

# *Town of Caledonia Planning Board*

3109 Main St., Caledonia, NY 14423  
(585) 538-4927

## MEETING MINUTES

The Planning Board held a Public Meeting at 7:30PM Wednesday, May 24, 2023 in the Town Hall.

### **MEETING CALLED TO ORDER**

7:30PM by Chairman Sickles

Board Members Present:

- George Middleton
- Jenea Rychlicki
- Nick Sims
- Steve Sickles
- Keith Stein

Board Members Absent:

- Mark Callan
- C. Joan Crunden

Others Present:

- Pamela Rychlicki
- Thomas Perkins
- See sign-in sheet

### **PLEDGE OF ALLEGIANCE**

Chairman Sickles

### **APPROVAL OF MINUTES**

Motion: Mr. Stein approves March 22, 2023 Planning Board Meeting Minutes

Seconded by: Mr. Middleton

Aye: Chairman Sickles, Ms. Rychlicki, Mr. Sims

Nay: None

Absent: Mr. Callan, Ms. Crunden

Motion was carried

### **INFORMATIONAL**

Larry Cook

Operating within Cook Enterprises, Caledonia-Avon Road

Mr. Sickles welcomed Mr. Cook to the meeting. Mr. Cook was asked to attend the meeting by Tom Perkins, Code Enforcement as he is currently renting space to sell landscaping materials and store his landscaping equipment at what was Rhodes Automotive. And is now Cook Enterprises. Topsoil and mulch are being stored on the property and is available for purchase by the community. This is a permitted use with Planning Board approval and Mr. Perkins wanted this change in use to be noted. Mr. Perkins' concern is that the current scope of the business stays and if Mr. Cook decides that the business shall grow with more equipment and landscaping

materials that he come back to the Planning Board with a Site Plan. Mr. Cook noted that it will be a couple of years, but he plans to own the site. This is at a low level, and he does plan to grow and make the corner look much nicer and hopes it to be a nice place to stop and get supplies for your home and landscaping needs.

**INFORMATIONAL**

Genesee Valley Campground  
40 Flint Hill Road  
Change in Use – S’mores Ice Cream Shoppe

Mr. Sickles welcomed the owner to the meeting. He was asked to attend the meeting by Tom Perkins, as they have expanded their current retail space to house S’mores Ice Cream Shoppe. The Board is ok with this change in use and wish the Campground well.

**SITE PLAN REVIEW**

Thomas Murphy  
Livingston Associates, Planned Unit Development  
96 River Road, Scottsville, NY 14546

Building #12 – warehouse – will be an approximate 40,000sqft facility.

JP Schepp’s letter was reviewed, and Mr. Murphy will get in touch with JP Schepp regarding the metes and bounds of the site and move forward with his recommendation. If need be, any changes will be made to the site plan, and they will contact the Planning Board Clerk when they are ready to attend the next meeting.

**SITE PLAN REVIEW**

Thomas Murphy  
Livingston Associates, Planned Unit Development  
96 River Road, Scottsville, NY 14546

Power & Construction Group Headquarters Building - 20,000 sqft office and training facility. Will be a commercial space with offices. Will not have heavy traffic in and out. Approximately 35 people on a daily basis but hope to grow over the next few years. Mr. Perkins has no concerns and JP Schepp’s concerns have been met.

Motion: Mr. Stein approves Power & Construction Group Headquarters Building Site Plan

Seconded by: Mr. Middleton

Aye: Chairman Sickles, Ms. Rychlicki, Mr. Sims

Nay: None

Absent: Mr. Callan, Ms. Crunden

Motion was carried

**LIVINGSTON COUNTY PLANNING BOARD UPDATE**

Mr. Stein gave a brief review of the meeting.  
There is Comprehensive Plan grant funding available.

**TOWN BOARD UPDATE**

No update

**OLD BUSINESS**

An email was received from Dwight Kanyuck regarding a building on the Dimension Solar project property. Dimension was inquiring what the requirements would be if they decided to keep the building instead of

demolishing as was in the approved site plan. The Board discussed and noted that a revised site plan would be required. The Planning Board Clerk will respond to Dwight.

**ADJOURNMENT**

Motion: Mr. Stein motions to adjourn at 8:35PM

Seconded by: Mr. Sims

Aye: Chairman Sickles, Mr. Middleton, Ms. Rychlicki

Nay: None

Absent: Mr. Callan, Ms. Crunden

Motion was carried

Minutes of this meeting were prepared by Katie Hillman and constitute her understanding of the discussions. If you have any questions, comments, or corrections regarding these minutes, please contact the undersigned, in writing, immediately.

Respectfully submitted,

A handwritten signature in blue ink that reads "Katie Hillman". The signature is written in a cursive, flowing style.

Katie Hillman  
Planning Board Clerk  
Town of Caledonia