

Village of Caledonia Planning Board
Meeting Minutes for August 15, 2017

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

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

NY Bean

John McCreedy, Manager of NY Bean, came to the board to discuss an addition for a warehouse to store dry, edible beans. The warehouse is planned to be approximately 9,000-10,000 square feet and measuring 140' x 65' x 16'. The direction of the proposed addition is being turned because the land is flat in that spot. The land behind the building tends to flood. The back property line is along the railroad, and is used by NY Bean and Jones Chemical.

There is a roughly 29.6' setback from the road, Route 5. If this setback is an issue, the building dimensions can be altered slightly to accommodate, ie: wider (75') and shorter (130').

Other notes about the project:

- A fire door will be installed to separate the addition from the existing building
- Fire access will be provided to the back of the building
- There will be a 220 electric service for vent fans and lights, but there will be no plumbing or heating
- The addition will be used to store only dry beans.
- Mr. McCreedy would like to do some property maintenance ahead of construction – tree removal, spread fill, etc ... he will keep Mike Murphy, Code Enforcement Official, informed.

Rhett Clark asked about fire hydrants:

There are lines that were run about 20 years ago. One comes from Batavia, one comes from Caledonia. There is more than 1 hydrant.

Following up with Livingston County:

Linda Ludlum will contact Heather Ferraro with the following questions:

- Is a public hearing required?
- What is the required setback?

Motion made by Rhett Clark, seconded by Marge Landowski, to approve the addition with the following statements/conditions:

- The Board has no objection to the 9000 square foot addition
- Clarification of how much approval needs to come from Livingston County
- Plans are subject to Fire Marshall approval
- Plans are subject to Code Enforcement approval
- Confirmation on state highway setback

Aye: Rhett Clark, Linda Ludlum, Marge Landowski

Nay: None

Abstention: None

July Minutes

Motion made by Linda Ludlum, seconded by Rhett Clark to approve the minutes as written.

Aye: Rhett Clark, Linda Ludlum, Marge Landowski

Nay: None

Abstention: None

Ravich Subdivision

The Board reviewed the email and meeting notes from August 7 regarding:

- Fire Hydrant: no new hydrant needed; swing gates can be added for access
- Property entrance
- 20' driveway
- Cul-de-sac radius

Motion made by Rhett Clark, seconded by Linda Ludlum, to amend the resolution with the August 7, 2017 Agreed Relief Items.

Meeting adjourned at 7:25 pm.

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board