

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, Aug 27, 2025 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

- Mark Callan
- Jenea Rychlicki
- Steve Sickles
- Nick Sims
- Matt Sluberski

Board Members Absent:

- Keith Stein

Others Present:

- JP Schepp, Town Engineer
- Dwight Kanyuck, Town Lawyer
- See sign-in sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Mr. Sluberski approves June 25, 2025 Planning Board Meeting Minutes

Seconded by: Ms. Rychlicki

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

Nay: None

Absent: Mr. Stein

Motion was carried.

Motion: Mr. Callan approves July 23, 2025 Planning Board Meeting Minutes

Seconded by: Mr. Sims

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

Nay: None

Absent: Mr. Stein

Motion was carried.

SITE PLAN REVIEW

Angela Carroll /Jennifer Plunkett (585.730.2197)

Aaron's Alley Dispensary

4600 Caledonia Avon Road

Chairman Sickles welcomed Mrs. Carroll & Plunkett to the meeting. The intent is to open a cannabis dispensary in Caledonia alongside of a satellite store of Aaron's Alley. Space would be split 50/50 and would follow the state's laws and regulations. In 2021 they filed for a dispensary license and were granted a provisional period.

- Survey Map was reviewed
- Will keep existing sign and recover
- Engineer comments
 - Change of use from office to commercial
 - Need site lighting plan for evening hours
 - Need Parking requirements which are dependent on square footage and ADA requirements
 - Current Parking is in poor condition, will need to be improved for safety
 - If there are two separate addresses, parking requirements will need to be specified for each
- Next steps
 - Schedule a public hearing – contingent upon receipt of an updated site plan
 - Forward application to LCPB (9/2 for 9/11 meeting and 9/29 for 10/9 meeting)

SITE PLAN REVIEW

David Matt – Schultz Associates

Dollar General – Tax #13-1-133

Caledonia Avon Road

Chairman Sickles welcomed Mr. Matt 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. David Matt will be contacting the Village Planning Board to be placed on their next agenda.

SEQR EAF – wetlands need to be looked at

PB members propose that connecting the sidewalk from the village to the store be considered.

More tree coverage should be considered along the north end of the property to create more of a buffer near the dental office.

ZBA will need to approve the requested reduction in parking. Applicant will contact the clerk and move forward with application to them.

Awaiting DOT response for commercial driveway permit

Awaiting SHIPO response

Board agrees to refer application to the LCPB and will schedule a public hearing once comments are received back and architectural drawings of the project have been provided.

OPEN DISCUSSION

Rick Stone stopped in to discuss the sale of property he owns. Once the sale of the property is finalized, the new owner will go to the Town Board to start the process to create a planned unit development.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Liaison was not present

TOWN BOARD UPDATE

Liaison was not present

ADJOURNMENT

Motion: Mr. Sluberski motions to adjourn at 8:40PM

Seconded by: Ms. Rychlicki

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

Nay: None

Absent: Mr. Stein

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