

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, November 19, 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
- Matt Sluberski
- Keith Stein

Board Members Absent:

- Nick Sims

Others Present:

- JP Schepp, Town Engineer
- Dwight Kanyuck, Town Attorney
- Pamela Rychlicki, Town Board Laision

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Mr. Sluberski approves October 22,2025 Planning Board Meeting Minutes

Seconded by: Mr. Stein

Aye: Chairman Sickles, Mr. Callan, Mrs. Hann, Ms. Rychlicki, Mr. Stein

Nay: None

Absent: Mr. Sims

Motion was carried.

PUBLIC HEARING – OPEN AT 7:30

SITE PLAN REVIEW

Angela Carroll /Jennifer Plunkett (585.730.2197)

Aaron's Alley Dispensary

4600 Caledonia Avon Road

Chairman Sickles read the legal notice.

Those in attendance for the Public Hearing are:

- Larry Cook – Property owner, Cook Enterprises (neighbor)
- Jen Robee – Dance Emporium owner (neighbor)
- Scott Rhodes – Property Owner, Rhodes Automotive (neighbor)
- Tahlia Watson – Compliance Officer (hired by applicant)
- Alyssa Rossi – Speaker in support
- Maggie – Speaker in support

Site plan application for renovation/division of building at 4600 Caledonia Avon Rd, including a licensed cannabis dispensary and a retail shop.

Primary Concerns Raised

- Proximity (~50 ft) to a dance school / youth facility
- Children present frequently:
 - After school hours
 - Evenings (4–9 pm)
 - Weekends
 - Summer camps
- Question of appropriateness of placement near children
 - Concerns about:
 - Exposure
 - Normalization
 - Safety during peak youth traffic times
- Security plan requested, including:
 - Loitering prevention
 - Odor control
 - Traffic management
 - Altercations
- Signage – ensuring it is discreet and compliant
- Hours of operation, especially during highest traffic times
- Driveway adjacency concerns
- Parking flow changes
- Previous break-in at an ATM locally noted (raised by Larry Cook)
- Noted lighting is an issue at the current properties. Mr. Sluberski suggested to current property owners to increase the lighting on their properties and also in their parking lots. Mr. Cook said regardless he is still concerned and does not want any issues.

Marketing & Exposure

- Commitment requested for:
 - No marketing to minors
 - Strict exposure controls
- Question: *What protections will be implemented if minors are served nearby?*

Town / Regulatory Questions

- Does the Town have authority to:
 - Create a buffer zone around youth facilities?
- Does the application:
 - Align with Town of Caledonia goals?
- Consideration of broader community impact

Alyssa Rossi spoke and stated that culture is shifting and there are a lot of dispensaries opening. It is important to note that Angela and Jennifer have built multiple successful businesses from the ground up. They get extremely involved in the community and want to create a safe environment for their patrons.

Maggie works at the original Aaron's Alley. As a parent she understands the concerns but encourages everyone to do their research as legal dispensaries are highly regulated and are invested in making it safe for the community. It should offer those a peace of mind to have these ladies open a business in the community because they are family operated and want to help contribute to the community.

Tahlia Watson encouraged the applicants and neighbors exchange contact information and meet to discuss the business plan and other details in person.

Applicant offered Responses to some of the questions/concerns

- Compliance & Regulation
 - Dispensaries are highly regulated by NYS
 - No smoking of any kind on property (state law)
 - Signage is very discreet (state law)
 - Would consider high barriers to improve discretion of property
 - Compliance officer hired to ensure adherence to regulations
 - Hours of operation are not yet set, but considering 11am – 7pm
 - Willing to collaborate with neighbors
- Community & Economic Impact
 - Applicants described as:
 - Women-owned
 - Family-oriented
 - Built businesses from the ground up
 - Intending to be contributing community members
- Argument that legal dispensaries reduce illegal activity
- Commitment to:
 - Safe environment
 - Open communication with neighbors
 - Ongoing dialogue if concerns arise

Public Hearing Closed at 8:10pm

INFORMATIONAL – MINOR SUBDIVISION

Ken Estes

Estes-Cameron Rd PHASE 2

Tax Map 9.-1-9.1

Chairman Sickles welcomed Mr. Estes to the meeting. Mr. Estes presented a preliminary drawing. Will subdivide the property into two lots for siblings to divide road frontage. In the works for the conservancy still, would not change anything. It was noted that the survey needs to illustrate septic, wells etc on new lots to ensure there is no encroachment. Mr. Estes stated that only the road frontage lines are moving so it should not be an issue. Updated plans will be provided to the clerk by 1/19 should he wish to attend the January meeting.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Update was given

TOWN BOARD

2026 Budget passed with no opposition

Supervisor Pangrazio may talk with Mayor Diliberto about annexing the line along the proposed Dollar General lot.

Nick Sims sent a letter to Mrs. Rychlicki which she passed on to the Town Board

OLD BUSINESS

Planning Board members are going to be on a new email server, more details to follow.

Motion: Ms. Rychlicki motions to approve the 2026 Meeting Schedule
at 7:30PM 4th Wednesday of the month January – October
3rd Wednesday in November and no meeting in December

Seconded by: Mr. Sluberski

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

Nay: None

Absent: Mr. Sims

Motion was carried.

ADJOURNMENT

Motion: Mr. Sluberski motions to adjourn at 8:23PM

Seconded by: Mrs. Hann

Aye: Chairman Sickles, Mr. Callan, Ms. Rychicki, Mr. Stein

Nay: None

Absent: Mr. Sims

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