

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, MARCH 19, 2019
7:00 PM; VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Patrick McCormick
Kevin O'Donoghue

ABSENT

William Wall

QUORUM, 4 Present, 1 Absent

STAFF

Anthony Cappello, Code Enforcement Officer
Robert Hayes, Trustee, Village Board Liaison
Gary Margiotta, Deputy Clerk

II. APPROVAL OF THE MINUTES

Of the regular meeting of January 15, 2019, and of the work session of February 7, 2019
(There had been a quorum at the January 15 meeting, but not the February 7 meeting - no action was taken on either)

III. OLD BUSINESS

Zoning Code Update
Public Open House Wednesday, March 13, 2019

Seven people had signed in at the open house, including Shaun Logue of the Village's engineering consulting firm, the MRB Group of Rochester, and Board member Marilyn Borkhuis' husband, Carl.

Some public comment had been received, Drozdziel noted, and Molly Gaudio and John Steinmetz of the Village's planning consulting firm, Barton & Loguidice, would incorporate them into the update.

William Boyd of the Village's Fire Department had been concerned with the shortened side yard setbacks and the plastics used in new construction. Those materials coupled with the shortened setbacks, he reasoned, could result in a fire spreading from one property to a neighboring property.

Meeting time

Was 7:00 PM still a good starting time for Planning Board meetings or might 6:30 better? Drozdziel inquired. McCormick, who was coming from work in Rochester, suggested leaving the starting time at 7:00 PM for the time being.

63 Maple Street – Demolition Planned

Malcolm LaFever of 59 Maple Street had bought the house next door to him at 63 Maple Street. Water and electric had been shut-off and the windows would be coming out tomorrow, Cappello told Board members. LaFever planned on demolishing the house (Permit 19-04) and, as such, felt he shouldn't have to pay taxes on it, but Assessor Tami Snyder apparently disagreed, Cappello noted.

**McDonald's Restaurant Remodel,
250 East Main Street, To Start Soon**

The contractor for the McDonald's Restaurant remodel, Mulvey Construction of Lockport, had picked up the building permit (19-06) and would be starting work the first week in April, Cappello told Board members.

**Charlton Bed & Breakfast
310 East Main Street**

J. Douglas McCarthy had purchased the former Charlton Bed and Breakfast at 310 East Main Street from James and Elizabeth Welch. The 30-room mansion had been built by Rochester architect, J. Foster Warner, in 1894 and had once been the starting point for the Genesee Valley Hunt.

The Welch's had operated the Charlton as a bed and breakfast through 2015. A special use permit was required to continue doing so and the application required:

1. a survey map of the property
2. a floor plan of the inn including room dimensions and fire extinguisher, smoke detector and fire exit routes
3. the names and addresses of the property owners
4. the maximum number of paying guests the inn could accommodate

Cappello told Board members McCarthy had an application in the works.

**126 Wadsworth Avenue
Demolition or Rehab?**

James VanMaaren of VanMaaren Construction in Lima had purchased the house north of the former Niagara Mohawk garage at 144 Wadsworth Avenue. There had been talk the house would be demolished, but Cappello told Board members he believed VanMaaren would rehab it.

**5 – 17 West Main Street
Ground Floor Apartments**

The former Duffy's Pub at 17 West Main Street had been turned-in to a ground floor apartment and now it appeared the same had happened to the former Black Duck at 5 West Main Street, McCormick believed.

Christopher Masten had bought the building (the Whiting Block) and there had been two other ground floor apartments, besides the former Duffy's Pub, but not in the former Black Duck, Trustee Hayes assured McCormick.

**70 West Main Street
Demolition Imminent**

JTS management, LLC, of Victor had purchased the apartment house at 70 West Main Street at the Livingston County Real Property Foreclosure Auction July 26, 2018. McCormick believed the building had been condemned. Cappello said the building would be demolished as soon as the weather broke.

**Platinum Limousine of WNY Moving
From 90 West Main Street to East Avon**

Platinum Limousine of WNY would be moving from the former Beikirch Ford Garage at 90 West Main Street to a building in the James M. Steele Commerce Park in East Avon. The relocation date was uncertain.

**Street Lighting Meeting
Friday, April 5, 2019**

McCormick asked if there had been any progress or developments on street lights.

Trustee William Zhe, DPW Superintendent John Barrett and Treasurer Christine Quinlan would attend a street lighting meeting Friday, April 5, the meeting expected to be at the government center in Geneseo, Trustee Hayes responded.

**St. Patrick’s Day Parade
A Big Success**

The St. Patrick’s Day Parade had been at 1:00 PM Saturday, March 16, stepping off from Avon Central School, moving west on Clinton Street then turning north on Genesee Street to the Circle Park, followed by a party at the Avon Fire Hall. Lifting-Up Livingston, a non-profit organization dedicated to helping families affected by cancer, had been the host.

