

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, FEBRUARY 23, 2016
7:00 PM, VILLAGE HALL, CONFERENCE ROOM B**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Patrick McCormick
Kevin O'Donoghue
William Wall (7:45 PM)

ABSENT

Laura Nobles

QUORUM, 5 Present, 1 Absent

Anthony Cappello, Code Enforcement Officer
Kurt Rappazzo, Civil Engineer, MRB Group
John Steinmetz, Steinmetz Planning Group
Timmy Batzel, Village Trustee
Robert Hayes, Village Trustee

PathStone Development Corp., Rochester

Robert B. Cain, Real Estate Developer
Les Kernan, General Counsel

Passero Associates, Rochester

Matthew Newcomb, Civil Engineer

SWBR Architects, Rochester

Joseph Gibbons, Architect AIA

Guests

Robert Austen, 5 Hal Bar Road
Cathy Dickinson, 50 Clinton Street
Tina Faugh, 77 North Avenue
Barbara Herman, 277 Genesee Street
Glenn Kane, 89 North Avenue
Kathleen Salvati, 219 Commerce Drive

Drozdziel opened the meeting, introduced Village representatives and encouraged guests to sign-in.

II. APPROVAL OF THE MINUTES

MOTION: McCormick moved for approval of the minutes of the meeting of January 19, 2016. Voting in favor were: Drozdziel, Borkhuis, McCormick and O'Donoghue. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

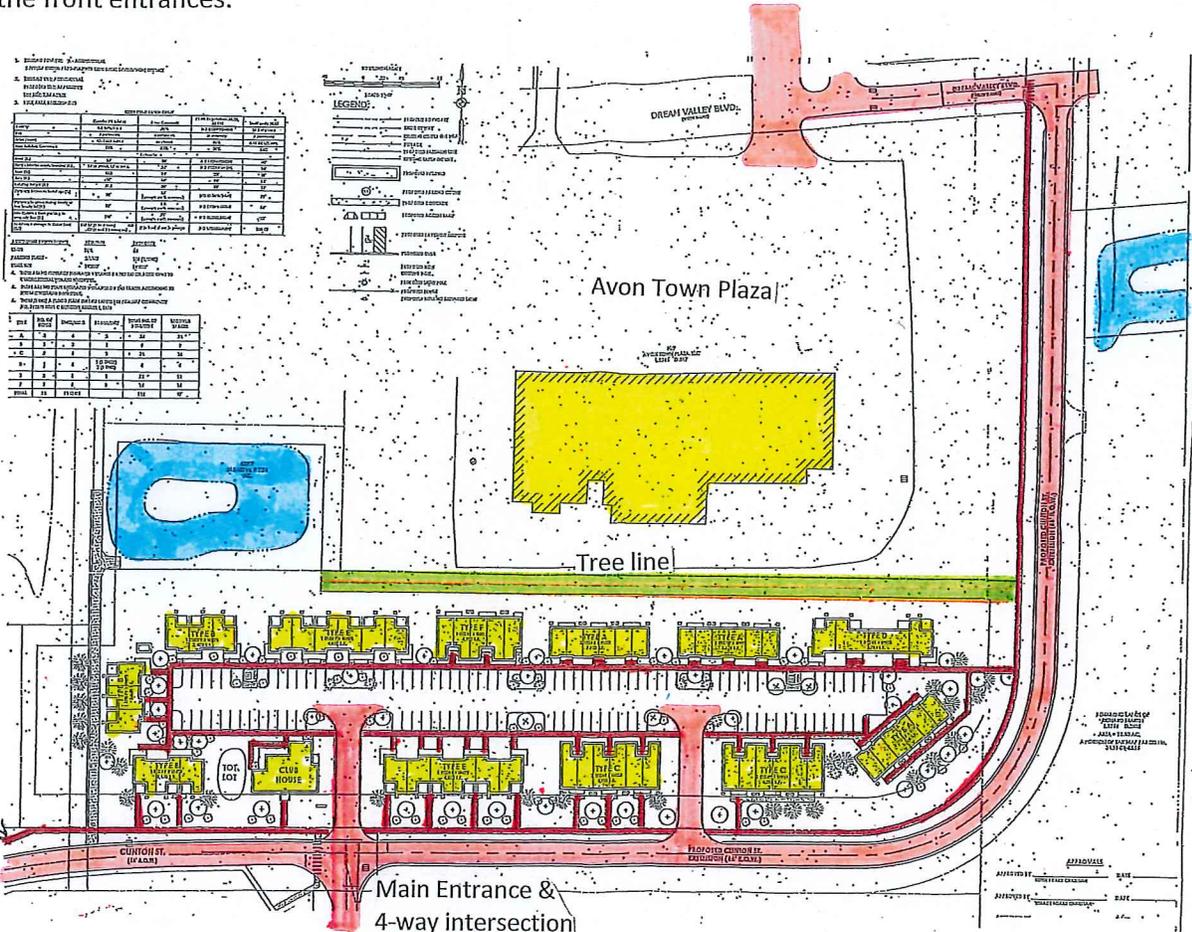
III. OLD BUSINESS

B. Country Hill Estates – PathStone Development & Passero Associates

60-unit apartment/townhouse complex
North side of Clinton Street across from the Avon High School access road

