

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
WEDNESDAY, JANUARY 9, 2019
6:00 PM; VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Patrick McCormick
Kevin O'Donoghue (6:40 PM)
William Wall

GUESTS

John Steinmetz, Barton & Loguidice
Molly Gaudio, Barton & Loguidice

QUORUM, 5 Present, 0 Absent

STAFF

Lance Brabant, Sr. Planning Associate, MRB Group
Anthony Cappello, Code Enforcement Officer
Robert Hayes, Trustee, Village Board Liaison
Gary Margiotta, Deputy Clerk

II. ZONING CODE UPDATE

Project Timeline

MOLLY B. GAUDIOSO, COMMUNITY PLANNER

Barton & Loguidice

Article II Residential Districts

Existing residential districts were:

- One Family Residential (R-1) District
- Multiple-Family Residential (R-2) District
- Combination Multiple-Family/Light Industrial (C-1) District
- Planned Residential Development District (PRDD)

Proposed residential districts were:

- Village Residential (VR) District
- Multi-Family Residential (MFR) District
- Mixed Residential (MR) District

Residential Lot Width - pg. 1 & 2

Residential lots in the Village ranged from 40 feet to 90 feet wide, Gaudio noted. But, the Village's Zoning Code R-1 District required a minimum lot width of 100 feet. The update would require a more realistic minimum lot width of 50 feet in its VR District.

And, that was in keeping with the Village's Comprehensive Plan, Gaudio continued. Likewise, the Zoning Code required a minimum front yard depth of 40-feet in an R-1 District. The update, meanwhile, cut that down to 20 feet in its VR District.

The update also called for a maximum building height of 35 feet in its VR District, Drozdziel said. Is that what the Village had in its R-1 District now? he asked.

Yes, Gaudio confirmed.

2-Family Dwellings Allowed with a Special Use Permit – pg. 2

On another note, the update would allow 2-family dwellings in a VR District with a special use permit as opposed to having to go through the variance process.

The Village had several R-1 neighborhoods with a preponderance of 2-family dwellings, even apartment houses, Gaudioso said. Rochester Street and Wadsworth Avenue were cited as examples.

The special use permit would enable the Board to preserve the character of a neighborhood. If a 2-family dwelling were contrary to the character of a particular neighborhood, the special use permit application for a 2-family could be denied.

Off-Street Parking Standards – pg. 7

On page 7, under Residential Parking Standards, C., stated, “Off-street parking spaces may be provided in any yard space **EXCEPT FRONT YARD SPACE.**” McCormick asked for clarification.

That meant what it said, Gaudioso responded. Off-street parking would be allowed in side and rear yards, but not the front yard.

Multi-Family Dwelling Design Standards/Outward Appearance – pg 9

On page 9, Multi-Family Dwellings, B.1., stated such buildings were encouraged to be designed with the outward appearance of a single-family dwelling, utilizing complimentary materials, roof lines and architectural detailing “**where appropriate,**” Drozdziel said.

But, the chairman thought the phrase, “**where appropriate,**” was ambiguous. What might be appropriate to Borkhuis might not be appropriate to him and what might be appropriate to him might not be to O’Donoghue.

Gaudioso said the language could be amended.

Multi-Family Dwelling Setbacks – pg. 9

On page 9, Multi-Family Dwellings, B.4., stated, “Every multi-family dwelling shall have a minimum setback of 10 feet from all interior roads, driveways and parking areas.” Drozdziel wondered if that setback took in the street as well.

Business, Industrial & Combination Districts

Existing business, industrial and combination districts included:

- Central Business (B-1) District
- General Business (B-2) District
- Light Industrial (I-1) District
- Special Light Industrial (I-2) District
- Combination Multiple-Family/Light Industrial (C-1) District
- Combination Central Business/Light Industrial (C-2) District

The General Business (B-2) District took in East Main Street east of Hal Bar Road to west of Pole Bridge Road and West Main Street properties around Railroad Street. Those properties, Gaudioso said, should reflect Village standards and character.

The Central Business (B-1) District took in West Main Street from Rochester Street to the Circle Park and East Main Street from the Circle Park to the Avon Inn. Also, Genesee Street from the Circle Park to Milex Plaza and Prospect Street from the Circle Park for 340 feet north.

The Zoning Code update would identify these areas as the Village Business (VB) District and the purpose of the district would be to maintain the Village's historic character and vibrancy, Gaudioso indicated.

The Combination Multiple-Family/Light Industrial (C-1) District would be identified as the Combination Business (CB) District and that ran along the train tracks on the west side of Rochester Street from 300 feet north of West Main Street to just south of North Avenue.

Many of the lots in this District were small with limited parking. Drozdziel said he wouldn't want to see that District bleed over to the east side of Rochester Street.

Gaudioso said there were similar circumstances with lots on the east side of Wadsworth Avenue from West Main Street all the way south to the Kraft-Heinz property. Did Board members want to see the properties on both of these streets stay as they were, grow or have more screening added to them?

Gaudioso encouraged Board members to drive along these streets, review the properties in question and return with suggestions at their next work session at 6:00 PM Tuesday, January 15, 2019.

III. ADJOURNMENT

The Board adjourned at 7:41 PM with the next work session set for 6:00 PM Tuesday, January 15, at Village Hall.

Gary Margiotta
Deputy Clerk