

Town of Caledonia Planning Board
3109 Main St., Caledonia, NY 14423
(585) 538-4927

The Planning Board held a Public Meeting at **7:30 P.M.**, Wednesday, **March 26, 2025**, in the Town Hall.

MEETING CALLED TO ORDER

7:30 P.M. by Chairman Sickles

Board Members Present:

- Steve Sickles, Chairman
 - Mark Callan
 - George Middleton IV
 - Jenea Rychlicki
 - Nicholas Sims
 - Keith Stein
 - Matt Sluberski
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Others Present:

- Pamela Rychlicki, Town Board Liaison
 - Tom Perkins, Town Code
 - JP Schepp, Town Engineer
 - Russell Barber
 - Jeff Reigel
-

PLEDGE OF ALLEGIANCE

Led by Chairman Sickles

APPROVAL OF MINUTES

Motion: Mr. Stein moved to approve the minutes of the **February 26, 2025** Planning Board Meeting.

Seconded by: Mr. Callan

Aye: Mr. Stein, Mr. Callan, Mr. Sims, Mr. Sluberski, Mr. Middleton, Ms. Rychlicki, Chairman Sickles

Nay: None

Absent: None

Motion was carried.

SITE PLAN REVIEW

Applicant: Jeff Reigel

Business: Monte Carlo CP LLC

Location: 4294 Caledonia-Avon Rd, Caledonia, NY 14423

Chairman Sickles welcomed Mr. Reigel to the meeting and noted that **lighting should be considered** for safety and continuity. Mr. Schepp added that maintaining a **consistent lighting scheme** is important and recommended installing a light near the **Route 5 entrance**.

A **site plan** has been prepared and was required for **Health Department approval**. Additionally, a **sidewalk from the parking lot to the mobile home** should be included, and the **30' minimum spacing requirement between trailers** should be removed from the drawing.

Motion: Mr. Sluberski moved to approve the changes to the P.U.D., which include:

- Resolving the **light post issue**
- Addressing the **sidewalk requirement**
- Removing the reference to the **30' minimum between trailers**

Seconded by: Mr. Stein

Aye: Mr. Sluberski, Mr. Stein, Mr. Middleton, Mr. Callan, Ms. Rychlicki, Chairman Sickles, Mr. Sims

Nay: None

Absent: None

Motion was carried.

TOWN BOARD UPDATE

All proposed **Local Laws** have been posted to the **Town's website**.
The **Solar Law** is currently awaiting **County approval**.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Mr. Stein was not in attendance and provided **no update**.

OLD BUSINESS

A **sign** was reported blowing around near the **previously owned Howlett's Solar field** on **NYS Route 5**.

ADJOURNMENT

Motion: Ms. Rychlicki moved to adjourn the meeting at **8:07 P.M.**

Seconded by: Mr. Sluberski

Aye: All in favor

Nay: None

Absent: None

Motion was carried.

Respectfully submitted,
Nick Sims

a Present:

Sims
Stein
Rychlicki
Sickles
Callan

others

Pam Rychlicki
Tom Perkins
JP Schepp
Russ Barber
Jeff Reigel

Pledge: chairman
Approve of minutes

Motion: K. Stein approves Wednesday Feb 26, 2003 PB meeting minutes.

Seconded by: M. Callan

~~Atty~~: Sims, Sluberski, Middleton, Rychlicki, Sickles
absent:

Motion was carried

Site Plan Review

Jeff Reigel
Monte Carlo CP, LLC
4294 Caledonia Avon Rd

Chairman Sickles welcomed Mr. Reigel to the meeting. Lights should be considered for safety and continuity. JP would like to keep continuity with lighting ~~schepp~~ One light should be included near the Rte. 5 entrance. A site plan has been prepared is what was needed for ~~medical~~ health department approval. There should be a sidewalk from the parking lot to the mobile home setback requirements are compliant. 30' min. between trailers should be removed from drawing.

Sluberski's motions to approve changes to P.U.D. with ~~Seconded~~ by: 3 revisions:

1. light post issue
2. sidewalk issue
3. Remove reference to 30' min between trailers.

Seconded by: K. Stein, Middleton, Callan, Rychlicki, Sickles

Town Board update:

1. All proposed local laws are on the Town's website.
2. Solar law is waiting for approval from the county.

Livingston County Planning Board update:

Keth was not in attendance, no update.

Old business

There was a sign blowing around near the
previously owned Howlett's solar field on NYS Rte 5.

Adjournment

Motion: Rychlicki motion to adjourn at 8:07

Seconded by: Sluberski, Stein, Sickles, Middleton, Sims