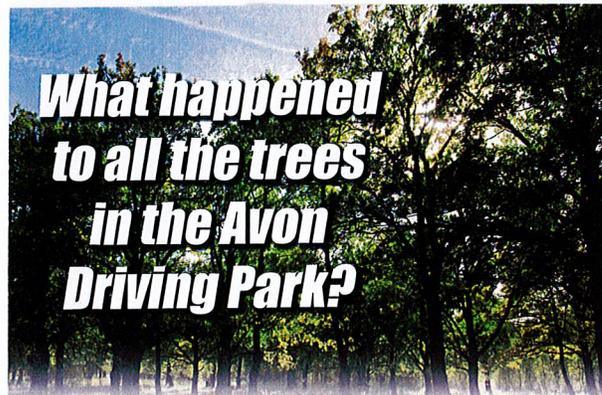
The parade had been considerably larger than last year’s parade in Geneseo, McCormick remarked. But, music would have helped, Trustee Hayes noted.

**Parks & Recreation
Trails and Driving Park Trees**

The inaugural meeting for Livingston County’s new “Inspiration Trail” had been held recently, Trustee Hayes said.

Complaints had been received about the Driving Park trails having been plowed during the winter, McCormick said. Cross country skiers apparently felt the skiing would have been better, if the trails had been left unplowed.

Many trees had been removed from the Driving Park in anticipation of damage by the invasive emerald ash borer beetle. An informational meeting on the tree removal and subsequent replanting had been planned at 6:30 Tuesday night, March 26, at the Avon Inn.



Brice June, a State Department of Environmental Conservation (DEC) Forester, and Christopher Luley, Ph.D., President of Urban Forest Diagnostics, would describe the grants that had funded. The Rotary Club was hosting the meeting.

Solar Fields at Avon Central School and in Caledonia



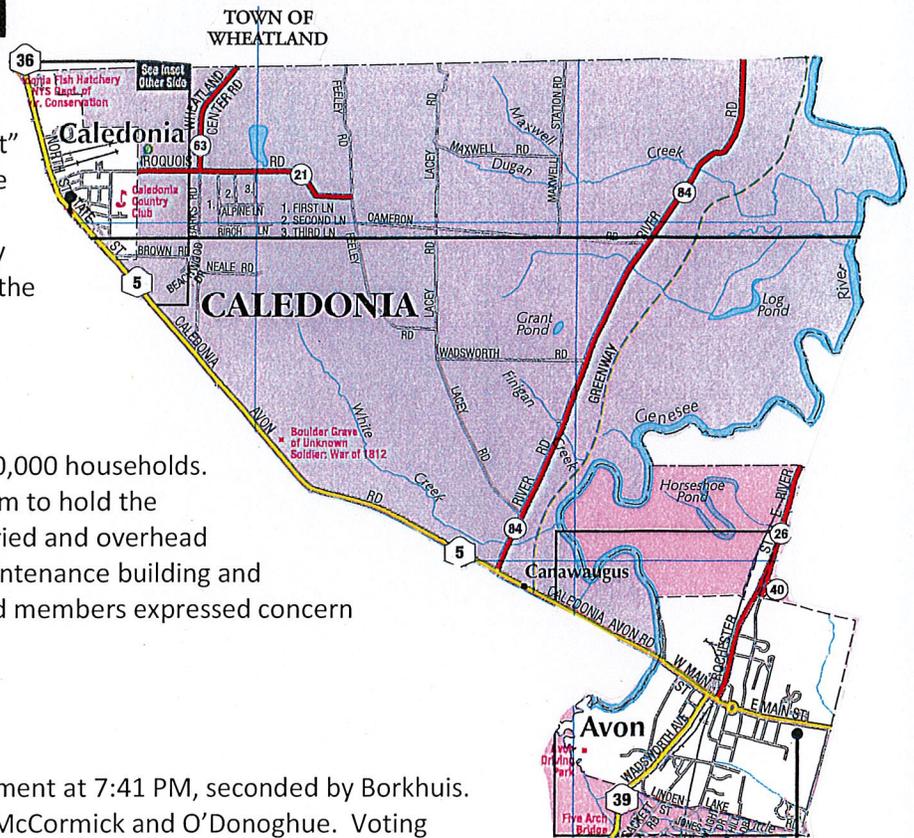
Avon Central School District

Board members hoped some landscaping might be considered along the Avon Central School solar array. Five thousand panels were on 7-acres east of the high school. The 1.7 megawatt installation had been the largest solar energy installation at any public school campus in New York State when it went into operation in July 2016. WGL Energy Systems of Hampton, VA, owned the array.

“Horseshoe Solar Project”

The Chicago-based Inver Energy planned the 600,000 panel “Horseshoe Solar Project” on a 2,400-acre, irregular plot of land in the northeastern most corner of the Town of Caledonia. The array would be bounded by the Genesee River on the east, Route 5 on the south, River Road on the west, extending towards Monroe County on the north.

The array would be capable of generating 180 megawatts of electricity, enough for 50,000 households. The project site would have a racking system to hold the panels in place, access roads, inverters, buried and overhead wires, a substation and operations and maintenance building and facilities to connect to National Grid. Board members expressed concern for the farmland that would be lost.



V. ADJOURNMENT

MOTION: O’Donoghue moved for adjournment at 7:41 PM, seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, McCormick and O’Donoghue. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Deputy Clerk