

**MINUTES OF A MEETING OF THE  
VILLAGE OF AVON PLANNING BOARD  
TUESDAY, JANUARY 21, 2025  
7:00 PM, VILLAGE HALL**

**I. ATTENDANCE**

Paul M. Drozdziel, Chairman  
Marilyn Borkhuis  
Paul D. Phillips  
David Sharman  
Brian Wade

**GUESTS**

Frank Csapo, 2050 Oak Hill Drive  
De Shell Development Corporation  
Anderson Meadows Expansion  
  
Stephen Csapo, 250 Commerce Drive

**STAFF**

Gary Margiotta, Secretary

The Board had discussed Village E-mail accounts for members at the November 18 meeting, Sharman noted. They hadn't voted, but the discussion hadn't appeared in the minutes. Margiotta promised to would follow up.

**II. APPROVAL OF THE MINUTES**

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

**CARRIED, 5 Ayes, 0 Nays**

**III. OLD BUSINESS**

**Jaguar Tubulars, Inc., Update**

99 Horseshoe Boulevard, Avon, NY

**270,000 square foot pipe fabrication facility**

property purchased, construction not underway

Jillian Coffey of Taylor the Builders of East Rochester had submitted a building permit for a gravel pad for materials and equipment and a 150-foot driveway. Building Inspector and Code Enforcement Officer Robert Alexander had told her Jaquar would have to pay outstanding bills owed to the Village and to apply for a building permit for Jaguar's building before the pad could be put in.

**IV. NEW BUSINESS**

**Anderson Meadows Expansion**

Commerce Drive Extension

**Frank Csapo, De Shell Development Corporation**

Stephen Csapo, 250 Commerce Drive, Avon, NY

The Anderson Meadows subdivision off Lake Road had been started 38 years ago, Frank Csapo told Board members. Houses had been built on 39 lots and there were another 27 lots to go.

Water, sewer, drainage and electricity had been installed. Remaining infrastructure requirements included: concrete gutters and sidewalks, blacktop, road base and trees, engineering, surveying and inspection fees and contingencies.

Csapo said up-to-date survey and engineering maps would be needed. The only other change would be, heretofore, he had been building the houses himself, now he would be selling lots and allowing qualified builders to do the construction.



The lots had been subdivided and had tax numbers. Csapo said he had been paying taxes on each, individual lot over the years.

Drozdzziel said he would reach out to the Village's engineering firm, the MRB Group of Rochester, for their input.

When they built a house in Anderson Meadows, Csapo told Board members, the lot was graded, a blacktop driveway went in along with the sidewalk, trees were planted and the lighting district was continued.

If someone who owned a house on the developed side of Commerce Drive wanted to buy a vacant lot behind them, would that be allowed? Drozdzziel wondered.

Yes, but the price would depend on associated costs, Csapo answered.

Stephen Csapo mentioned holding the assessment on lots to "curb value."

It might, Frank Csapo pointed out, take them 10 years to develop the 27 remaining lots. He'd built two houses last year, one had sold while the other was still on the market, he noted.

Things may go quicker than you anticipate, Drozdzziel remarked.

The last potential buyer had left because of taxes, Frank Csapo said. Csapo been working with a builder in Honeoye Falls, he was somewhat interested, but a house that would go for \$440,000 in Avon might go for \$540,000 in Honeoye Falls.

Stephen Tuchrello of Fowlerville was another builder they could work with, Stephen Csapo said.

Would there be a buffer between the lots on the east side of Commerce Drive and the neighboring Avon Central School District athletic fields? Wade wondered.

There was a natural hedgerow there, Stephen Csapo responded.

And that would be cleared out? Wade followed up.

No, that would stay, Stephen Csapo said.

Drozdzziel reiterated he would reach out to MRB and have them prepare a list of things that might be required.

An estimated cost of putting the road in would have to be prepared as well, Csapo added.

**Crooked Barn Brewery**  
310 East Main Street, Avon, NY

**J. Douglas & Elaine McCarthy**  
PO Box 204, Avon, NY 14414

The McCarthy's had met Thursday, January 16, at Village Hall with: Planning Board Chairman Drozdzziel, Maureen Wheeler, Deputy Director of the Livingston County Economic Development Department, Robert Alexander, Building Inspector and Code Enforcement Officer and Village Atty. Jake Whiting.



The McCarthy's lacked stamped engineer's drawings and an approved site plan. Once the Planning Board had a site plan in-hand they would review it then make a recommendation to the Village Board. Drozdziel reminded Board members the Village Board would make the final decision.

The McCarthy's have been awarded a \$35,000 Dream-O-Vate grant through the Livingston County Economic Development Department, the Chairman continued. The Dream-O-Vate program was intended to:

- Recruit new business that would enhance the existing mix
- Improve the economic climate through increased resident and tourist traffic
- Capture greater resident and visitor spending
- Create a positive buzz about the county and its communities

The Dream-O-Vate program focused on:

- Food & drink
- Tourism
- Specialty retail; and
- Entertainment

Awards were set to expire Saturday, February 1, but have been extended six months through August 1

#### **V. ADJOURNMENT**

**MOTION:** Phillips moved for adjournment at 7:40 PM, seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, Phillips, Sharman and Wade. Voting against were: none.

**CARRIED, 5 Ayes, 0 Nays**

Gary Margiotta  
Secretary