

**MINUTES OF A METING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, OCTOBER 15, 2024
7:00 PM, VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
David Sharman
Kelley Tonra

ABSENT

Marilyn Borhuis
Paul D. Phillips

GUESTS

Donald Temperatp, Temperato Constructors
39 East Bellaqua Estates Dr; Rochester, NY 14624

STAFF

Patrick McCormick, Village Board Liaison
Gary Margiotta, Secretary

ABSENT - STAFF

Robert Alexander, Code Enforcement Officer

**NEW MEMBER
DAVID SHARMAN**

The Village Board had appointed Sharman to fill John Gibson’s unexpired term October 7. Sharman introduced himself and told Board members he was “fairly new” to the community, that he had moved here in 1987. He’d worked as a music teacher then moved on to computer science until 2016. After computer science, Sharman said he’d moved into professional consulting.

Sharman said he had worked on the Town of Avon’s Planning Board. He and his wife, Rebecca, had three sons and, recreationally, he played pickleball with former Village Deputy Mayor William Zhe.

By way of reciprocity, Drozdziel said he had been a Village resident for 20 years. He told Sharman he used to be the “ice cream man,” having owned Sprinkles Ice Cream Parlor at 184 Spring Street for a dozen years. Drozdziel added he’d just retired as the director of maintenance and special projects at RIT after 38 years.

**DEPARTING MEMBER
KELLEY TONRA**

Tonra had been a member of the Planning Board since 2022 (succeeding William Wall). Drozdziel thanked her for her work on the Village’s solar law. She’d enjoyed it, Tonra responded. The Village Board had appointed Tonra as a member and the chairwoman of the Village’s Parks Commission October 7 (she replaced Ashley Comeau who had moved up to the Village Board as a Trustee).

II. APPROVAL OF THE MINUTES

Of the meeting of August 20, 2024 (the September 17, 2024, meeting had been cancelled)

MOTION: Tonra moved for approval, seconded by Drozdziel. Voting in favor were Drozdziel and Tonra with Sharman (a new member attending his first meeting) abstaining.

NO ACTION: 2 Ayes, 0Nays, 1 Abstention

III. OLD BUSINESS

Nothing pending

IV. NEW BUSINESS – 6-LOT HOUSING DEVELOPMENT

Drainage, a key concern

Donald Temperato, Temperato Constructors

39 East Bellaqua Estates Dr., Rochester, NY

6-lot housing development

26, 36, 46, 56, 66 & 76 Pole Bridge Road

Temperato had applied for a building permit for a 1,933-square-foot ranch house at 76 Pole Bridge Road and hoped to continue building on the remaining lots in the spring. He planned to build ranches with walk-out basements on all six lots, Temperato told Board members.

The topography was downhill from Pole Bridge Road and Drozdziel said the Board had had previous discussions on drainage.

All the gutters would be hard piped into holding tanks, Temperato responded.

Sidewalks:

Another Primary Concern

5-foot-wide sidewalks had been discussed when the property was subdivided in 2022 (previous owners Richard and his daughter, Katherine, Martin), Drozdziel pointed out the Village did have a sidewalk requirement.

Sidewalks hadn't been shown on his plans, Temperato said. Would he only be responsible for sidewalks in front of the houses he built? he asked.

The Board assured him that would be the case. It was also noted Richard Martin had put \$3,000 on deposit with the Village for sidewalks.

Getting back to drainage, McCormick noted a detention pond had also been discussed. Drozdziel said he would reach out to the MRB Group, the Village's engineering firm, the next morning and have MRB get back to Temperato by Thursday.

Did Temperato plan on building one house, selling it then moving on to the next house? Sharman asked.

No, Temperato responded. He hoped to start the house at 76 Pole Bridge Road this month then move on to the next house in the spring and keep going from there.

Would each house have a garage? Drozdziel inquired. They would, Temperato said.

Around the Room

White Horse Sales & Service

90 West Main Street, Avon, NY

Christopher Bill, proprietor

sales lot at 5574 East Avon Road, Avon, NY

October 17, 2023, Bill had promised to install a white, vinyl privacy fence around the vacant lot north of the auto service garage he'd bought at 90 West Main Street. The fence would conceal vehicles he'd brought in to be worked on from Rochester Street and from a neighboring apartment building. To date – that hadn't happened.

The fence was going up – one post at a time, McCormick reported.

Duffy's Pub

100 West Main Street, Avon, NY

Complaints had been received about appearances and upkeep at Duffy's Pub (a former railroad depot), but Ryan was cleaning up, McCormick assured Board members.

Constance Ryan, proprietor

Fuel Market Properties, LLC

337 Wadsworth Avenue, Avon, NY

McCormick said he was unsure of what was happening at 337 Wadsworth Avenue (formerly Cook's Avon Gas-Way). Imran Mehta had purchased the property with the intention of converting the service station into a mini mart. Permits had been issued to put a canopy over the gas pumps and to side the building.

Imran Mehta, proprietor

Avon Mini Mart, 11 East Main Street, Avon, NY

Jaguar Tubular – Wherefore Art Thou?

2915 Ogletown Road #3331, Newark, DE 19713

Village and County representatives, representatives from Jaguar's engineering firm, Passero Associates Engineering and Architecture of Rochester, their contactors, Terry the Builder from Penfield, and Greater Living Architectural from Caledonia met at Village Hall September 14, 2023.

270,000SF Steel Fabrication Factory

Barilla Drive – north of Barilla America, Inc.

At the time, ground-breaking was anticipated in March or April of 2024, taking a couple of years to complete. A power substation, a sanitary sewage pump station, a railroad siding and a large detention pond were anticipated needs of the project (Project Mill).

Doubts were expressed as to whether Jaguar would follow through on Project Mill.

Downtown Revitalization Initiative (DRI)

State Economic Development Program

The Village intends to apply for \$10 million for streetscapes, parks and the rehabilitation of downtown buildings, a new Village Hall has been suggested as another possible use.

Grant Applications Due October 18, 2024

Village to Apply for \$10 Million

V. ADJOURNMENT

MOTION: Sharman moved for adjournment at 7:52 PM, seconded by Tonra. Voting in favor were: Drozdziel, Sharman and Tonra. Voting against were: none.

CARRIED, 3 Ayes, 0 Nays

Gary Margiotta
Secretary