October Minutes

Date for Batavia meeting should read 11/17, not 11/11.

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

Aye: Kristen Murphy, Jason Hunt, Rhett Clark, Marge Landowski
Nay: None
Abstention: None

Ravich Subdivision

Glenn Thornton attended to discuss the updated plan for the Ravich Subdivision.

- In August, they were granted conditional approval (pending Water Authority, DEC, and Health Department portions)
- The width of the driveway (now 24' and narrowing to 20') and turnaround were adjusted to meet Fire Department specifications.

This is now a 4-lot subdivision. The lots are wider, and fully within code. Each is approximately 1.5 acres. They are served by a common driveway. The plan is to build 4 houses on one side, and all will face Spring Street. There will be 2 wastewater treatments, not 3. Jim Sickles brought elevation drawings of the homes; all 4 will be similar to each other and to the main homestead. This project will create 4 new tax parcels.

Jason Hunt asked about resale of the homes in the future, in terms of cost and having nearly 4 identical houses next to each other. Jim Sickles said that even though the houses will be similar, each will be landscaped uniquely.

The Planning Board approved the subdivision, and now there has been a revision. Glenn Thornton will send the plans to JP Schepp to review. They will review and communicate between now and the next Planning Board meeting.

NY Bean

The Planning Board discussed the draft Zoning Board of Appeals minutes from November 8. The ZBA approved the variance, and now the project comes back to the Planning Board. Within 62 days of its public hearing, the Planning Board must approve, deny, or approve with conditions the application by NY Bean.

Barry Ganzhorn expressed his concerns regarding the flooding and water issues on the west end of the Village. Rhett Clark stated that this project is a good opportunity to bring the water concerns to attention. The water issue has to go to the Village Board. The Planning Board also acknowledges there is a concern about the water and flooding, as well as the tree cleanup and removal.

Mr. Ganzhorn also stated that this is an environmental problem. The trees that were cut down and left behind need to be removed. He stated they should be cleaned up before the warehouse is built.

A motion made by Marge Landowski, seconded by Rhett Clark to approve this project, pending the blueprints being submitted and reviewed by Code Enforcement and Village Engineer, as well as code compliance with dark sky, and plans designed with fire code regulations.

Aye: Kristen Murphy, Jason Hunt, Rhett Clark, Marge Landowski

Nay: None

Abstention: None

The Planning Board will revisit at the December 12 meeting, to discuss any updates.

Hack Shack/3158 State Street

Chuck Mitasik and Glen Howen will be opening a shop to provide computer sales, repair, business networking, phone support, maintenance, upgrades, and virus removal. Grand opening is scheduled for 12/16. Business hours will be Monday – Saturday from 9 am – 9 pm, and will adjust as needed. There will be a window sign and an overhead, lighted letter sign overhead. The Planning Board expressed no concerns about the business.

Motion to approve the new business made by Jason Hunt, seconded by Rhett Clark.

Aye: Kristen Murphy, Jason Hunt, Rhett Clark, Marge Landowski

Nay: None

Abstention: None

Jim Sickles/Hardwood Avenue

Jim Sickles came to the board regarding 2 lots on Hardwood Avenue. He purchased a parcel in January 2017. This parcel is going to be pulled off of Jones Chemical property, but has its own tax map. He plans to build a commercial building there; there are no buildings there now. Because it is within 500' of a County Road (Iroquois Road), we may need to hold a public hearing for this minor subdivision. The board will discuss this at its December meeting. This area is zoned Light Industrial, and the property is pre-existing,

non-conforming. Minimum lot size needs to be determined, as parcels with this zoning need to have rear setback not less than 50' and side yard of 50'.

Next steps are to get/submit applications and Kristen will communicate with Heather Ferrarro and Ed Russell.

2018 Meetings

Motion by Jason Hunt, seconded by Marge Landowski, to hold 2018 meetings on the following dates, on Tuesdays at 7:00 pm.

January 16	July 17
February 20	August 21
March 20	September 18
April 17	October 16
May 15	November 20
June 19	December 11

Aye: Kristen Murphy, Jason Hunt, Rhett Clark, Marge Landowski
Nay: None
Abstention: None

Motion by Jason Hunt, seconded by Rhett Clark, to adjourn the meeting at 8:20.

Aye: Kristen Murphy, Jason Hunt, Rhett Clark, Marge Landowski
Nay: None
Abstention: None