

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, FEBRUARY 18, 2025
7:00 PM. VILLAGE HALL**

I. ATTENDANCE

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

STAFF

Gary Margiotta, Secretary

II. APPROVAL OF THE MINUTES

MOTION: Borkhuis moved for approval of the minutes from the January 21, 2025, meeting, 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

A. Anderson Meadows Subdivision

Extending Commerce Drive

(see MRB letter of January 28, 2025)

Frank Csapo, 2050 Oak Hill Drive, Avon, NY

DeShell Development Corporation

Steven Csapo, 218 Commerce Drive, Avon, NY

Frank and Steven Csapo did not attend. Drozdziel said he had spoken with Sherman Gittens, a Civil Engineer with the MRB Engineering Group of Rochester, and nothing had changed since the last amendments to the subdivision in 2017. Some agreements between Csapo and the Village on the detention pond were needed, Drozdziel noted, but otherwise there was nothing new.

IV. NEW BUSINESS

A. New Home Construction

157 D'Angelo Parkway, Avon, NY

Kyle & Amanda Whitford

140 Pole Bridge Road

Gerber Homes & Additions, Ontario, NY

Drozdziel was unsure why a new home construction was on the agenda. The Whitfords, Gerber Homes and Building Inspector & Code Enforcement Officer Robert Alexander did not attend the meeting.

B. Stone Pad & Driveway

100 Horseshoe Boulevard, Avon, NY

Jaquar Tubulars (Terry the Builder)

105 Despatch Drive, East Rochester, NY

Terry the Builder had applied for a stone pad and driveway for the storage of shipping containers. Alexander had denied the application until Jaguar paid outstanding engineering bills and until an application for Jaguar's building had been received.

If Alexander was having no luck collecting the outstanding engineering bills, Drozdziel suggested he contact Village Atty. Jake Whiting and have Whiting get in touch with Jaguar.

C. Zombie House

184 Rochester Street, Avon, NY

Guardian Asset Management

14405 Walters Road, Suite 500. Houston, TX

Gary Cottone had owned the property at 184 Rochester Street but he'd passed away June 15, 2019. The house had been vacant since then. Borkhuis, who lived around the corner from 184 Rochester Street, noted two dumpsters had been placed on the property. She wondered if the property had been sold.

The Village had talked of putting together a list of "*problem properties*," Phillips recalled, but added there apparently hadn't been any traction with that.

If the Code Officer was going to investigate he would need a written complaint, Drozdziel remarked.

D. Vacant House

126 Wadsworth Avenue, Avon, NY

Vanmaaren Construction, Inc.

7335 Community Drive, Lima, NY

James Vanmaaren had bought the former Niagara Mohawk property at 144 Wadsworth Avenue then later, bought a vacant, single-family home next door at 126 Wadsworth Avenue and had renovated the home, but it had remained vacant since 2019.

Borkhuis wondered about the status of the house. Drozdziel said he was "*not happy*" with all the equipment and "*junk*" that Vanmaaren stored on the parking apron that fronted 144 Wadsworth Avenue.

E. White Horse Sales & Service

90 West Main Street, Avon, NY

Chris Bill, proprietor

sales lot at 5574 East Avon Rd; Avon, NY

October 17, 2023, Bill had told the Planning Board he would install a white, vinyl, privacy fence around the vacant lot north of the building and would do mechanical work only at the garage; no collision work, no detailing and no sales.

Borkhuis said she had seen three vehicles out front of the building and they had had prices on them.

Drozdziel added Bill was supposed to put a privacy fence around the vacant lot north of the building, but had only done part of the fence.

V. ADJOURNMENT

MOTION: Borkhuis moved for adjournment at 7:15 PM, seconded by Sharman. Voting in favor were: Drozdziel, Borkhuis, Phillips, Sharman and Wade. Voting against were: none.

CARRIED, 5 Ayes, 0 Nays

Gary Margiotta
Secretary