

**Regular Monthly Meeting
Caledonia Town Board
May 8, 2025**

The Regular Monthly Meeting of the Town Board of the Town of Caledonia was held on May 8, 2025, at 7:00 P.M. at the Town Hall, 3109 Main Street, Caledonia, NY 14423.

Supervisor Pangrazio called the meeting to order and led in the Pledge of Allegiance.

<u>PRESENT:</u>	Supervisor	Daniel Pangrazio
	Councilman	Todd Bickford
	Councilwoman	Pamela Rychlicki
	Councilman	Quentin Clark
	Councilman	Kevin Keenan
	Town Clerk	Seth Graham

ATTORNEYS: Dwight Kanyuck

OTHERS: Code Enforcement Officer Tom Perkins, Highway Superintendent Ron Beach

ATTENDEES FROM SIGN-IN SHEET: Matt Davis, Lou Pappan, Bill Middleton, Simon Martin

RESOLUTION 75-2025

APRIL 10, 2025 MINUTES

On motion of Councilman Clark seconded by Councilman Bickford the following resolution was

ADOPTED – Aye – Pangrazio, Bickford, Rychlicki, Clark, Keenan Nay – 0 Absent – 0

RESOLVED, that the minutes of April 10, 2025 be approved as presented.

OPEN FORUM

DG – LOU PAPPAN & MATT DAVIS

Lou Pappan and Matt Davis of FirstLink were asked to appear before the Board to answer additional questions regarding their proposed new Dollar General (DG) project. Supervisor Pangrazio asked Mr. Pappan about the current Dollar General and what would happen to the building. The Board cited concerns over the lack of maintenance at the current building. Mr. Pappan explained that the current Dollar General building is owned by a company and is leased to the owner of the Dollar General store. He stated that the management of the current store would be signing a new lease for the building his company proposes to build, and the building would be vacant. Mr. Pappan stated that he has several national retail connections and could find another company to move into that location. Supervisor Pangrazio emphasized the importance of having that building cleaned up to fit in on that strip. Mr. Pappan stated that he and Mr. Davis have been reaching out to the current owner of the building and would like to purchase it and bring in another retailer, while fixing the current maintenance issues that exist.

Supervisor Pangrazio asked what inventory the store would be offering. Mr. Pappan stated that the Dollar General, known now as DG, would be liquidating their current inventory and offering several new

things, along with some of the current offerings. Mr. Pappan stated that the store would be more of a “Dollar General Market” and would include fresh, seasonal fruits and vegetables, an organic meat and produce section, fresh, non-frozen meats, dairy products, pre-packaged deli meats, an expanded freezer section and canned goods. Mr. Pappan presented the façade of the building to the Board. The Board likes the aesthetic and feels it would fit well, alongside Tractor Supply. Mr. Pappan stated that his company would work with the Town to make sure the aesthetic fits exactly what they’d like to see.

Councilman Clark asked about how they plan to contain the garbage produced at the store. Mr. Pappan stated that they are willing to work with the Town on a garbage enclosure and would only be using quality building materials for the development of the building. Councilman Clark stated that the current Dollar General’s maintenance issues also include issues containing their garbage, and he’s often picking up trash in his backyard, which is nearby the store. Mr. Davis stated that they would work with the Town to ensure proper maintenance.

Supervisor Pangrazio stated that the presentation was done well and the Board agreed to refer Mr. Pappan and Mr. Davis of FirstLink to the Town of Caledonia Planning Board for further consideration. Mr. Pangrazio requested Mr. Davis or Mr. Pappan also attend the Planning Board meeting to answer any questions their Board may have regarding the proposed project.

Mr. Pappan stated that part of the project is over the Village line. Attorney Kanyuck stated that the Village of Caledonia could require them to also appear before the Village Planning Board. Supervisor Pangrazio asked Town Clerk Seth Graham to reach out to Rhett Clark, the Village Planning Board Chairman, and to provide Mr. Clark’s contact information to Mr. Pappan so they could discuss.

Mr. Pappan stated they would like to be open by December 2025. Code Enforcement Officer Tom Perkins recommended they begin the permitting process with the utility companies as soon as possible to ensure the process moves along smoothly.

Supervisor Pangrazio will send a letter to the Town of Caledonia Planning Board referring FirstLink to them for the meeting at the end of May.

