

Village of Caledonia Planning Board
Meeting Minutes for July 16, 2019

Members Present: Kristen Murphy, Rhett Clark, Jason Hunt
Members Absent: Marge Landowski, Linda Ludlum
Also Attending: Michael Burnside, Code Enforcement Official;
Patricia Gardner, Creative EDGE;
John Kabrovski, Raider Lanes;
Maureen Wheeler, Economic Development at Livingston County
Carrie Anne Harris, Bones Bargain Buys

June 2019 Minutes

Approval moved to August meeting

Patricia Gardner, Creative EDGE

Masonic Temple Building and 274 North Street

Mrs. Gardner is relocating her business from its current location at the Masonic Temple to the former Village Florist location at 274 North Street. The new location is double the size and has basement storage. There is no parking owned at the location. Signs are TBD. A ribbon cutting is planned for August 2.

Motion by Rhett Clark, seconded by Jason Hunt, to approve the request to operate this business at its new location, 274 North Street.

Aye: Kristen Murphy, Rhett Clark, Jason Hunt

Nay: None

Abstention: None

Carrie Anne Harris, Bones' Bargain Buys

264 North Street

Bones' Bargain Buys is a family-owned and operated business that buys pallets of merchandise (overstock, returned, dry/canned goods) and sells it after making sure nothing is broken. Much of the business is Facebook-based; some items are shipped to the people who purchase them. They used to operate out of their home in Rush, but relocated here to their current location, which has a wheelchair ramp and a loading dock. All merchandise will be stored indoors and displayed/organized on shelves.

Code Enforcement will do a walk-through and discuss signage with Mrs. Harris.

Motion by Rhett Clark, seconded by Jason Hunt, to approve the application as submitted.

Aye: Kristen Murphy, Rhett Clark, Jason Hunt

Nay: None

Abstention: None

**John Kabrovski, Raider Lanes and The Alleyway and
Maureen Wheeler, Economic Development at Livingston County**
3156 State Street

Mr. Kabrovski and Ms. Wheeler came to the meeting to discuss further plans for the bowling alley.

Water Line/Entrance Plan

Plans for the remodeled entryway will stay 3 feet away from the water line on all sides. The new entrance will face the parking lot and the water line will remain undisturbed. The entryway addition will be within their own property lines. There will be a concrete pad from the front door to the sidewalk. The side setback will be an issue, and they will consult with the Zoning Board of Appeals on this matter.

Septic System

They will locate the leach field and move the distribution box. Some trees will be removed, this will require the leach field to be reinstalled after the trees are dug out. Mr. Kabrovski will be in contact with the Livingston County Health Department, and is unsure if the current system will be grandfathered in. Bathrooms and plumbing will remain untouched and the holding tank will not be moved.

Patio Area/Movable Fence

This is a current parking lot. Plan is to use box planters on wheels to provide barricade, but movable as needed.

Easement

There is no easement for access to 3168 State Street. There are 2 parking spots that are not accessible to the location at the end. Village attorney will need to review existing easements.

Deadlines

For the New York State Main Street Grant: expect proposal at the end of July. The plans need to abide by historic guidelines.

Outdoor Entertainment

Will need a permit every time. There will be a temporary performing area.

Noise Code

10:00 pm; cannot be heard out of 60 feet of the property boundary.

Fire Lane

Mike Burnside stated that at some point, they will need to talk with the Fire District re: access.

Consolidate Tax IDs

Mr. Kabrovski wants to make this an anchor project where people pass between the 2 locations (restaurant and bowling alley). This will make it easier for licensing. (He can refer to the Parcel Combination Form with Livingston County). Once combined, properties can be separated if needed; if selling either property, they would need to be separated.

5-year Requirement

Per the NYS grant, there can be no changes within 5 years, such as sale of property.

Project Completion

The work will need to be completed, with a Certificate of Occupancy, by December, 2020.

State Funds

NYS pays as the costs are incurred – it is done on a reimbursement basis.

The Alleyway

Plans are to paint a mural on the alley and on Raider Lanes. The entire building, 3154 State Street, will be renovated, but there is no planned structural work. The sprinkler system will be checked and updated.

Dumpster

The Village owns the property where dumpsters are currently placed. Mr. Kabrovski could expand the existing setup, maybe by building to the right. Will there be a need for an easement?

Handicapped Parking

The current handicapped parking spot will need to be relocated. This is something to work out with the Village.

Survey

A land survey was completed within the last year.

County Planning Board

This project will need to go to the County Planning Board, due to its location within 500 feet of a state highway.

The Planning Board expressed a general consensus of approval for this project concept, based on the details provided. Final approval needs to come from Fire District, Village Engineer, and Village Attorney.

Motion by Jason Hunt, seconded by Rhett Clark, to adjourn the meeting at 8:27.

Aye: Kristen Murphy, Rhett Clark, Jason Hunt

Nay: None

Abstention: None

Elizabeth Dietrich
Planning Board Secretary