

Village of Caledonia Planning Board
Meeting Minutes for June 18, 2019

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

Also Present: Mike Burnside, Code Enforcement Official
Janet Cappelletti, Village Board Liaison
Dr. Meg Wheeler, Caledonia Family Dentistry
John Kabrovski, Raider Lanes
Louise Wadsworth, Livingston County Planning
Sam DiLiberto
Scott DiLiberto, Mayor

The meeting was called to order by Rhett Clark at 7:00 pm with the Pledge of Allegiance.

Caledonia Family Dentistry

Dr. Wheeler came to the board for approval to extend the parking lot at Caledonia Family Dentistry, 3352 Brown Road. The lot will be primarily used for employee and overflow parking. The new spots will face the building; their location will allow space for machinery to work in the nearby fields.

Motion made by Jason Hunt and seconded by Marge Landowski to approve the project.
Aye: Rhett Clark, Jason Hunt, Marge Landowski
Nay: None
Abstention: None

Sam DiLiberto/John Kabrovski/Raider Lanes

Mr. Kabrovski, who owns Raider Lanes, 3156 State Street, wants to install paver stones and do other improvements to Raider Lanes and Q's. The pavers would come close to the property owned by Mr. DiLiberto, 3158 State Street. They are at tonight's meeting to present and gather information on this project.

Mr. Kabrovski has a permit from about a year ago for said project, and stated there is an easement between the two buildings. The easement is meant for people entering/exiting the area, not for parking, due to the location of septic systems. Mr. DiLiberto owns about 21' behind his property.

Mr. Kabrovski is planning a patio area for the front of the bowling alley. The area is zoned to allow a patio/smoking area. He would like to move the main entrance of Raider Lanes.

Mr. Kabrovski is also planning to merge Raider Lanes and Q's into 1 tax ID. Q's will be used as a party venue upstairs, and a restaurant downstairs.

The Board discussed the following items – this is an information sharing meeting; no permits have been issued:

- Easement needs to be clarified
- Location of the water main near buildings
- Cost to relocate the water main
- Pavers are drivable, and also removable in case of needed maintenance
- Leech lines – wouldn't be working now since the area is paved
- Relocation of main entrance to Raider Lanes would close off bar area to ages 21+; entryway would extend about 10' off building
- The entryway plans need to be appropriate to install over/near water main
- Concerns re: noise on patio at night
 - o Not planning to have dinner service outdoors late at night
- Sam DiLiberto wants to make sure he has access to the back of his building for maintenance, etc.
 - o John Kabrovski stated that these plans allow access
 - o Mike Burnside stated that other businesses/property owners nearby also need access to the rear of their buildings
- There needs to be some sort of (movable?) partition to keep bowling alley patrons from leaving the location with beverages
 - o Movable fence is not allowed per code
 - o There is a need for some kind of barricade
 - o Architect will get a copy of the code and design something
- Dumpster will need to be relocated
- Call upon Village Engineer and Village Attorney for approval and suggestions
- Use of grant money to improve the area is important
- Mike Burnside: might need to block off parking spots for a fire lane to allow fire code access to the rear of buildings
- Louise Wadsworth: John's entrance plans need to be reviewed and approved by the Village Engineer and DPW
 - o New entrance will either a) need to be built over water main OR b) be relocated away from water main
- Use of pavers
 - o Sam DiLiberto is in favor of them being installed, as long as he has access to his building
- Upstairs use of Q's:
 - o Need to consider parking
 - o Use of municipal lot/street parking
 - o Sam DiLiberto used to own the property: he stated that 350 people would attend a function and parked wherever was available

The Board is in agreement that they and the Village want to see Raider Lanes/Q's be successful, and want to do the project right. The Planning Board's role is to approve projects within code.

John Kabrovski and Louise Wadsworth will plan to attend the July Planning Board and Zoning Board of Appeals meetings with more detailed information and plans.

Motion by Jason Hunt, seconded by Marge Landowski, to adjourn the meeting at 7:50 pm.

Aye: Rhett Clark, Jason Hunt, Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich
Secretary, Village of Caledonia Planning Board