

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 28, 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: Ms. Rychlicki approves April 23, 2025 Planning Board Meeting Minutes

Seconded by: Mr. Sluberski

Aye: Chairman Sickles, Mr. Callan, Mr. Middleton, Mr. Sims, Mr. Stein

Nay: None

Absent: None

Motion was carried.

TOWN BOARD PUD REFERRAL /SITE PLAN REVIEW

Matt Davis – First Link/ Robert Hatch – Schultz Associates

Dollar General – Tax #13-1-133

Caledonia Avon Road

Chairman Sickles welcomed Mr. Davis & Mr. Hatch to the meeting. The intent is to build a new Dollar General adjacent to the current building which will be closed once the lease is expired. Once the current lease is up, DG does not want to move forward with the current owner/franchise. This adjacent lot they wish to purchase is part of the Keenan PUD approved in 2004.

The proposal would include:

- 10,240sqft building
- 35 parking spaces, 2 handicapped
- Public water
- Gas
- Onsite septic
- DG Market – more coolers, produce, packaged prepared meats (bacon, lunchmeat)

The property line poses a small issue as it crosses the Village line slightly. Matt Davis has called/emailed the Village Planning Board clerk multiple times with no response. The contact info for the clerk/chairman was given to Mr. Davis in hopes that he is able to make contact with them ASAP.

The Planning Board would like to see a rendering of proposal showing all 4 sides including rooftop units. Currently there is a PSA agreement on the property – coordinating closing depending on approval to move forward from the Planning Board.

The property owner's signature is needed on the Authorization Form

The applicant's goal is to open in early fall as the current DG lease will be expiring, and the store will be closing. Applicant requested a timeline of the process, and it was explained that the next steps after review of a complete application would include sending the application to the Livingston County Planning Board for their comments, hold a public hearing and finally recommend to the Town Board for approval.

Should the applicant plan to attend the June 25th 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 6/16.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

The meeting was cancelled; therefore, no update was provided.

TOWN BOARD UPDATE

No update was given

ADJOURNMENT

Motion: Mr. Stein motions to adjourn at 8:25PM

Seconded by: Mr. Sims

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

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

