

# *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, September 24, 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
- Keith Stein

#### Board Members Absent:

- Matt Sluberski

#### Others Present:

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

### **PLEDGE OF ALLEGIANCE**

Chairman Sickles

### **APPROVAL OF MINUTES**

Motion: Mr. Callan approves August 27, 2025 Planning Board Meeting Minutes

Seconded by: Mr. Stein

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

Nay: None

Absent: Mr. Sluberski

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. Still working on updating the site plan. Hope to have it to submit for next month's meeting.

Next steps

- Schedule a public hearing – contingent upon receipt of an updated site plan and legal notice publication
- Forward application to LCPB (9/29 for 10/9 meeting, 11/3 for 11/13)

Motion: Ms. Rychlicki

**Whereas**, in accordance with the New York State Environmental Quality Review (SEQR) procedures, the Town of Caledonia Planning Board hereby expresses its intent to serve as Lead Agency to comply with SEQR.

**Whereas**, the project is to convert the existing facility to a cannabis dispensary and a retail store, at 4600 Caledonia Avon Road and related site improvements.

**Resolved**, that the Board hereby accepts Parts 2 and 3 of the Short Environmental Assessment Form for this project, prepared by MRB Group

**Resolved**, that the project is an Unlisted Action and the Board does not need to complete a Coordinated Review in accordance with Section 617.6 of SEQR.

**Resolved**, that the Board declares that, based on the Environmental Assessment, it finds that the project will result in no significant adverse impacts to the environment. Therefore, the Board does not anticipate the preparation of an Environmental Impact Statement for the project. Further, the Board herewith issues a Negative Declaration under SEQR for the project.

Seconded by: Mr. Stein

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

Nay: None

Absent: Mr. Sluberski

Motion was carried.

#### **LIVINGSTON COUNTY PLANNING BOARD UPDATE**

Update was given

#### **TOWN BOARD UPDATE**

Continuing to work on 2026 budget

Stephanie Hann has been appointed as a planning board member and will attend her first meeting in October.

#### **OLD BUSINESS**

Horseshoe Solar is in the process of submitting a Floodplain Permit so that they can begin working to clear trees over the winter. The Flood Damage Prevention Law requires the Planning Board to issue this permit. They will be attending a meeting in the near future.

#### **ADJOURNMENT**

Motion: Mr. Callan motions to adjourn at 8:10PM

Seconded by: Ms. Rychlicki

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

Nay: None

Absent: Mr. Sluberski

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

