

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, FEBRUARY 18, 2014
7:00 PM; VILLAGE HALL, WHITNEY ROOM**

I. ATTENDANCE – MEMBERS

Malcolm D. LaFever, Chairman
Paul M. Drozdziel
Patrick McCormick
Laura Nobles
Bonnie Taylor-Davis
William Wall

ABSENT

Kevin O’Donoghue

ATTENDANCE – OTHERS

Anthony Cappello, Code Enforcement Officer
Robert Hayes, Village Board Liaison
Kurt Rappazzo, MRB Group

II. APPROVAL OF THE MINUTES

MOTION: Taylor-Davis moved to approve the minutes of the December 17, 2013, meeting (the January 21, 2014, meeting had been cancelled), seconded by Drozdziel. Voting in favor were LaFever, Drozdziel, McCormick, Nobles, Taylor-Davis and Wall. Voting against were: none.

CARRIED, 6 Ayes, 0 Nays

III. OLD BUSINESS

- A. Former Furniture House property, 65 East Main Street
Owned by James Schillinger of 42 Valley Lane
Zoned B-1 Central Business
Properties to the north, east and south zoned R-1 One Family Residential
The property to the west, the Avon Inn, was zoned B-1

Schillinger had purchased the property in 2012, but apparently had difficulty renting the business portion of the building and hoped the Village would consider rezoning the property to “R-3” to allow him to convert the entire building into apartments. The Board asked Cappello for an update.

Schillinger had decided not to pursue the rezoning, Cappello said. Shannon DiFranco of S & S Apparel, 70 East Main Street, had rented the business space in the building.

- B. North Avenue Heights Subdivision – D’Angelo Parkway
Sidewalk Installation
Mary Julia D’Angelo, 255 North Avenue, Developer

Cappello had been asked, December 19, 2013, to notify D’Angelo the time had come to install sidewalks, ascertain when installation would begin, get an estimated time until completion and, if any change of location were contemplated, to have a sketch plan submitted showing those changes.

Another two houses had been built and there was only one lot left to be sold, Cappello told Board members. The Village should meet with D'Angelo Parkway residents, many of whom were unaware sidewalks were going to be installed or that the installation might be through their front yards.

Taylor-Davis moved to have the Village Board meet with D'Angelo Parkway residents. Her motion did not receive a second.

The Village Board had talked about sending residents a letter, Trustee Hayes remarked. A letter should also go to the developer then, if any location changes were contemplated, those changes should go through the proper procedures.

That would include submission of a sketch plan to the Planning Board, Rappazzo noted.

The money for installation is held in escrow, Cappello stated.

LaFever asked Cappello to get back to the Board by the next meeting.

C. Zoning Code Reform

Zoning Map Corrections & Improvements

Larger Map Showing Parcels as Well as Zoning Districts Desired

Questions Posed by Heather Ferrero of the Livingston County Planning Department

1. 22.4 acres of annexed land north of Barilla Drive – Zoning Classification Requested
Parcel identified as Section 24, Block 2, Lot 1
Planning Board recommended I-2 Special Light Industrial at its November 19 meeting
Recommendation forwarded to Village Board
Ferrero copied
2. Special Flood Hazard Area – Definition Requested
Zoning District or Special District?
Covered in Chapter 30, Article II, Section 30.26 of the Zoning Code
3. Agricultural District "Islands"
 - The Sewer Treatment Plant on Farmers Road (change to I-2?)
 - The DPW Garage at 11 Farmers Road (change to I-2?)
 - Residential properties off Railroad Street (change to R-1?)

It had been suspected the "residential properties" off Railroad Street might have been Larry VanAllen's 3-acre salvage yard. VanAllen lives at 5171 Triphammer Road.

LaFever, who lives in the neighborhood, had checked and said the "residential properties" were actually six or seven residential properties between Bronson Avenue and Railroad Street – not VanAllen's property. There had been houses on the properties in question for "100 years," the Chairman added.

So, what was the path towards resolving this issue, Drozdziel asked?

Making a recommendation to the Village Board, LaFever responded – only the Village Board could change zoning.

The Planning Board had contacted the Livingston County Planning Department in hopes of getting a large OFFICIAL ZONING MAP that showed parcels as well as zoning districts. LaFever asked to have Ferrero invited to the Board's March 18 meeting.

D. Signage Recommendation

Posting Property When Action Requiring a Public Hearing Is Proposed
 Recommendation forwarded to the Village Board October 7, 2013

The recommendation had been approved by the Village Board and was in the hands of Village Attorney Reid Whiting, Trustee Hayes related.

IV. NEW BUSINESS

- A. Former Avon Macaroni Plant, 234 Rochester Street
 Richard Steen, 5957 South Lima Road, owner
 Sale of building to canoe builder proposed

A canoe builder was apparently interested in purchasing the former Avon Macaroni Plant from Steen, Cappello informed Board members. Insurance and sprinkler system issues have to be resolved.

- B. New Director Named at Avon Free Library
 Rebecca Budinger-Mulhearn Succeeds Jeanna Ruter

Drozdziel noted he was a member of the Board of Directors at the Avon Free Library, 143 Genesee Street.

After 25 years of service, Jeanna Ruter had retired as director. A reception had been held in her honor Sunday, January 12.

Rebecca Budinger-Mulhearn had been hired as Ruter's successor. She came from a retail background, Drozdziel told members. Budinger-Mulhearn had been the community relations manager for Barnes & Noble Booksellers.

The Library had a new, free-standing sign out front of the building. Drozdziel said they would eventually add lighting.

- C. Sidewalk Inventory in Progress
 Trustee Hayes, Taylor-Davis & Village Treasurer Christine Quinlan

The Village was being inventoried for sidewalks we don't have, sidewalks that were heaving and for connectivity, Taylor-Davis reported.

Safe routes to school were a consideration, Trustee Hayes added.

**D. Berm Needed at 100 D'Angelo Parkway
Responsibility in Question**

Bryan and Colleen Mann of Livonia had built a 2-story home at 100 D'Angelo Parkway, Gerber Homes and Additions of Ontario, NY, had been the builder.

Cappello told Board members the site plan had called for a berm along the property's western boundary, but there had been a question over who was responsible for the berm, the Manns, the builder or the subdivision developer. Cappello estimated the berm would cost \$4,000.

V. ADJOURNMENT

The Board adjourned at 7:53 PM.

Gary Margiotta
Deputy Clerk