

Village of Caledonia Planning Board  
Meeting Minutes for April 17, 2018

Members Present: Kristen Murphy, Rhett Clark, Jason Hunt, Marge Landowski  
Member Absent: Linda Ludlum

Also Present: Cheryl Rommes, Yesteryear Treasure Emporium  
Mary Kay Tandlmayer, Bellissimo  
Vitaliy Basisty  
Michael Murphy, Code Enforcement Official

**Cheryl Rommes, Yesteryear Treasure Emporium**

Yesteryear will be an antiques/retail shop, with a Victorian Era – parlor setting. A soft opening was the weekend of April 14 and Ms. Rommes is planning a grand opening (working with the Chamber of Commerce). Hours are Thursday – Sunday 10:00 – 4:30. She would like to hold a historical fiction book club and craft classes. Ms. Rommes has a window sign; she is working on the façade (submitted façade grant) and will talk with Code Enforcement before starting work on the building.

Motion by Rhett Clark, seconded by Jason Hunt, to approve the business plan.

Aye: Kristen Murphy, Rhett Clark, Jason Hunt, Marge Landowski  
Nay: None  
Abstention: None

**Mary Kay Tandlmayer, Bellissimo**

Bellissimo will be a shop selling children's/women's boutique clothing; furniture; gift items – everything, including the furniture will be for sale. It will be a Ruffle Butts retailer, the only one in upstate. Some items will be offered for sale online. Hours will be 10:00 – 4:00/5:00, to coincide with other businesses; Thursdays will be open a little later, until 7:30/8:00. A soft opening will be held by invite only, to local business owners. A Grand Opening will be held on a Saturday, date TBD. Signage is in progress; she is working with a company in Scottsville. The sign will be the same size as the one that just came down from Reflections from the Past.

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

Aye: Kristen Murphy, Rhett Clark, Jason Hunt, Marge Landowski  
Nay: None  
Abstention: None

**3229 State Street, Vitaliy Basisty**

Mr. Basisty came to the Board re: renting this property, zoned B2, as a residence. The Village has received his site plan application.

This is an approximate 2000 square foot building. There is 1 tenant who uses the entire building, and the building has an unfinished basement.

The Village Attorney advised that the planning board has absolute discretion in this issue. He advised that there are 2 buildings on this property, ruling for 1 may apply for both buildings.

Board members and Mr. Basisty discussed this issue on this property:

- Jason Hunt expressed concerns about the aesthetic of the building as it is currently used.
- Rhett Clark stated that this is a reasonable use of the property.
- Jason Hunt asked if the lot could be subdivided? Kristen Murphy stated that the lot must be a minimum of 15,000 square feet to subdivide.
- Michael Murphy asked about front-yard parking. He also stated that approving this location as a rental unit opens the option for other B2 locations to turn into rental units.
- Vitaliy Basisty asked if the Planning Board is able to decide about this location, could they deny others? The Planning Board is setting a precedent in its decision.
- Marge Landowski asked if there are other options – ie: another business to rent it?
- Vitaliy Basisty asked if a conditional permit could be issued.
- Jason Hunt wondered if there could be a year-to-year agreement. Kristen Murphy stated that the lawyer would have to be consulted.
- Items to discuss with the attorney: conditional approval; criteria to be met; pre-existing condition of building/location.

### **Diane Fowler, Craft Retreat**

She must go before the Village Board for approval and a special permit.

### **March 20, 2018 Minutes**

Motion by Marge Landowski, seconded by Jason Hunt to approve the March 20, 2018 minutes.

Aye: Kristen Murphy, Rhett Clark, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

### **March 27, 2018 Minutes**

Motion by Rhett Clark, seconded by Jason Hunt to approve the March 27, 2018 minutes.

Aye: Kristen Murphy, Rhett Clark, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

**“Conditional Approval”**

The board is in agreement that the term “Conditional Approval” should be a motion with contingencies or extra information needed, and then we must make sure that follow through is complete.

Motion by Jason Hunt, seconded by Marge Landowski, to adjourn the meeting at 8:10.

Aye: Kristen Murphy, Rhett Clark, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich

Planning Board Secretary