

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, FEBRUARY 21, 2023
7:00 PM; VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
John Gibson
Robert C. Hayes

STAFF

Gary Margiotta, Secretary

ABSENT

Kelley Tonra

QUORUM, 4 Present, 1 Absent

II. APPROVAL OF THE MINUTES

MOTION: Gibson move for approval of the minutes of the January 17, 2023 meeting. Seconded by Borkhuis. Voting in favor were: Drozdziel, Borkhuis, Gibson and Hayes. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

III. OLD BUSINESS (Solar Projects had been shifted to New Business with the creation of the Solar Projects Committee)
Nothing pending

IV. NEW BUSINESS

A. Solar Projects Committee

Members: Gibson, Planning Board
Tonra, Planning Board
McCormick, Village Board
Christopher Conine, Zoning Board of Appeals
John Marks, Community Volunteer
Tommy Freeman, Community Volunteer

Gibson & Tonra, Co-Chairs

Meetings: January 31, 2023
February 16, 2023
February 28, 2023

They had an interesting group of people, Gibson remarked. Freeman sold solar equipment and Conine, who worked for National Grid, had given them much insight on the electrical end as well as perspective on Kraft Heinz – solar would be more expensive than what they were paying, Gibson added.

Kraft “could” pay less, Drozdziel said, with a power purchase agreement (PPA). Such an agreement was a long-term contract between an electricity generator and a customer. Such agreements were subject to negotiation, Drozdziel added.

The committee was trying to get the Village’s Code Enforcement Officer Andy Anderson in to give them details on setbacks. They’d also reached out to Mary Underhill with the County Planning Department, she’d said the County would be available to meet with them.

The committee had also reached out to Lance Brabant with the Village’s engineering consulting firm, MRB, but hadn’t heard back from him as yet, Gibson reported.

At this point, Dansville was the only village in the county with a solar law, Gibson continued. Mt. Morris was in the final stages of drafting one. Speaking of which, Gibson asked exactly what the committee’s charge was.

To answer the question of solar or no solar, Drozdziel responded. He suggested they reach out to the Village of Dansville, come back with their findings and present them to the Village Board then ask the Trustees if they wanted Planning to go further, but this shouldn’t be a “*deep dive into the weeds*,” Drozdziel said.

The committee would probably go through roof-mounted solar projects at their next meeting, Gibson said.

The committee should consider the Village’s historical district, the business district and so on through other zoning classifications, Drozdziel said, again cautioning them against taking too deep a dive into the weeds.

The committee’s next meeting would be 6:30 PM Tuesday, February 28 – hopefully, Anderson would be there, Gibson said, adding the committee was going to look at the City University of New York and, possibly, use that as a model.

B. Craft Brewery

310 East Main Street, Parcel 34.7-1-40.11
Zoned Agricultural (AG)

J. Douglas & Elaine McCarthy

PO Box 204
Avon, NY 14414

J. Douglas McCarthy had reached out, Drozdziel told members he was, apparently, ready to move forward with creating a craft brewery. McCarthy had first raised the prospect in February 2020.

The Village Board amended the Zoning Code in October 2021 to allow micro, farm and craft breweries in Agricultural (AG) districts with a special use permit.

A copy of the Code and a special use permit application should be mailed to the McCarthy’s then their application, along with drawings of the project, could be put on the Tuesday, March 21, agenda, Drozdziel said.

They had talked about a sewer connection, the Chairman continued. If one was available, and one was, then the McCarthy’s would have to connect.

C. Gary Cottone

184 Rochester Street
Single family home, zoned Village Residential (VR)
Service Guru, LLC, of Fairport had obtained a permit January 23 to demolish the garage and a shed on the Cottone property. A fallen eve had also been taken off the front of the house.

Purchased by Unknown Investment Firm
garage and shed being demolished

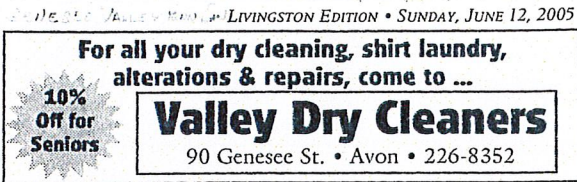


Borkhuis, who lived around the corner on Reed Street, told Board members an investment firm had purchased the property.

Gary Cottone had owned the property, but had passed away June 15, 2019. His name was still on the tax roll and water and sewer were, likewise, still in his name. Outstanding water and sewer bills had reached \$1,054.20 and would be re-levied onto the Village tax bill June 1 unless paid by the end of March. Relatives had refused any responsibility and the house had remained vacant since Cottone's death.

D. **Former Valley Dry Cleaners**
90 Genesee Street
Zoned Village Business (VB)

Katherine C. Moran & Joshua C. Trubia
Potential Developers
May open a deli



According to Gibson, Katherine C. Moran and Joshua C. Trubia had expressed interest in opening a deli in the former Valley Dry Cleaners at 90 Genesee Street. The 2-story building is owned by Relym Holding, LLC, of 12 Shingles Mill Road, Rochester.

V. **ADJOURNMENT**

MOTION: Borkhuis moved for adjournment at 7:17 PM, seconded by Hayes. Voting in favor were: Drozdziel, Borhuis, Gibson and Hayes. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Secretary