Their main effort had been to create more of a “village feel” with Country Hill Estates, a look in better keeping with the character of Avon, Newcomb told Board members. To that end, Passero had come up with a new site plan, moving the complex’s buildings around and lining them up parallel with Clinton Street Extension:

Sidewalks from the rear of the buildings to Clinton Street Extension had been added, Newcomb continued, illustrating the revisions with slides. Peaks and stone fascia had been added to rear entrances with French doors used, rather than patio doors, in an effort to have rear entrances mirror the front entrances.



Moving on, Newcomb told Board members PathStone & Passero were now proposing two entrances into Country Hill Estates. They’d previously offered one, main entrance with a crash gate exit to the east to facilitate fire truck accessibility.

Now, they were proposing a main entrance - opposite the Avon High School access road which would make that a 4-way intersection – and a second entrance about 320 feet further east, Newcomb told Board members.

10-foot Drop From Clinton Street Extension to the Buildings

Board members had previously been concerned over Clinton Street Extension’s rising elevation. Motorists would be looking into the second floor windows of Country Hill Estates’ townhouses as they

Push for Public Hearing

PathStone & Passero were asking the Planning Board to move forward on the project to get the public's feedback.

Drozdziel acknowledged he had received a letter from PathStone February 16, requesting the public hearing then a continuation of the process.

But, the public hearing would just be one of "multiple" steps, Steinmetz pointed out, adding it'd be a way of getting feedback on the process.

Would the hearing allow for questions? Austen wondered.

The purpose of the hearing would be to "take comments," Steinmetz responded. Those comments would be recorded then the applicant (PathStone) would come back with their responses. Would there be a second public hearing? Austen followed-up.

No, Steinmetz said, there wouldn't.

People were going to be looking for answers, Austen persisted.

They've had comments on property taxes, Newcomb said, but this public hearing would be intended to address State Environmental Quality Review Act (SEQR) issues, landscaping, drainage and the like.

Given the number of people they'll likely see the Board will be looking for comments, trying to digest them and go from there, Rappazzo related, adding the Board would try not to engage in too much dialogue.

Austen was unsure the public understood the Planning Board's role in the process.

Borkhuis said they wouldn't stop someone from saying something.

(7:45 PM – Wall arrives)

Comments could be submitted in writing, Rappazzo added.

Drozdziel said the hearing could be Wednesday, March 16.

And, the hearing would be limited to PathStone's request to have the Country Hill Estates site rezoned from A, Agricultural, to PRDD, Planned Residential Development District, Steinmetz said.

According to Chapter 30, Section 124, of the Municipal Code, the Village Board would conduct a public hearing on the site plan for Country Hill Estates, Steinmetz added.

MOTION: Borkhuis moved to set the public hearing on rezoning the Country Hill Estates site from A, Agriculture, to PRDD, Planned Residential Development District, for 7:00 PM Wednesday, March 16, 2016 in Conference Room B at Village Hall. Seconded by O'Donoghue. Voting in favor were: Drozdziel, Borkhuis, McCormick, O'Donoghue and Wall. Voting against were: none.

CARRIED, 5 Ayes, 0 Nays

PathStone & Passero had also submitted an application for a subdivision, Drozdziel noted, but the rezoning issue should be decided first.

Newcomb had hoped rezoning, site plan and subdivision could be addressed together. Where would they be, if the PRDD and site plan were approved and then the subdivision application were rejected? he wondered.

Rezoning had to come first, Steinmetz stated. His recommendation was to deny the subdivision application, without prejudice, until the rezoning issue had been addressed.

MOTION: McCormick moved to deny the PathStone Development Corporation **APPLICATION FOR SUBDIVISION**, without prejudice. Seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, McCormick, O'Donoghue and Wall. Voting against were: none.

CARRIED, 5 Ayes, 0 Nays

The legal advertisement for the public hearing would be published in The Livingston County News 10 days prior to the March 16 public hearing, Drozdziel noted.

The comments taken would become part of the public record then presented to the PathStone Development Corporation then PathStone would respond at the Board's April 19 meeting, the Chairman added.

At some point, O'Donoghue noted, the Board would have to make a recommendation to the Village Board.

The Village Board would conduct another public hearing on the proposal, Rappazzo remarked.

The Municipal Code is on the Village website (www.avon-ny.org) and is available to anyone who wanted to check it out, Drozdziel noted.

IV. NEW BUSINESS

Nothing presented.

V. ADJOURNMENT

MOTION: McCormick moved for adjournment at 8:17 PM, seconded by O'Donoghue. Voting in favor were: Drozdziel, Borkhuis, McCormick, O'Donoghue and Wall. Voting against were: none.

CARRIED, 5 Ayes, 0 Nays

Gary Margiotta
Deputy Clerk