

Village of Caledonia Planning Board
Meeting Minutes for September 15, 2020

Members Present: Rhett Clark, Jason Hunt, Marge Landowski
Members Absent: Linda Ludlum and Brenda Nelson
Also Present: Chuck Constantino, Reminisce Soda Fountain (3013 Main Street)
Vitaliy Basisty, 123 Auto Sales (3229 State Street)
Michael Burnside, Code Enforcement Official

August 2020 Minutes

Motion by Jason Hunt, seconded by Marge Landowski, to approve the minutes.

Reminisce Soda Fountain (3013 Main Street)

Chuck Constantino, owner, is proposing the construction of an outdoor seating area in one of the two lawn areas surrounding his restaurant. There are 2 lawn areas – one is on the picnic table side of the building, and one houses a fire pit and chairs. It will be a pavilion, with a pergola on one side, built on pressure treated wood deck. When it is complete, Mr. Constantino would like to decorate it in a Hawaiian/Polynesian theme. He received grant funding, and would like to build it this year. He may construct it as a removable structure, or sink the poles in concrete. The property line is about 38' wide to the driveway, and about 32' long in the grassy area.

It is unknown if there is a leach field. Barefoot Septic does not have one on record, and cannot find one.

This will be considered an accessory building in a B2 district, so Planning Board sets the rules for its construction, but it will follow a R1 standard.

Hours would be Monday-Friday from 11:00 am – 8:00 pm; Saturday 8:00 am – 8:00 pm; Sunday 8:00 am – 7:00 pm.

Will parking be affected by an increase in patronage? (There is space for 32 cars.)

Will neighbors be bothered by a crowd of diners?

Motion by Marge Landowski, seconded by Jason Hunt, to approve the site plan as presented.

The new construction must maintain residential setback per code.

Aye: Rhett Clark, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

Vitaliy Basisty, 123 Auto Sales (3229 State Street)

Mr. Basisty would like to subdivide the property into two tax parcels. Tonight's meeting is a pre-submission conference.

The Board will complete these steps, as required for this project:

- 1: County Planning Board Referral due to Rte 5 location
- 2: Public Hearing at the October Planning Board meeting (pending ZBA referral)
- 3: Consult with Livingston County
- 4: Consult with Village Attorney

- Per code, the minimum lot size is the same as R1: 15,000 square feet. One portion of this property is 11,000 and the other portion is 16,000.
- Minimum frontage is 195 feet. One portion is 100 feet and the other is 95 feet.
- Each building has its own septic
- The house behind this property was always on its own tax parcel. Mr Basisty sold the house.
- The recycling center will re-open as a bottle return center, to be run by Vitaly's brother. They will advertise the new business to the community.

Motion by Marge Landowski, seconded by Jason Hunt, to adjourn the meeting at 7:10 pm.

Aye: Rhett Clark, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board