

# *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, October 22, 2025 in the Town Hall.

### **MEETING CALLED TO ORDER**

7:30PM by Chairman Sickles

#### Board Members Present:

- Mark Callan
- Stephanie Hann
- Jenea Rychlicki
- Steve Sickles
- Nick Sims
- Matt Sluberski
- Keith Stein

#### Others Present:

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

### **PLEDGE OF ALLEGIANCE**

Chairman Sickles

### **APPROVAL OF MINUTES**

Motion: Ms. Rychlicki approves September 24, 2025 Planning Board Meeting Minutes

Seconded by: Mr. Sims

Aye: Chairman Sickles, Mr. Callan, Mrs. Hann, Mr. Sluberski, Mr. Stein

Nay: None

Absent: None

Motion was carried.

### **FLOODPLAN PERMIT**

Todd Knobbe (972.839.7492)

Horseshoe Solar

875 River Road

Chairman Sickles welcomed Mr. Konbbe to the meeting.

Permit application was reviewed, and Mr. Kanyuck reviewed the Flood Damage Prevention Law within the Town Code.

Motion: Mrs. Hann approves Floodplain Permit Application, signed by Chairman Sickles 10/22/25  
Seconded by: Mr. Sluberski  
Aye: Chairman Sickles, Mr. Callan, Ms. Rychlicki, Mr. Sims  
Nay: None  
Abstain: Mr. Stein  
Absent: None  
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.  
Since application is complete, the public hearing will be scheduled for 11/19/25 at 7:30PM  
Application will be sent to LCPB by 11/3/25 for 11/13/25 meeting  
The board asked the applicant to ensure that the signage complies with setbacks and does not hinder views of oncoming traffic when leaving the premises.  
The board asks, again, to have the applicant stop and speak to their neighbors. The applicant says that they have not done so but have reached out via email on their contact form. Again, the board emphasized the importance of speaking with the neighbors in person.

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

There was not a September meeting.

#### **TOWN BOARD UPDATE**

Continuing to work on 2026 budget

#### **INFORMATIONAL**

Although they were not on the agenda, Chairman Sickles granted John Garland and Don Whiteside time to speak. John and Don discussed that they are looking to purchase property contingent on site plan approval with their plan to tear down parts of an existing structure and build a new building between the existing building and the south property line. This will be the site of a fabrication business.  
The Town Board has referred them to the Planning Board for site plan review. Once the Planning Board has completed their review, they will refer to the Town Board.  
The Planning Board discussed the process and asked John to start with a conceptual site plan to start the process. Mr. Kanyuck will send details on the requirements and steps required for this process in entirety between the Planning Board, Livingston County, and Town Board. John will reach out to Planning Board Clerk when he is ready to attend a meeting in the future.

#### **ADJOURNMENT**

Motion: Mr. Sluberski motions to adjourn at 8:25PM  
Seconded by: Mr. Stein  
Aye: Chairman Sickles, Mr. Callan, Mrs. Hann, Ms. Rychicki, Mr. Sims  
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,

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