

Village of Caledonia Planning Board  
Meeting Minutes for March 21, 2023

Members Present:

Rhett Clark, James Kemnitz, Marge Landowski, Jay Barefoot, Chris Frank, Brenda Nelson

**Also present:**

Veronica Devries, Underberg and Kessler,

Mike Burnside, Code Enforcement Officer.

JP Schepp, MRB Group

Dean & Sue D'Agostino, Eric Binnert, Caleb Dudek, Tim Hens

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

**February Minutes**

Motion by James Kemnitz, seconded by Marge Landowski to approve the February 2023 minutes.

Aye: Rhett Clark, Jay Barefoot, Chris Frank, Brenda Nelson.

Nay: None

**Eric Binnert 3229 State Street**

Presented site plan and discussed proposed parking spaces and bulk material storage area (stone, mulch, topsoil)

Existing building is half rented for internet-based company, will rent other half in future

Bulk material storage area to be delineated with concrete bunker blocks along the North edge of paved parking lot. A block type retaining wall and fill will need to be placed along the existing old railroad bed to level off a 5ft drop from the existing parking lot to accommodate the new material storage area.

Planning board members to make a site visit prior to next meeting to review the information presented.

Plan to be forwarded to county planning board.

Potential issues / further discussion: Parking spaces in front of building encroaching on pedestrian walkway. 4 parking spaces are required per 1,000 s.f. of building based on building occupancy (code section 215-83)

### **Caleb Dudek**

Discussed plans of moving existing gym across the street to 3158 State St. still to operate 24/7

Overflow parking will be behind laundromat which Caleb owns as well

Window signage / lights will be used for business signage.

Renovations are in process with a May completion expected.

Caleb asked about moving spectrum lines off the front of his building. He was advised that this is not an issue that the planning board can assist with.

Referred to County Planning board.

Further discussion at next months meeting.

### **Sue D'Agostino**

Discussed plans of coffee shop, baked goods, and grab and go lunch at 3133 Main street

Hours to be 6:00am to 2:00pm Tuesday through Saturday

Plans to be open May 23<sup>rd</sup>

Signage to be in windows. Discussed potential future awnings with adjacent building owners.

Overflow parking to be across the street in public lot.

Potential issues / further discussion: plan approval contingent upon cleaning up North side of building to allow for dumpster placement.

Referred to County Planning board.

Further discussion at next month's meeting.

### **Steve Geer**

Brief discussion on building a house on existing lot on Maple Street. Not a planning board issue since lot meets minimum requirements (11,000 s.f has 13,000 s.f.) work with code enforcement to file a permit as well as placement of structure and culvert pipe at road

## **Upstate Breaker**

Tim Hens presented updated site plan of new proposed building in response to MRB's letter of items to be addressed.

8" watermain will need to be relocated to so it is not in conflict with new building. An easement to village for future repairs and maintenance to the water service will be granted.

Discussed options for fence along south side of property as well as improvements to existing building F.

Current site plan revision / new building to be contingent upon building F and fencing upgrades.

Adam / Tim will provide fence and building F rehab options at next meeting for review / discussion.

There are still approximately \$60,000 in funds in escrow that can be released once building F and fencing are addressed to the satisfaction of the board.

Discussed need for another public hearing to inform neighbors of proposed building and new fencing. It was determined that a public hearing is not needed currently.

Tim emphasized that time is of the essence of an approved site plan so the owner may order the building which is a 6-8 month lead time.

The goal is to have the new building constructed before next winter season begins

Further discussion at next month's meeting when Adam / Tim present options as mentioned above.

Motion by James Kemnitz, seconded by Rhett Clark to adjourn the meeting at 7:39pm

