

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, JUNE 21, 2022
7:00 PM; VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis (7:10 PM)
Robert C. Hayes
Kelley Tonra

ABSENT

John Gibson

QUORUM, 4 Present, 1 Absent

GUESTS

William & Laurie VanAllen
646 Sandhill Road, Caledonia, NY 14423

STAFF

Andy Anderson, Code Enforcement Officer
Patrick McCormick, Village Board Liaison
Gary Margiotta, Secretary

II. APPROVAL OF THE MINUTES

MOTION: Tonra moved for approval of the minutes of May 17, 2022, seconded by Hayes. Voting in favor were: Drozdziel, Hayes and Tonra; voting against were: none (Borkhuis had not yet arrived).

CARRIED, 3 Ayes, 0 Nays

III. OLD BUSINESS

A. Subdivision Preapplication Meeting

Pole Bridge Road Subdivision #4
34.11-1-65.19, zone Agricultural (AG)
6-lot subdivision, 2.82 acres

Richard M. Martin for Katherine A. Martin

22 River Street 560 Harvard Street
Avon, NY 14414 Rochester, NY 14607

Gregory W. McMahan. PE, McMahan LaRue Assoc.

Richard M. Martin, McMahan and Mayor Thomas W. Freeman had appeared on this matter at the May 17 meeting. No one appeared at this meeting.

B. Subdivision Preapplication Meeting

54 Maple Street. Former salvage yard
34.6-1-69, 2.21 acres, zoned Village Residential (VR)
34.6-1-78, 170ft X 271ft, zoned Village Residential (VR)

William & Laurie VanAllen

646 Sand Hill Road, Caledonia, NY 14423

**Building Only,
Not Subdividing**

VanAllen said there had been a misunderstanding. He and his wife did not wish to subdivide the property. They were not looking to build more than one house, he assured the Board. Margiotta apologized, saying the error had been his, that he had misunderstood the VanAllen's request.

Had the Board confirmed the parcels were zone for residential use? Hayes asked.

Anderson confirmed they were both Village Residential (VR),

Timing

In an April 4 letter to the Board, the VanAllens had said they would like to build a house on the property and were interested in starting the process in the summer of 2023 with completion in early 2024. The Board questioned the timetable.

They were trying to push the schedule up a little, Laurie VanAllen told Board members. They were looking to complete the house by next summer, she said.

The site had previously been used as a salvage yard, Board members asked if the VanAllens planned on building a house with a basement.

I would like a basement, VanAllen responded.

The VanAllens had indicated they wished to build on the 2.21-acre parcel to the north. That parcel was, primarily, vacant land. The 170-foot X 271-foot parcel to the south had two 15- to 20-foot tall mounds of scrap metal and one or more older cranes on it.

With the nature of their proposal cleared-up and better insight on the timing of their plans, the VanAllens left.

Borkhuis told Board members she had looked around the VanAllen’s 54 Maple Street property.

Tonra said she’d looked around the property, too, and was concerned about putting a house there. Access was via a 21-foot-wide X 177-foot-long driveway. If that became the driveway to the parcel they put their house on, how would you get to the second parcel? she wondered. Tonra was also worried about the ground.

The VanAllens might have to do environmental testing, Anderson said.

Hadn’t the VanAllens said the scrap operations would be a source of income for them? Borkhuis asked.

**A. Martin Pole Bridge Road Subdivision #4
Sidewalks in the Town R-O-W; Village to Maintain**

With regards to the Martin subdivision, Drozdziel said he had had a conversation with Avon Town Supervisor David L. LeFeber about putting sidewalks in the Town right-of-way (R-O-W); Pole Bridge Road was a town road.

An agreement had been reached with the Town to have the sidewalks fronting the Martin subdivision laid in the Town R-O-W with the Village maintaining them, Drozdziel told Board members. The Chairman asked the secretary to inform Martin and his engineer.

Subdivision Regulations are covered in Chapter 31 of the Municipal Code.

**B. Solar Projects
Joint Village Board/Planning Board Meeting
Scheduled for July 19 – Postponed**

**Gibson, Committee Chairman
Rob Richardson, Regional Planning Council
Invited to Address the Joint Meeting**

Rob Richardson, Clean Energy Communities Coordinator with the Genesee/Finger Lakes Regional Planning Council of Rochester, had been invited to address a joint meeting of the Village Board and Planning Board at 7:00 PM Tuesday, July 19. Drozdziel said he’d been looking forward to what Richardson might have to say.

But, since the meeting had been scheduled, Mayor Freeman had indicated vacation conflicts had arisen that would rule out July 19. The Mayor had said they could discuss a new date, possibly in September.

IV. NEW BUSINESS

Nothing pending.

V. ADJOURNMENT

MOTION: Tonra moved for adjournment at 7:31 PM, seconded by Borkhuis. Voting in favor were: Drozdzial, Borkhuis, Hayes and Tonra. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Secretary