

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

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Paul Phillips
Brian Wade

ABSENT

David Sharman

QUORUM, 4 Present, 1 Absent

GUESTS

Amanda Whitford, 140 Pole Bridge Road, Avon
John Graziose, Partner, Gerber Homes

STAFF

Sherman Gittens, MRB Group
Robert Alexander, Code Enforcement
Patrick McCormick, Village Board Liaison
Gary Margiotta, Secretary

II. APPROVAL OF THE MINUTES

MOTION: Phillips moved for approval of the minutes of the meeting of February 18, 2025, seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, Phillips and Wade. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

III. OLD BUSINESS

Nothing pending

IV. NEW BUSINESS

New Home Construction
157 D'Angelo Parkway, Avon, NY

Amanda Whitford
140 Pole Bridge Road, Avon, NY

John Graziose, Partner
Gerber Homes, Ontario, NY

After their house, D'Angelo Parkway has one vacant lot remaining, Amanda Whitford told Board members. She and her husband, Kyle, wanted to build a single-family home with a garage on the right side at 157 D'Angelo Parkway. The design would fit with the character of the neighborhood, she assured Board members, adding the planned a 2-story home.

Had Alexander if he had reviewed the plans? Drozdziel asked.

All the documents were there, Alexander told Board members. The house, he continued, would be on a .988-acre lot with a 39-foot setback. The house would be "*stick built*" and the builder had built in the Village and Town before, he added.

Are there alternates in the plans? Phillips asked.

They'd already selected the stone for the front and the siding, Whitford volunteered.



157 D'Angelo Parkway

The house should take six to eight months to complete from start-to-finish, Graziose added.

Why had the project come to the Planning Board? Drozdziel wondered.

The Board was just being asked to review the site plan and make a positive recommendation to the Village Board, Gittens explained.

The house fit the footprint of the site, Alexander commented.

No valves, shut-offs or utilities should be located under the driveway, Gittens noted.

As for size, Whitford told Board members the house would be 3,066-square-feet.

MOTION: Phillips moved for a ***positive recommendation*** to the Village Board, seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, Phillips and Wade. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

O'Reilly Auto Parts (new store)

TOPS Plaza

O'Reilly Auto Parts

2599 East Henrietta Road, Rochester, NY

O'Reilly Auto Parts had been informed they were on the agenda (*no representatives were on hand*), Alexander told Board members. The company was apparently interested in building a 7,600-square-foot store on 1.4-acres at the front of the TOPS plaza.

O'Reilly had reached out to the Village over the property's zoning, Alexander continued, adding they were supposed to follow-up by bringing their site plan to tonight's meeting.

Would trees be removed or a separate curb cut be required? Phillips asked - neither were anticipated.

Would every store in the plaza have enough parking? Gittens wondered, noting one parking space was required for every 200-square-feet of commercial space (*O'Reilly's would require 38 spaces for their 7,600-square-foot store*).

Who owned the plaza? Drozdziel asked.

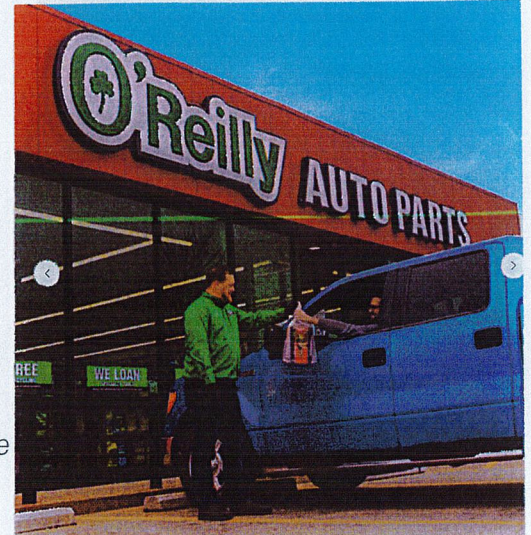
TOPS plaza was managed by Sky New York Holdings, LLC, of 10101 Fondren Road, Suite 545; Houston, TX 77096.

Was O'Reilly's looking to subdivide? Gittens inquired.

They'd need to come before the Planning Board and then the Village Board, Drozdziel said.

Procedure would have O'Reilly's coming before the Planning Board first with a concept plan. If that was acceptable, O'Reilly's would follow up with a sketch plan then a preliminary plan. Their final plan would go to the Village Board.

O'Reilly's should also submit color renderings and a landscaping plan, Gittens advised Board members. How well would their proposed store fit in with the character of the plaza? The Board should make it look the way they wanted it to look, Gittens said.



TOPS Plaza
7,600 sf store on 1.4 acres

V. ADJOURNMENT

MOTION: Phillips moved for adjournment at 8:10 PM, seconded by Wade. Voting in favor were: Drozdziel, Borkhuis, Phillips and Wade. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Secretary