

Village of Caledonia Planning Board

Meeting minutes for March 18, 2025

Members Present: Rhett Clark, Marge Landowski, Charles Martelle, James Kemnitz, Christopher Frank, Jay Barefoot

Also Present: Bill Hughes, Patti Riggi, Chris Mangold, Carl Polisseni

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

February Minutes

Motion by Jay Barefoot, seconded by Charles Martelle, to approve the minutes as written.

Aye: Rhett Clark, Marge Landowski, Charles Martelle, James Kemnitz, Christopher Frank, Jay Barefoot

Nay: none

Abstention: none

Schultz Subdivision

The Board discussed the proposed subdivision for Mrs. Schultz' property on Lehigh Street.

- Can the Zoning and Planning Boards combine Public Hearings?
- Planning Board cannot approve the subdivision without input from the ZBA hearing/decision
- Liz Dietrich will contact the Village Attorney with the Board's questions:
 - o Confirm what sections of code need variance
 - o Clarify the easement for the septic
 - o Can ZBA approve as applied for (215-19, 215-20)?
 - o Confirm lot lines/easement
 - o Can ZBA approve Parcel 1 using old lot lines?
 - o How would buyer of the new parcel be impacted?

Purchase Questions / Information Gathering re: Specialized Printed Forms (352 Center Street)

Chris Mangold and Carl Polisseni came to the meeting for an informal conversation regarding purchase of the Specialized Printed Forms facility on Center Street. Mr. Mangold owns Mangold Pallet, which recycles wooden pallets. At his current location, there are 14 employees and they utilize an approximately 50,000 square foot facility. He noted there is a lot of damage to the front section of the building.

The Board did not express concerns about this business occupying this location. They advised the potential buyers to consult Code Enforcement.

Before moving forward, the Board needs to see a Site Plan with a business plan, details regarding hours, business purpose, and potential truck traffic.

The meeting was adjourned at 7:15 pm.

Upon conclusion of the meeting, Planning Board members received required compliance training. Training lasted approximately 1 hour and was facilitated by Patti Riggi.

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board