

Village of Caledonia Planning Board  
Meeting Minutes for August 18, 2020

Members Present:

Rhett Clark, Linda Ludlum, Brenda Nelson, Jason Hunt, Marge Landowski

Also in Attendance:

Sarah Santora, Village Trustee

Tom Kruger, TK Automotive

John Kabrovski, Raider Lanes

Vitaliy Basisty and Luis Rivera, 123 Auto (arrived at 6:45)

Michael Burnside, Code Enforcement Official

Chairperson Rhett Clark called the meeting to order at 6:30 pm with the Pledge of Allegiance.

**July Minutes**

Motion by Jason Hunt, seconded by Linda Ludlum, to approve the July minutes with the caveat that lawn maintenance plan for Upstate Breaker is documented.

Aye: Rhett Clark, Linda Ludlum, Brenda Nelson, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

**Tom Kruger, TK Automotive (2881 West Main Street)**

Mr. Kruger is pursuing a carwash installation at his auto repair business.

Livingston County ruled that the carwash is a local option.

Mr. Kruger is ready to order parts, and ready to consult with Code Enforcement to finalize requirements for this project.

There will be a transition period when car sales continue as the carwash is installed/new. Auto maintenance will be discontinued when the carwash is operational.

Motion by Marge Landowski, seconded by Brenda Nelson, to approve the carwash.

Aye: Rhett Clark, Linda Ludlum, Brenda Nelson, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

**John Kabrovski, Raider Lanes (3154 and 3156 State Street)**

Contractors have been hired for both the bowling alley and former Q's location; work is planned to be complete by December 2020.

There are no plans for Phase III of this project at this time.

*Update, pavers:*

Plan is to install 2.5" pavers up the alley to tie buildings together. The existing asphalt will be removed, and the pavers finished to be the same level as it is now. The pavers will not block access to septic.

Motion by Linda Ludlum, seconded by Jason Hunt, to approve the removal of asphalt and installation of pavers in the alley adjacent to 3154 State Street.

Aye: Rhett Clark, Linda Ludlum, Brenda Nelson, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

*Update, former Q's:*

First floor – restaurant with counter service; occupancy limit is 200

Second floor – TBD; occupancy limit is 500; focus will be birthday parties, banquets, weddings

The concept has changed as laws currently allow. It is unlikely the business will have full occupancy.

Both buildings (3154 and 3156 State St) are under 1 liquor license. Mr. Kabrovski already has the liquor license, and will amend to add 3154. A physical site plan is needed for NYS liquor license; this will be revisited as part of the process.

Mike Burnside asked about fences/planters:

- Nothing new/no updates
- Access to the back of the building will not be restricted in case of emergency
- Any additional fencing or physical barriers will need to be approved and part of the site plan
- There will need to be some physical barrier per NYS liquor license. The current fence is not within code.

Dumpster will be at 3154 State Street, where it has always been.

- Mike Burnside directed Mr. Kabrovski to discuss this with the Village Board

**Parking**

- Per Mike Burnside, the Village owns 125 parking spots (municipal lot; Village Office; Main Street; State Street)
- Where will patrons park? Per code, there needs to be 1 space for every 5 people at a business
- Concern was expressed for potential interference with other businesses, and how it may affect / come back to the Village (Village Board and/or Police)
- Can Mr. Kabrovski create an agreement for valet parking?

Eventually, and this is not up for approval today, the board will discuss and approve occupancy and parking with contingencies.

**Vitaliy Basisty / Luis Rivera, 123 Auto Sales (3229 State Street)**

Information about this proposed business was submitted to Livingston County, who ruled it a local option for approval. Mr. Basisty, the property owner, has submitted an application and a short form environmental assessment.

The board addressed the following concerns:

- How close to the sidewalk cars for sale can be parked:  
The parking spot to the left of the front door will not be used. They will install a bigger sign, or a physical barrier, or stripe/mark the space so the spot is not used for parking.
- Concerns from neighbors:  
The truck picking up container returns will need to be parked off of the crosswalk

- Snow removal:  
Snow removal is hired out, and they will request it is pushed to the tree line at the back of the lot, so it will not obstruct traffic or pedestrians.

Motion by Jason Hunt, seconded by Marge Landowski, to approve the used car sales lot with the conditions that snow removal will not obstruct view, and displayed vehicles will not obstruct the sidewalk or be within 4 feet of the sidewalk.

Aye: Rhett Clark, Linda Ludlum, Brenda Nelson, Jason Hunt, Marge Landowski  
Nay: None  
Abstention: None

The Board also discussed:

- Potential sale of former Ace Hardware/True Value
- Sale of 1 Technology Place – holdup with financing; tentative closing date in October instead of August

Motion by Linda Ludlum, seconded by Marge Landowski, to adjourn the meeting at 7:40.

Aye: Rhett Clark, Linda Ludlum, Brenda Nelson, Jason Hunt, Marge Landowski  
Nay: None  
Abstention: None

Elizabeth Dietrich  
Secretary, Village of Caledonia Planning Board