

Village of Caledonia Planning Board
Meeting Minutes for November 17, 2020

Members Present:

Rhett Clark, Brenda Nelson, Linda Ludlum, Jason Hunt

Also Present:

Mike Burnside, Code Enforcement Official

Lisa D'Angelo, Holistic Health, 3105 Main St.

Chris Cieslak, Jettison Management, LLC, 2626 Main St.

Adam Schneider, Upstate Breaker, 1 Technology Place

The meeting was called to order at 6:38 pm with the Pledge of Allegiance.

September 2020 Minutes

Approval tabled until December meeting

Lisa D'Angelo, Holistic Health (3105 Main St.)

Ms. D'Angelo provided the proposed new business information sheet prior to the November meeting. She reviewed the overall business proposal with the board.

Ms. D'Angelo will be operating as a certified holistic health practitioner and qigong therapist.

Items of note:

- Previously traveled to people's homes
- One person treated at a time
- Expected opening date 1/4/21
- Marketing to Caledonia and neighboring communities
- She will provide personal consultation, then Reiki treatments
- Signage will be similar to existing sign
- Per Village code, the business would need to fall under conditional uses 21527, under the fitness category

Motions made by Brenda Nelson, seconded by Linda Ludlum, to approve the new business.

Aye: Rhett Clark, Jason Hunt

Nay: None

Abstention: None

**Chris Cieslak from Jettison Management, LLC, 2626 Main St.
(Legal entity is Caledonia Mini Storage)**

Mr. Cieslak reviewed his plan for converting existing space at 2626 Main St. (former Empire stock yards) to mini storage buildings.

Items of note:

- He will clean up existing area in front of building

- Existing businesses will remain at location
- Conditional use allowed for storage under B3 zone
- Will need to be approved by county planning board, due to location on Rt. 5
- Caledonia Village Planning Board will need materials by November 30th for County Planning Board meeting on December 10th.
- Rhett Clark will assist Mr. Cieslak with materials that are needed for County Planning Board
- Once we receive a response from the County, we will be able to approve at the December Village Planning Board meeting.

Adam Schneider, Upstate Breaker (1 Technology Place)

Mr. Schneider provided an update on the fund approvals for his business relocation to 1 Technology Place. Neither bank will approve without a Phase 2 Environmental Site Assessment. Cleanup needed would be cost prohibitive. Mr. Schneider discussed his desire to possibly subdivide.

Items of note:

- Negotiations are currently in discussion with attorneys on both sides of the transaction.
- Septic also must be moved
- Is it possible to subdivide now? The Village Planning Board is hesitant to subdivide. The property consists of an asset and a liability (needing cleanup). If we subdivide, we lose our ability to enforce the cleanup job.
- Rhett Clark suggested that Mr. Schneider consult with Bill Bacon, Livingston County Economic Development Director. Rhett will provide the introduction.

Additional updates and discussion:

Dan Keenan property:

- Mr. Keenan discussed the Park Place property with the ZBA. They did not see an issue with placing a new house behind the existing house due to the very large setback.
- There is 100 ft of frontage. Informally they were ok with a 46 ft. frontage with driveway, provided there are only 2 subdivisions.
- VPB will need a site plan prior to approval.

Motion by Jason Hunt, seconded by Brenda Nelson, to adjourn the meeting at 7:48 pm.

Linda Ludlum

Member, Village of Caledonia Planning Board