ANNOUNCEMENTS/COMMUNICATIONS

Supervisor Pangrazio reviewed the following announcements and communications with the Board:

- A thank you note was passed around from the Caledonia Trout Festival committee for the Town’s support of the event. The Board was invited to the pre-event dinner the night prior.
- A flyer was handed out for an event at the Big Springs Museum on May 17, 2025, featuring guest speaker Richard LeRoy regarding the Transcontinental Railroad.
- An informational email regarding an upcoming Land Use Ownership training was handed out.
- A 2025 Livingston County Directory was handed out.
- An email from National Grid regarding pricing.
- Supervisor Pangrazio also reminded the Board that the next Town Board meeting would be held on Wednesday, June 18, 2025, at the Caledonia Town Hall at 7:00 P.M.

DEPARTMENTS/COMMITTEES

ATTORNEY – DWIGHT KANYUCK

Attorney Kanyuck had no report for the Board. Supervisor Pangrazio stated that Todd Knobbe of Invenergy would be at the June meeting to update the Board on the progress of the Horseshoe Solar project.

ZONING – CODE ENFORCEMENT OFFICER TOM PERKINS

Code Enforcement Officer Tom Perkins updated the Board that he issued a temporary permit to Backyard Butchers to set up in the Tractor Supply parking lot to sell meat.

PLANNING BOARD – COUNCILWOMAN RYCHLICKI

Councilwoman Rychlicki updated the Board that she attended the Planning Board meeting and Akbar Naveed of MoMo Cars was present. The Planning Board has requested Mr. Naveed return with more information and drawings.

BUILDINGS/GROUNDS – SUPERVISOR PANGRAZIO

Supervisor Pangrazio had no report on Buildings/Grounds.

HIGHWAY DEPARTMENT – HIGHWAY SUPERINTENDENT RON BEACH

Highway Superintendent Ron Beach updated the Board on the following activities and projects the Highway Crew has been working on:

- The crew made one final salt run.
- Mixed 300 tons of salt, making it a total of 950 tons purchased for the year.
- Sanders and plows are off the trucks and stored until next season.
- Trucks were greased and brakes were adjusted.
- Trimmed Camron Rd.
- Catch basin with drain tile was installed on Cameron Rd in front of Estes's barn to assist in preventing water run off from the road going to their barn.
- Pipe was replaced in the front yard of 1052 Sand Hill Rd.
- Stone was cleaned up behind the Town Hall so it could be moved.
- Keith Farrell got his Class B Permit.
- Truck #3 is back up and running. Kyle Sickles finished the box. The box and rims were painted and new tires were mounted on them.
- Highway Superintendent also updated the Board that there have been some issues with the new truck, and they are working with the company to find a solution, but the truck delivery may be delayed.
- Spent a day and a half on River Rd with the Village, trimming trees from CP Ward to the County line.
- Put down more sand at Beach Park.
- Put down more playground mulch for the playground at Beach Park.
- Fred Harding has been mowing the Town Barn and Cemetery.
- A Port-A-John was delivered to the Park.

- Highway Superintendent Beach thanked the Board for allowing him to hire two guys to help mow, as it has helped greatly.
- Future Projects:
 - Paving Sand Hill and McCorkindale Rd.
 - Oil and Stoning McCorkindale, McEwen and Cameron Rd.
 - Shoulders on Sand Hill and McCorkindale Rd.
 - Fixing driveways on Sand Hill and McCorkindale Rd.
 - Tree trimming on DeNoon and Skelly Rd.
 - Ordering more salt.
 - The crew will begin renovating the Transfer Station.

LIAISON UPDATES:

No one was able to attend the Caledonia Fire District meeting last night so there is no report.

TOWN CLERK'S MONTHLY REPORT – APRIL 2025 – TOWN CLERK SETH GRAHAM

Town Clerk Seth Graham presented the Monthly Clerk's Report for the month of April:

