

**MINUTES OF A SPECIAL MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
WEDNESDAY, JULY 17, 2013
7:00 PM; VILLAGE HALL. WHITNEY ROOM**

I. ATTENDANCE

Malcolm D. LaFever
Paul M. Drozdziel
Patrick McCormick
Bonnie Taylor-Davis

ABSENT

Laura Nobles
Kevin O'Donoghue
William Wall

Anthony Cappello, Code Enforcement Officer

QUORUM, 4 Present, 3 Absent

II. APPROVAL OF THE MINUTES

MOTION: Taylor-Davis moved for approval of the minutes of the meetings of May 15, June 19 and June 27, 2013; seconded by Drozdziel. Voting in favor were: LaFever, Drozdziel, McCormick and Taylor-Davis. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

III. OLD BUSINESS

A. Signs

The Board was considering requiring applicants to post the property on which they'd proposed an action, giving the public the opportunity to contact the Village Office for details on that action.

O'Donoghue had an example of the signs used by another community, LaFever told Board members. He suggested holding off until they'd had a chance to look over the example. LaFever said he'd considered using the corrugated, wire-legged signs used in political campaigns and incorporating the cost of the sign, an additional \$1 or \$5, into the cost of the permit.

Had the Board considered putting proposed actions on the Fire Department's new electronic sign as a backup? Taylor-Davis wondered. The matter was tabled until O'Donoghue could bring in his example.

B. Zoning Code Reform

Recommendations under consideration:

B-1 & B-2 metal siding prohibition

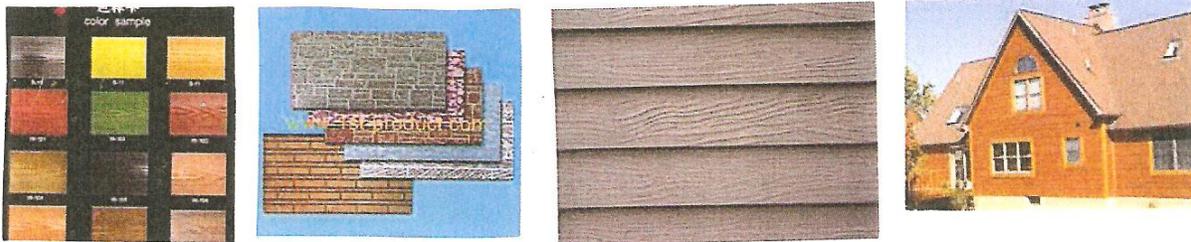
We wouldn't be the approving authority, we'd only be recommending a metal siding prohibition to the Village Board, LaFever told members. He wondered if the proposal should be put before the public at one of the Village Board's neighborhood meetings.

You've got to be careful, Cappello cautioned, Avon Feed & Supply, LLC, at 105 West Main Street had been awarded Main Street grant funding for property improvements and the owners wanted to put metal siding on their building. Avon Feed was in a B-2 General Business district.

A former Board member, Richard E. Martin, had proposed the metal siding prohibition last year about the time Pizza Land, 19 Park Place, had re-sided their building with metal siding. Martin had been concerned about community standards and appearances in the Village's Central (B-1) Business District.

As an alternative, Drozdziel suggested B-1 and B-2 property owners use **cement board** on the fronts of their buildings, reasoning cement board would enhance a building's curb appeal.

Cement Board Siding



Cement board siding is made from fiber cement – a mixture of sand, cement and cellulose fibers. Cement board siding comes in a variety of colors and can be made to look like clapboard, complete with grain and knots, cedar shakes, brick and stone with horizontal, vertical or diagonal board effects.

R-1 Front Yard Parking Prohibition

Nobles had proposed the front yard parking prohibition last year when the Board shifted its Zoning Code review from Wadsworth Avenue to Rochester Street. Nobles resides at 332 Rochester Street.

LaFever wondered if the proposal should be put before the public at one of the Village Board's neighborhood meetings. There were no driveways in some places – like his (Maple Street) neighborhood, he pointed out.

They don't have substantial front yards in that neighborhood either, McCormick noted. You couldn't prohibit front yard parking on Bronson Avenue, LaFever followed-up, but Drozdziel protested, saying, "I don't buy that, if you have a driveway, park in it."

So, what do we want to do? LaFever asked.

