

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, JULY 16, 2024
7:00 PM; VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Paul D. Phillips
Kelley Tonra

ABSENT

John Gibson

QUORUM: 4 Present, 1 Absent

GUESTS

Richard Greer, Property Owner
Krista Greer, Subdivision Applicant
Gary & Martha Keenan, Subdivision Applicants
Kevin O’Donoghue, Surveyor

STAFF

Gary Margiotta, Secretary
Patrick McCormick, Village Board liaison - absent

II. APPROVAL OF THE MINUTES

MOTION: Tonra moved for approval of the minutes of June 18, 2024, seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, Phillips and Tonra. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

III. OLD 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 14617that

Phillips read the public hearing notice:

PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held before the Planning Board of the Village of Avon on Tuesday, July 16, 2024, at 7:00 PM at Village Hall, 74 Genesee Street, Avon, New York, on the following matter:

Richard Greer of 187 River Street, Avon, New York, wishes to subdivide a parcel identified as Tax Map Number 34.05-1-1.11 into two lots: Lot #1 – 7.526 acres and Lot #2 – 3.049 acres.

Said property is in an AG-Agricultural District, Residential Use, and is undeveloped, maintained lawn. The property is in a Flood Plain District.

The Village of Avon Planning Board will, at the aforesaid time and place, hear all persons in support of said matter or objections thereto. Persons may appear in-person or by agent or attorney.

Dated: June 20, 2024

By Order of the
Planning Board of the
Village of Avon

Paul M. Drozdziel
Chairman

Drozdziel called for comments from the public, none were heard.

MOTION: Phillips moved to close the hearing, seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, Phillips and Tonra. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Tonra said she had walked along the lots in question and they “looked good.”

Phillips asked if there were any concerns about building in a flood plain.

Krista Greer said the lot goes from River Street west to the Genesee River, but said only half the lot was in the flood plain (the zoning map indicated the entire lot was in the flood hazard area).

MOTION: Tonra moved to approve the subdivision application, seconded by Phillips. Voting in favor were: Drozdziel, Borkhuis, Phillips and Tonra. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

O’Donoghue said he would provide a Mylar map and six paper copies. A tax receipt was needed then those documents should be filed with Livingston County. The Real Property Tax Services Department would assign a tax map number and 911 with the Sheriff’s Department would assign a house number.

IV. NEW BUSINESS

A. Application for a Minor Subdivision

227 Temple Street, 2-lot subdivision
Lot #1: 0.431 acres; Lot #2: 0.454 acres
Zone VR-Village Residential

Gary Keenan, Subdivision Applicant

223 Temple Street, Avon, NY 14414

Gary and his wife, Martha Keenan, along with O’Donoghue, were present to explain the application.

There was really no new lot, O’Donoghue began. The Keenan’s owned 223 and 227 Temple Street. They wouldn’t be creating a building lot, the surveyor told Board members.

They would be selling 227 Temple Street and leaving 19,765 square feet behind 227 Temple Street as part of the yard that went with 223 Temple Street, Martha Keenan explained. They had a tenant at 227 Temple Street who would be leaving at the end of August.

The Planning Board would schedule a public hearing on the application for 7:00 PM Tuesday, August 20, Drozdziel told the Keenan’s .

B. Miscellaneous

Charlton Farm Listed for Sale

J. Douglas and Elaine McCarthy had listed The Charlton Farm of NY, LLC, at 300 East Main Street for sale, by owner, at \$5 million. The property included 29.97 acres, a 30-room mansion built in 1894 by Rochester architect, J. Foster Warner.

Emmett J. Jennings had been the original owner. He had been a carriage maker and had run a stagecoach line between Avon and Rochester. The mansion had been operated as a bed and breakfast for many years.

The property included a second house and two barns and was assessed at \$722,300.00. The McCarthy's had been attempting to establish a brewery called, the Crooked Barn Craft Brewery, in one of the barns and had a "Taproom Tasting" event scheduled for 1:00 PM until 9:00 PM Corn Fest Saturday, August 10.

**White Horse Sales & Service Update
90 West Main Street**

Christopher Bill of White Horse Sales & Service in East Avon had purchased 90 West Main Street and had told the Planning Board he would erect white, vinyl privacy fence around the vacant lot north of the building so that cars and trucks stored there wouldn't be visible from the (Rochester) street. That hadn't been done and Tonra wondered if there were any follow-up.

The Village Board was aware of the situation and Code Enforcement Officer Robert Alexander was working on it, Drozdziel responded.

Town Hall Rehab

Renovations at Town Hall were progressing, Drozdziel reported. Drozdziel was a member of the Town Board.

Avon Free Library Addition

The library would like to put an addition on the building for stairwells and an elevator, Drozdziel stated. Backyard improvements and roof replacement were other projects on their to-do list, he added.

V. ADJOURNMENT

MOTION: Phillips moved for adjournment at 7:37 PM, second by Bokrkhuis. Voting in favor were: Drozdziel, Borkhuis, Phillips and Tonra. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Secretary