

**MINUTES OF A MEETING OF THE  
VILLAGE OF AVON PLANNING BOARD  
TUESDAY, MAY 18, 2021  
7:00 PM; VILLAGE HALL**

**I. ATTENDANCE**

Marilyn Borkhuis, Acting Chairman  
John Gibson  
Robert C. Hayes

**ABSENT**

Paul M. Drozdziel  
William Wall

**QUORUM:** 3 Present, 2 Absent

**STAFF**

Anthony Cappello, Code Enforcement Officer  
Gary Margiotta, Secretary

**II. APPROVAL OF THE MINUTES**

**MOTION:** Gibson moved for approval of the minutes of the meeting of April 20, 2021, seconded by Hayes. Voting in favor were: Borkhuis, Gibson and Hayes. Voting against were: none.

**CARRIED:** 3 Ayes, 0 Nays

**III. OLD BUSINESS**

**A. Crooked Barn Craft Brewery & Coffee House**  
310 East Main Street, Parcel 34.7-1-40.11  
Avon, NY 14414

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

The McCarthy's had proposed converting a barn at 310 East Main Street into a craft brewery & coffee house. The property is in an Agricultural (AG) zoning district.

Borkhuis noted the McCarthy's hadn't filed any sort of application or paid any of the engineering bills associated with their proposal.

Gibson didn't think that was an issue, reasoning the Planning Board wouldn't actually do anything until the McCarthy's did something.

But a brewery wasn't allowable even with a special use permit, Borkhuis remarked.

The Code couldn't take every conceivable use into account, Hayes said, but being on the outskirts of the Village and bordering a business district, the McCarthy's craft brewery & coffee house proposal might be a good fit.

Borkhuis thought Trustee Patrick McCormick, the Village Board's liaison to the Planning Board, would have something to say about the proposal, but noted he was absent. A letter needed to be written, saying the Board was not going to go forward unless they had something concrete in hand.

Table it, Gibson suggested.

**B. Solar Projects: Moratorium & Restrictions According to Zoning Classification**

The Board was considering recommending a solar projects moratorium to the Village Board while they drafted restrictions according to zoning classification.

Lance Brabant, Director of Planning Services for the Village's engineering consulting firm, the MRB Group, had been asked to draft the moratorium. Borkhuis said she hadn't heard anything back.

Table that, too, Gibson said.

**IV. NEW BUSINESS**

**A. Development Request**

Vacant land; Rochester Street  
Zoned Combination Business (CB)

**Joseph Montesano**

PO Box 186  
Avon, NY 14414

Montesano owned a 100-foot X 206-foot lot on the west side of Rochester Street at Barilla Drive. Cappello said he had gotten a call from a real estate agent who had asked if a house could be built on the lot with a business downstairs and an apartment upstairs.

Cappello said he'd want to know what the business would be.

He didn't have any plans? Gibson asked.

The District Table for a CB District listed many types of businesses as permitted uses and others as allowable with a special use permit.

If the business fit into the permitted use parameters spelled out on the District Table, the applicant would only need a building permit, Borkhuis remarked.

**V. ADJOURNMENT**

**MOTION:** Hayes moved for adjournment at 7:22 PM seconded by Gibson. Voting in favor were: Borkhuis, Gibson and Hayes. Voting against were: none.

**CARRIED, 3 Ayes, 0 Nays**

Gary Margiotta  
Secretary