

Town of Caledonia Planning Board

3109 Main St., Caledonia, NY 14423
(585) 538-4927

MEETING MINUTES

The Planning Board held a Public Meeting at 7:30PM Wednesday, June 26, 2024 in the Town Hall.

MEETING CALLED TO ORDER

7:30PM by Chairman Sickles

Board Members Present:

- Mark Callan
- George Middleton
- Jenea Rychlicki
- Steve Sickles
- Nick Sims
- Keith Stein

Others Present:

- Thomas Perkins
- See sign-in sheet

PLEDGE OF ALLEGIANCE

Chairman Sickles

APPROVAL OF MINUTES

Motion: Ms. Rychlicki approves April 24, and May 22, 2024 Planning Board Meeting Minutes

Seconded by: Mr. Callan

Aye: Chairman Sickles, Mr. Middleton, Mr. Sims, Mr. Stein

Nay: None

Absent: None

Motion was carried.

PUBLIC HEARING

SITE PLAN REVIEW

Stephanie Hann

Ascend Fitness Studio & Wellness Collective

2403 Black Street

Tax Map #21.-1-1.212

Public Hearing was opened at 7:32PM

Legal Notice was read by Chairman Sickles. There is no one in attendance for this Public Hearing.

Chairman Sickles welcomed Mrs. Hann to the meeting. Mrs. Hann will be holding group fitness and health and wellness educational classes and workshops. Classes will range in size but most will be small groups of 6-10 people and the hours of operation will be Monday through Friday – Saturday 5:30AM – 9:00PM.

A letter was received today at 1:19PM from Mr. Schepp. This was emailed to the applicant at 1:58PM. The applicant did not have time to revise her site plan prior to tonight's meeting. Mr. Perkins is in attendance and stated in response to Mr. Schepp's letter that the existing building does not require ADA access or ADA compliant parking spaces and signage at this time. Regarding occupancy, Mr. Perkins will be going out to the site to determine and will administer a sign to Mrs. Hann. At the May 22, 2024 meeting it was determined that an engineered site plan is not required, per Mr. Perkins and Mr. Schepp. Mrs. Hann provided a site plan she created. The drawing did not show the driveway going around the shed to the proposed parking lot and would need to be updated on the site plan before approval. This was not received at this time.

Public Hearing closed at 7:45PM

Motion: Mr. Stein motions to approve the site plan for Ascend Fitness Studio & Wellness Collective. This is a conditional use with the following conditions:

- Occupancy limits TBD per fire and building code regulations
- ADA access and ADA compliant parking spaces and signage if/when required
- Hours of Operation will be Monday – Saturday 5:30Am – 9:00PM
- An updated Site Plan will be provided to the Chairman to sign (2 copies will be required for the Town's files)

Seconded by: Mr. Callan

Aye: Chairman Sickles, Mr. Middleton, Ms. Rychlicki, Mr. Sims

Nay: None

Absent: None

Motion was carried.

INFORMATIONAL SITE PLAN REVIEW

Jessica Held
Magic Held Here
406 River Road
Tax Map# 10.-1-5.116

Mr. Sickles welcomed Mrs. Held to the meeting. Site Plan and application were reviewed. Mrs. Held plans to use reclaimed "chicken coop" as a yoga studio and intimate event space. An engineered site plan is not required, per Mr. Perkins and Mr. Schepp. Mrs. Held provided a site plan she created. Mr. Perkins stated that there is not to be any parking on River Road. Will have no more than 12 people per class/event. Letter received from Mr. Schepp was distributed to the applicant. She has been working with Mr. Perkins in regards to building/fire code.

Motion: Mr. Sims motions for a Public Hearing to be scheduled on Wednesday, 7/24/2024 at 7:35PM.

Seconded by: Mr. Middleton

Aye: Chairman Sickles, Mr. Callan, Ms. Rychlicki, Mr. Stein

Nay: None

Absent: None

Motion was carried.

LIVINGSTON COUNTY PLANNING BOARD UPDATE

Meeting review was given.

TOWN BOARD UPDATE

No update, there was no Town Board liaison in attendance.

OLD BUSINESS

Chairman Sickles distributed a letter dated May 30, 2024 from Supervisor Pangrazio. This letter is in response to the April 24, 2024 letter the Planning Board sent to the Town Board.

Minutes of this meeting were prepared by Katie Hillman and constitute her understanding of the discussions. If you have any questions, comments, or corrections regarding these minutes, please contact the undersigned, in writing, immediately.

Respectfully submitted,

A handwritten signature in blue ink that reads "Katie Hillman". The signature is written in a cursive, flowing style.

Katie Hillman
Planning Board Clerk
Town of Caledonia