

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, April 23, 2025 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

- Mark Callan
- George Middleton
- Jenea Rychlicki
- Steve Sickles
- Nick Sims
- Matt Sluberski
- Keith Stein

Others Present:

- Pamela Rychlicki, Town Board Liaison
- JP Schepp, Town Engineer
- Dwight Kanyuck, Town Lawyer
- See sign-in sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Mr. Stein approves March 26, 2025 Planning Board Meeting Minutes

Seconded by: Mr. Sluberski

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

Nay: None

Absent: None

Motion was carried.

PUD/SITE PLAN REVIEW

Akbar Naveed

Momo Cars – Retail Car Dealership

4294 Caledonia Avon Road

Chairman Sickles welcomed Mr. Naveed to the meeting. Mr. Naveed failed to deliver 10 copies of all application materials. Only 1 copy was provided.

The Town Board's referral letter specified the following:

-5 parking spots maximum

- one space for owner
 - one space for customer
 - 3 spaces for retail cars for sale
- The 2 parking spots closest to Route 5 are not to have cars parked in them due to visibility concerns.

This business is by appointment only via <https://www.momocarsusa.com/> Office will be in shared building space of Peace Love Paws Grooming. Separate entrances.

Cost of inventory is \$5,000 – \$10,000 (no trucks or motorcycles)

Mr. Naveed picks up all cars himself – there will not be a flatbed delivering vehicles

In regard to signage, Mr. Naveed would like a sign on the building. The Planning Board explained should he want something larger or off the building, he would need to come back to obtain approval. May need ADA accessible parking – work with Code Enforcement Officer.

A site plan was not provided. A sample was shown to Mr. Naveed and execrations of what is required were given in detail: parking, signage, lighting, and hours of operation.

Should Mr. Naveed plan to attend the May 27th meeting he will be in contact with the Planning Board Clerk to be placed on the agenda and ensure an electronic version is emailed and 10 copies of all materials are dropped off to the Planning Board clerk by 5/19.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Meeting review was given.

TOWN BOARD UPDATE

Dollar General referral was withdrawn. The engineer will be returning to the Town Board to discuss again in May.

ADJOURNMENT

Motion: Mr. Sluberski motions to adjourn at 8:30PM

Seconded by: Mr. Callan

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

Nay: None

Absent: None

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,



Katie Hillman
Planning Board Clerk
Town of Caledonia