

Village of Caledonia Planning Board  
Meeting Minutes for July 18, 2017

Members Present:

Kristen Murphy, Linda Ludlum, Marge Landowski, Rhett Clark (arrived at 7:50)

Also Present:

AJ Babcock, Mike Murphy, Jim Sickles, Bill Schegg

The meeting was called to order at 7:05 with the Pledge of Allegiance.

**June Minutes**

Motion made by Linda Ludlum, seconded by Marge Landowski to approve the June 2017 minutes.

Aye: Kristen Murphy, Linda Ludlum, Marge Landowski

Nay: None

Abstention: None

**Minutes for Ravich Public Hearing (7/11/17)**

Members asked the minutes to show the answer to the question posed by Gil DuBois, on page 1, if these will be year-round residences, to clarify that these homes will be made for year-round living, but may not be occupied year-round.

Motion made by Marge Landowski, seconded by Linda Ludlum to approve the minutes as amended.

Aye: Kristen Murphy, Linda Ludlum, Marge Landowski

Nay: None

Abstention: None

**New Board Member**

Jay Hunt will be joining the Planning Board. He was appointed at the last Village Board meeting.

**AJ Babcock/Ravich Subdivision**

Mr. Babcock brought an updated subdivision map. There are no non-conformities created by this subdivision.

Glenn Thornton updated the map to show the septic and leach field, as well as the driveway easements. The fire department may require a wider driveway and turnaround.

*Mike Murphy*

- Mr. Murphy talked about input from Mike Churchill, the Caledonia Fire Chief. For emergency access, Mr. Churchill recommends a 24' driveway and a 60' radius for the turnaround. He also asked about adding a fire hydrant on the inside of the property to avoid fire hoses having to go around/through/over the enclosing fence. Chris Buckley from the DPW agrees with Mr. Churchill's recommendations.

Jim Sickles commented that a dedicated fire hydrant might be cost-prohibitive. He stated that maybe the fencing could be modified for easier emergency and/or fire hose access.

A motion made by Linda Ludlum and seconded by Marge Landowski for conditional approval with modifications:

1. Seek a waiver for Village Code 186-21.
2. Require a sleeve to be installed to protect the force mains crossing the Village right-of-way. Drawings showing additional installation and maintenance details to be submitted for review by the Village.
3. Require a maintenance bond or deposit to address any damage to the road by the installation of the force mains.
4. Require an agreement to be submitted for maintenance of shared pump stations, leach fields and the private road, submitted for attorney approval.
5. Increase the width of the driveway from 16' to 24'.
6. Increase the radius of the cul-de-sac from 40' to 60'.
7. Mandate further discussion and clarification of fire hydrant installation at the next meeting.

Aye: Kristen Murphy, Linda Ludlum, Marge Landowski

Nay: None

Abstention: None

**SEQR Resolution**

Motion to approve the SEQR Resolution made by Marge Landowski and seconded by Linda Ludlum.

Aye: Kristen Murphy, Linda Ludlum, Marge Landowski

Nay: None

Abstention: None

**Bill Schegg**

Mr. Schegg owns the property located at 2935 West Main Street. This property has been used as a taxidermy and gun shop, from 1989 – 2014. He listed the property for sale for several years and it has not sold. In October 2016, he began looking for another business owner to buy and use the property. TK Automotive might be interested, and may like to have and ATV dealer there. This type of business is not permitted in Light Industrial zoned properties, of which this is one, and the use was denied by Code Enforcement. Past uses were non-conforming.

In the past couple years, the assessment has doubled, and Mr. Schegg is struggling to sell the property for a use which is allowed.

Mr. Schegg is encouraged to petition the Village Board to rezone the property (extend R2 to include this address), and list the issues he presented to the Planning Board.

Motion made by Marge Landowski, seconded by Linda Ludlum, to adjourn the meeting at 8:00.

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

Nay: None

Abstention: None

Elizabeth Dietrich  
Secretary, Village of Caledonia Planning Board