Account#	Account Description	Fee Description	Qty	Local Share	
A1255	Conservation	Conservation	9	23.15	
	MISCELLANEOUS	Marriage Certificate	3	30.00	
	Sub-Total:			\$53.15	
A1603	MISCELLANEOUS CASH	Death Certificates	3	30.00	
		Sub-Total:		\$30.00	
A2130	MISCELLANEOUS CASH	Landfill - \$10.00	184	1,840.00	
		Sub-Total:		\$1,840.00	
A2544	Dog Licensing	Exempt Dogs	2	0.00	
		Female, Spayed	12	72.00	
		Male, Neutered	14	84.00	
		Male, Unneutered	4	48.00	
	Late Fee	Late Fee	1	5.00	
		Sub-Total:		\$209.00	
B2110	PLANNING/ZONING	Building Permits	5	135.00	
		Road Cut Permit /Boring	3	90.00	
		ROW Permit	2	60.00	
	Reimbursement Fees	Reimbursement Fees	2	860.00	
		Sub-Total:		\$1,145.00	
				Total Local Shares Remitted:	\$3,277.15
Amount paid to:	NYS Ag. & Markets Animal Population Control Fund			38.00	
Amount paid to:	NYS Environmental Conservation			1,556.85	
Total State, County & Local Revenues:		\$4,872.00	Total Non-Local Revenues:		\$1,594.85

RESOLUTION 76-2025

TOWN CLERK'S MONTHLY REPORT – APRIL 2025

On motion of Councilman Clark seconded by Councilman Bickford the following resolution was

ADOPTED – Aye – Pangrazio, Bickford, Rychlicki, Clark, Keenan Nay – 0 Absent – 0

RESOLVED, that the Monthly Clerk's Report for April 2025 be approved as presented.

OLD BUSINESS

DISCUSSION – CAPITAL IMPROVEMENT

Supervisor Pangrazio handed out an updated CIP (Capital Improvement Plan) which highlights a 5-year Capital Improvement Plan.

DISCUSSION – FINANCE UPDATE WITH LGCC

Supervisor Pangrazio updated the Board that he met with LGSS (Local Government Support Services) and they said the Town's finances look great. The firm recommended keeping a larger fund balance for potential emergencies.

NEW BUSINESS

RESOLUTION 77-2025

CALEDONIA TRAILBLAZERS 2025-2026 SNOWMOBILE AGREEMENT

On motion of Councilman Keenan seconded by Councilwoman Rychlicki the following resolution was ADOPTED – Aye – Pangrazio, Bickford, Rychlicki, Clark, Keenan Nay – 0 Absent – 0

RESOLVED, that Supervisor Pangrazio is authorized to sign an agreement with the Caledonia Trailblazers Snowmobile Club for the 2025-2026 season for snowmobiling purposes.

RESOLUTION 78-2025

REQUESTING SPEED LIMIT REDUCTION ON MIDDLE RD

On motion of Councilman Clark seconded by Councilman Bickford the following resolution was ADOPTED – Aye – Pangrazio, Bickford, Rychlicki, Clark, Keenan Nay – 0 Absent – 0

RESOLVED, that the Town Board hereby requests the Department of Transportation, pursuant to Section 1622.1 of Vehicle and Traffic Law, to establish a lower maximum speed of 45-mph on Middle Rd from Sylvan Ct to New York State Route 20.

REFERRAL TO TRAFFIC SAFETY BOARD & NYS DOT

Town Clerk Seth Graham will forward to Livingston County Traffic Safety with a certified copy of the resolution for consideration by the New York State Department of Transportation.

RESOLUTION 79-2025

REAPPOINTMENT OF TAMI SNYDER – TOWN ASSESSOR WITH TERM ENDING SEPTEMBER 30, 2031

On motion of Councilman Bickford seconded by Councilwoman Rychlicki the following resolution was ADOPTED – Aye – Pangrazio, Bickford, Rychlicki, Clark, Keenan Nay – 0 Absent – 0

RESOLVED, that Tami Snyder be reappointed as Town Assessor with the new term beginning May 9, 2025 and ending September 30, 2031.

RESOLUTION 80-2025

PAYMENT OF BILLS

On motion of Councilman Keenan seconded by Councilman Bickford the following resolution was
ADOPTED – Aye – Pangrazio, Bickford, Rychlicki, Clark, Keenan Nay – 0 Absent – 0

RESOLVED, that the bills be paid in the following amounts:

FUND	AMOUNT
General A Fund	\$ 14,693.17
General B Fund	\$ 2,640.75
Highway DB Fund	\$ 34,650.19
Total:	\$ 51,989.11

On motion to adjourn by Councilman Clark seconded by Councilwoman Rychlicki and carried by all, the
Board Meeting was adjourned.

Respectfully Submitted,

Seth Graham

Town Clerk/Tax Collector