Metal Siding Prohibition – Adding R-1A to the Zoning Map

Getting back to the metal siding prohibition, LaFever noted the Village had just one, small C-2 Combination Central Business/Light Industrial district, taking in 75 West Main Street (the

former Dioguardi's Deli) and the neighboring 81 West Main Street (Tim's Auto Center). Should the metal siding prohibition be expanded to include C-2?

And, as long as he had the Village's zoning map out, LaFever asked about the R-1A One Family Residential district the Board had created and recommended for Village Board approval in 2011.

The Board had created the new district to accommodate conversion of the former Collins-Hayes medical office building at 190 Clinton Street into a day care center, the stretch of Clinton Street involved had previously been zoned R-1 One Family Residential. The medical office had been a prior, non-conforming use, but the building had been vacant for more than a year so, it had reverted to R-1 - which didn't allow day cares.

The Board had recommended putting the north side of Clinton Street, from Lacy Street to Hal Bar Road, into their new R-1A district – which would allow day cares, but the Village's zoning map had never been amended to show the district. The map should be updated, LaFever asserted.

Getting back to the metal siding prohibition and possibly expanding it, Drozdziel asked about the Village's C-1 Combination Multiple-Family/Light Industrial district.

The Village's only C-1 district began just beyond the Rochester Street side of 90 West Main Street and extended north, along the west side of Rochester Street, to the southern border of Star Headlight & Lantern Company at 455 Rochester Street.

We're saying we don't want to restrict metal siding down the west side of Rochester Street? Drozdziel inquired.

I would say, no, LaFever responded, questioning the imposition of such a prohibition there. If you were a property owner there who had had metal siding and wanted to replace it – could you? LaFever asked.

The west side of Rochester Street included light industrial and multiple residential buildings such as the Aldon Corporation at 221 Rochester Street and another metal-sided building used for apartments at 239 Rochester Street.

But, even with the metal siding prohibition, the Board could permit replacement **in-kind**, allowing any property owners with metal siding to replace it or add on to their buildings with a similar type of siding, Drozdziel reasoned.

With that proviso, LaFever said he didn't see why C-1 couldn't be included.

MOTION: Taylor-Davis moved to prohibit metal siding in the B-1, C-1 and C-2 districts with repair or replacement in-kind permitted.

Turning to the Village's Comprehensive Plan, the same prohibition should be incorporated in that document, Drozdziel said, and he asked if colors should be suggested in the Plan.

One of their goals, Taylor-Davis recalled, had been not to let the Comprehensive Plan sit on the shelf.

MOTION AMENDED: Taylor-Davis' motion was amended:

- to update the Comprehensive Plan to include the same **metal siding prohibition** as the Zoning Code (no color restrictions)
- to update the zoning map to show Richmond Lane as a **dedicated street**; and,
- to update the zoning map to show the north side of Clinton Street from Lacy Street to Hal Bar Road as **R-1A**

Drozdzial seconded the amended version of the motion and voting in favor were: LaFever, Drozdzial, McCormick and Taylor-Davis. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

As an aside, Taylor-Davis asked about the sidewalks on D'Angelo Parkway (the North Avenue Heights subdivision) – they were supposed to go in after a majority of the lots had been sold.

They're going in, LaFever assured her.

R-1 Front Yard Parking Prohibition

TABLED: At the suggestion of the chairman, the R-1 front yard parking prohibition was tabled until Nobles could be present.

IV. NEW BUSINESS

A. Change of meeting day/time

Considerations:

- Rotary Club meetings were held on Tuesdays.
- Lions Club meetings were held on Wednesdays.
- Livingston County Planning Board meetings were the second Thursday each month.
- American Legion meetings were the third Thursday each month.

Additionally, Taylor-Davis suggested returning to K-cups, as opposed to fill-n-brew baskets, for the Keurig coffeemaker and McCormick felt snacks should be available. The August meeting was set for Monday, August 12, at 6:30 PM, but later returned to the third Wednesday (August 21) at 7:00 PM when unforeseen conflicts arose. A final decision on changing the meeting day and time was anticipated at the August 21 meeting.

B. Operating Procedures

- No action will be taken without a signed, paid for application in hand.
- Questions should be submitted to the Board in writing in advance of the meeting

V. ADJOURNMENT

The Board adjourned at 8:12 PM.

Gary Margiotta
Deputy Clerk