

Village of Caledonia Planning Board
Meeting Minutes for June 21, 2022

Members Present:

Rhett Clark, Brenda Nelson, James Kemnitz, Marge Landowski, Jason Hunt, Jay Barefoot

Also Present:

Mike Burnside, Code Enforcement Officer

Gillian Price, Grandma Gail's Ice Cream Shop, 3105 Main Street

Andrew McKay, 3169 Church Street

The meeting was called to order at 6:30 pm with the Pledge of Allegiance.

May 2022 Minutes

Motion by James Kemnitz, seconded by Jay Barefoot, to approve the May 2022 minutes as written.

Aye: Rhett Clark, Brenda Nelson, James Kemnitz, Marge Landowski, Jason Hunt, Jay Barefoot

Nay: None

Abstention: None

Gillian Price, Grandma Gail's Ice Cream Shop (3105 Main Street)

Ms. Price came to propose a new business, Grandma Gail's Ice Cream Shop, at this location. It would be only window service and will offer hard ice cream, custard/soft serve, slushies, and milkshakes. They will use the current windows, and will not have a public bathroom (employees only). The business she works for is opening an ice cream shop in Rochester now.

This will be a seasonal business, and proposed hours are 3:00 – 9:00 pm on weekdays, and 12:00-9:00 on weekends.

Outdoor seating: They may put tables in the driveway area, but it will be primarily “pick up and go” service. Due to space limits on sidewalk, tables really should not go on the sidewalk.

Trash: It is recommended they have their own trash cans so as not to overflow the nearby Village cans.

Signage: They will make signs appropriately sized to adhere to code. There will be a picture of ice cream with the business name. Sign will be mounted flat to the building.

Health Department: Gillian is Serv-Safe certified.

Submit information to Mike Burnside to work through permitting.

Rhett will email Josh Cresswell with information re: trash and seating, etc.

Motion by Marge Landowski, seconded by Jason Hunt, to approve Grandma Gail's Ice Cream Shop at 3105 Main Street.

Aye: Rhett Clark, Brenda Nelson, James Kemnitz, Marge Landowski, Jason Hunt, Jay Barefoot

Nay: None

Abstention: None

Andrew McKay, Proposed Air BnB (3169 Church Street)

Mr. McKay, along with his siblings, would like to create an LLC in hopes of establishing an Air BnB at this address. It is a family-owned, 3-bedroom house that could accommodate up to 6 guests (all in 1 party). There is adequate parking for 3 cars at a time. No upgrades/updates have been completed in the last year. Because Mr. McKay lives here, he will oversee the operation; his siblings live out of the area. He is hoping to begin operation in August.

Andrew has already talked with Mike Burnside re: requirements. Of note: the Village Board needs to grant an operating permit; a Bed and Breakfast is allowed anywhere; building codes must be adhered to; Code Enforcement will perform periodic inspections to ensure safety, codes, etc. are followed.

Tasks Mr. McKay will complete:

- Talk with the Department of Health re: septic
- Attend a future Planning Board meeting as a new business
- Provide a business plan, parking plan, map, and fill out a New Business form

Tasks for the Planning Board:

- Research Air BnBs; readdress this at the July meeting. The Board does not want to set a precedent without due diligence.

Solar Project

The Town of Caledonia Planning Board is scheduled for June 22 at 7:45.

Motion by James Kemnitz, seconded by Jason Hunt, to approve holding a Public Hearing on July 19, 2022 at 7:00 pm for the purpose of hearing public comments on this project.

Aye: Rhett Clark, Brenda Nelson, James Kemnitz, Marge Landowski, Jason Hunt, Jay Barefoot

Nay: None

Abstention: None

Motion by Jason Hunt, seconded by Brenda Nelson, to refer this to the Zoning Board of Appeals for conditional use interpretation at a special meeting on June 29, 2022.

Aye: Rhett Clark, Brenda Nelson, James Kemnitz, Marge Landowski, Jason Hunt, Jay Barefoot

Nay: None

Abstention: None

Upstate Breaker (1 Technology Place)

Owner Adam Schneider closed on the property in March. WRM Holdings owns the “bad portion” of the property, including Building F. Adam’s company owns the remaining, or “good portion” of the property. Building F was part of the demolition plan to be removed. Adam decided to keep this building.

Keeping this building is considered a resubdivision, which will require:

- revised SEQR
- Public Hearing
- county referral/input.

There is not really a setback issue, since this is in a Light Industrial zone. Rhett is waiting for information from the Village Attorney as to how to proceed. Right now, it is in violation of Site Plan approval because Upstate Breaker did not demolish Building F. A new Site Plan will need to be provided for the other parcel.

Also waiting for clarification from Village Attorney regarding lot line changes. Will the lot lines need to be moved to include Building F in the good property?

Thank you

Jason Hunt thanked Rhett for the hours of legwork he has done for the Planning Board’s current projects. He suggested, and Board members agreed, to divide work going forward.

Motion by James Kemnitz, seconded by Brenda Nelson, to adjourn the meeting at 7:19 pm.

Aye: Rhett Clark, Brenda Nelson, James Kemnitz, Marge Landowski, Jason Hunt, Jay Barefoot

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board