

Village of Caledonia Planning Board

Meeting Minutes for June 17, 2025

Members Present:

Rhett Clark, Charles Martelle, Christopher Frank, Marge Landowski, Jay Barefoot

Member Absent:

James Kemnitz

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

May 2025 Minutes

Motion by Jay Barefoot, seconded by Christopher Frank, to approve the May 2025 minutes as written.

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

Nay: None

Abstention: None

Schultz Subdivision (3133 Lehigh Street)

Per Livingston County, this is a local option.

Rhett Clark signed the mylar, and Kevin O'Donoghue submitted it to the County.

Demetrius Ellison (Potential buyer of 3154 East Avenue and 3141 State St.)

Mr. Ellison would like to convert 3154 East Avenue, currently a hair salon, into a single family home. The current owner is retiring, and the stylists will move to a new location at the Masonic Temple on State Street. There are several issues that would need ZBA Variances; additionally, it will need to be referred to the County Planning Board due to its location.

Regarding 3141 State Street, he is working with an historical preservation organization based in Rochester. The first floor would be retail, to include hair salon, and possibly a bakery. The

second and third floors would be difficult to convert for residential use, partially due to lack of parking. A parking plan would need to be made.

The buildings share a septic, which is located between them.

If additional businesses are intended to be added to either location, Mr. Ellison would need to come to Planning Board.

Motion by Christopher Frank, seconded by Marge Landowski, to deny the use of 3154 East Avenue as a residence, and refer it to the Zoning Board of Appeals, because it does not meet the requirements outlined in section 215-15 sections A – F.

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

Nay: None

Abstention: None

Dollar General

Dollar General hopes to expand its Caledonia location. Only a portion of the project is within Village limits. The Town of Caledonia will be the lead agency on this project.

2926 Main Street

There is a possibility of a repair shop being established at this location. It is zoned B3, which allows this type of business.

Motion by Rhett Clark, seconded by Jay Barefoot, to adjourn the meeting at 7:10 pm.

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

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Board of Appeals