

Village of Caledonia Planning Board
Meeting Minutes for December 12, 2017

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

Also Present: Jim Sickles

November 2017 Minutes

Motion by Jason Hunt, seconded by Marge Landowski, to approve the November 2017 minutes as written.

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

Nay: None

Abstention: Linda Ludlum

Ravich Development

The site plan was updated on November 21. JP Schepp, Village Engineer, expressed no concerns.

Motion by Rhett Clark, seconded by Linda Ludlum, that having heard JP Schepp state he has no concerns about the project, we approve the project.

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

Nay: None

Abstention: None

NY Bean

JP Schepp/Chatfield Engineering has not received any information from Grove Engineering, the engineering firm used by NY Bean. Until the plans are submitted and reviewed, the Planning Board is at a standstill.

Jason asked if there is a flood plan map, which Kristen said that yes, south of Rt. 5. He also asked how do regulations re: flood plans affect the project.

New Daycare

There had been a new daycare proposed to go into the former Kids Corner location on State Street. Plans changed and the daycare will not be opening.

Planning Board Bylaws

Board members reviewed updated by-laws.

Rhett Clark suggested for *Section 1.4* that legal notices also be published on the Village website.

Section 1.2, re: meeting dates, will be changed to state meetings will be on the third Tuesday, with the exception of meetings scheduled on other dates at the annual meeting.

Motion by Marge Landowski, seconded by Rhett Clark to adopt the by-laws as amended.

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

Nay: None

Abstention: None

Used Auto Sales

The owners of the bottle return center have proposed a used auto sales business in the nearby building that once held Kids Corner daycare. They own both the bottle center and this building.

The location is zoned B2, and can be approved for conditional use.

Board members brought up the following questions:

- Can the planning board set/regulate operating hours?
- What about parking? (There are limited spaces; Mike Murphy, Code Enforcement Official, will look into it.)
- Does the number of cars offered for sale get calculated by the number of available parking spots?
- How would this business affect the house behind it, especially in terms of emergency vehicle access?
- Does this business conform to the general aesthetic of the Village?
- How can we keep neighbors in the loop?
- Can we hold a public hearing for general information?

Kristen Murphy will email the county. The planning board will also request a plan to show parking and lighting.

January Meeting (1/16/18)

- used auto sales
- White Dahlia Gifts
- NY Bean

The meeting was adjourned at 7:25 pm.

Elizabeth Dietrich
Planning Board Secretary