

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, JUNE 18, 2024
7:00 PM, VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
John Gibson
Kelley Tonra

ABSENT

Paul D. Phillips

STAFF

Patrick McCormick, Village Board Liaison
Gary Margiotta, Secretary

GUESTS

Richard Greer, Property Owner
Krista Greer, Subdivision Applicant
James Warren, structural engineer intern
with the MRB Group

II. APPROVAL OF THE MINUTES

(May 21, 2024, meeting cancelled due to a lack of a quorum)

MOTION: Borkhuis moved for approval of the minutes of the meeting of April 16, 2024, seconded by Tonra. Voting in favor were: Drozdziel, Borkhuis, Gibson and Tonra. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

III. OLD BUSINESS

Nothing pending (Prine subdivision, stamped survey map submitted & filed with Livingston County).

IV. NEW BUSINESS

A. Application for a Minor Subdivision

149 River Street; 2-lot subdivision
Lot #1: 7.526 acres, Lot #2: 3.049 acres
Zoned AG-Agricultural, Flood Plain District

Richard Greer, Property Owner

187 River Street; Avon, NY 14414

Krista Greer, Subdivision Applicant

367 Barry Road; Irondequoit, NY 14617

Richard Greer owned the property to be subdivided, Krista Greer began. They would be subdividing 149 River Street into two lots: Lot #1 would be 7.526 acres while Lot #2 would be 3.049 acres. Lot #1 had barns and a fenced garden while Lot #2 was an undeveloped but maintained lawn.

Greer told Board members she planned to build a house and garage on Lot #2. Her plans were to build this fall. Drozdziel confirmed the lots were in a Flood Plain District, but Richard Greer noted he hadn't been required to get flood insurance on his house.

River Street is a dedicated street, served by municipal water and sewer with fire and police protection provided by the Village. The lots to be subdivided were in an AG-Agricultural District with no curbs siding the street (no curb cut required for a driveway).

The minimum lot width for single-family dwellings in an AG District is 60 feet, Krista Greer told Board members (with a 30-foot front yard setback, 15-foot side yard setbacks and a 30-foot rear yard setback).

Drozdziel canvassed Board members for questions. There being none, the Chairman noted some additional work would be necessary, a public hearing would have to be held, that could be scheduled in conjunction with the Board's next meeting, 7:00 PM Tuesday, July 16.

It's a beautiful location, McCormick remarked.

It is, Greer agreed, that ending the subdivision application portion of the meeting.

B. Around the table

a. New Mayoral Administration

McCormick said he was getting used to Mayor Robert C. Hayes' new administration. Hayes had been elected to succeed Thomas W. Freeman in the Spring. Thomas Cushing had joined the Board as a Trustee, succeeding William Zhe.

b. White Horse Sales & Service, 90 West Main Street

Christopher M. Bill of White Horse Sales & Service in East Avon had purchased 90 West Main Street from JTS Rochester, LLC, of Victor late last year. He had appeared before the Planning Board at the Board's October 17, 2023, meeting and told members he anticipated installing five lifts in the building for mechanical work only.

Bill said he'd do oil changes and mechanical work, prepping low mileage, newer model vehicles for sale at his East Avon location, but he assured Board members he wouldn't be doing **COLLISION WORK or DETAILING.**

Bill also said he'd install a white, vinyl privacy fence around the vacant lot north of 90 West Main Street so that no vehicles parked there would be seen from the road.

But Bill wasn't doing what he'd promised, Drozdziel remarked, adding he might be doing things that required a special use permit for outdoor storage.

McCormick wondered if Bill had bought or was renting the property.

That didn't matter, Drozdziel countered. Bill had gone from storing two vehicles in the lot north of the building to 25 – put the fence up, he exclaimed! The Chairman pointed out the Board had required Jaguar Tubulars, which planned on building a plant in the industrial park, to get a special use permit for outdoor storage.

The used car market has "tweaked a bit," Gibson commented.

Have Village Code Enforcement Officer Robert Alexander go down and talk to Bill, McCormick suggested.

c. Guest from the MRB Group

James Warren, a structural engineer intern at the MRB Group, Engineering, Architecture and Surveying, of Rochester and the Village's consulting engineering firm, was a guest. Warren told Board members he was a third-year student at RIT as well as an intern with MRB.

V. ADJOURNMENT

MOTION: Gibson moved for adjournment at 7:38 PM, seconded by Borkhuis. Voting in favor were: Drozdzziel, Borkhuis, Gibson and Tonra. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Secretary