

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANING BOARD
TUESDAY, SEPTEMBER 19, 2023
7:00 PM; VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Robert C. Hayes
Kelley Tonra

ABSENT

John Gibson

STAFF

Gary Margiotta, Secretary

ABSENT

Andy Anderson, Code Enforcement Officer
Patrick McCormick, Village Board Liaison

QUORUM: 4 Present, 1 Absent

II. APPROVAL OF THE MINUTES

MOTION: Tonra moved for approval of the minutes of the August 15, 2023, seconded by Hayes. Voting in favor were: Drozdziel, Borkhuis, Hayes and Tonra. Voting against were: none.

CARRIED: 4 Ayes, 0 Nays

III. OLD BUSINESS

Nothing pending

IV. NEW BUSINESS

A. Avon Free Library

Front Entrance Grand Opening

The Avon Free Library, 143 Genesee Street, will host a grand opening for their front entrance improvements at 1:00 PM Saturday afternoon, September 23. Improvements include new sidewalks with handicapped accessibility and landscaping. Officially, the grand opening will be from 1:00 PM until 3:00 PM in the Five Arch Bridge meeting room at the library.

B. Town Hall Renovations

Town meetings, including Court, the Town Board and the Planning/Zoning Board, had been shifted to Village Hall over the past year while renovations were underway at Town Hall. Sufficient progress had been made on the second floor that Drozdziel told Board members he anticipated court and the Town's other boards would move back to Town Hall by the end of September.

The target date for completion of Town Hall's third floor renovations was the end of the year, Drozdziel added. The Town, he explained, had had problems with subcontractors there.

C. Holiday Spectacular

Avon's Christmastime *Holiday Spectacular* would be held from 3:00 PM until 8:00 PM Saturday, December 2, in the Genesee Street business district, Tonra reported.

- Hayrides would leave from the Central Presbyterian Church at 133 Genesee Street
- A bell choir would perform in the Sanctuary at the Central Presbyterian Church
- The cast of Scrooge would perform in the Village's Pocket Park, 97 Genesee Street
- Dance Emporium's Holiday Troupe would perform at the Pocket Park
- The Genesee Valley Children's Choir would perform at the Pocket Park
- The Synthetic Ice Skating Rink would be set-up behind Community Bank, 68 Genesee Street

An Artisan Bazaar would be set up at Village Hall, 74 Genesee Street. There had been talk of setting up vendors in a tent on Genesee Street, but the vendors preferred indoor accommodations, Tonra said. The Village Board contributed \$1,500 to the event at their Monday night meeting, September 18.

D. Girl Scout Troop 50108

Building a "Gaga Pit"

The local Girl Scout Troop was working on a Bronze Award project, Tonra continued. The Scouts would be selling cookies and candy to raise money to build an octagonal pit out of wood and plastic which they'd use to play "**Gaga Ball**," Tonra explained.

Gaga Ball is a "**kinder and gentler**" version of Dodge Ball, fast-paced and high-energy, but played with a soft foam ball. The last person standing, Tonra told Board members, wins. The Girl Scouts hoped to complete the project by the end of next June, she concluded.

E. Jaguar Tubulars

New Industrial Park Tenant

Jaguar Tubulars of Newark, DE, had purchased approximately 103 acres in the Livingston Industrial Complex, 264 West Main Street. The company planned to build a 277,000-square-foot building north of Barilla America, Inc., for the manufacture of pipe pilings.

Ground-breaking was anticipated next spring with completion taking as long as a couple of years. The engineering and architectural firm, Passero Associates of Rochester, has requested information on:

- Site plan review
- Storm Water Pollution Prevention Plan (SWPPP), as well as an
- Environmental Assessment Form ((EAF)

all issues with which the Planning Board will eventually have to contend.

Passero along with representatives from the general contracting firm, Taylor the Builders of Rochester, briefed local officials in a meeting at Village Hall Thursday, September 14. Hayes, Gibson and McCormick, were amongst those in attendance.

Jaguar is expected to employ 104 people, working over three shifts. The company will be a significant rail user with eight to 10 incoming cars per day bringing rolled and structural steel. The finished product will be shipped out by truck, exiting the industrial park south to Routes 5&20.

F. 2nd Annual Livingston County Solar Tour

The Second Annual Livingston County Solar Tour was scheduled for Friday, September 22, from 10:30 AM until 5:30 PM. Participants could earn up to seven hours of land use training credits.

Solar sites in all phases of development would be toured with participants seeing land use regulations taken from the *“on-paper”* stage to being put into practice. The tour would delve into the positives as well as the challenges of solar development.

A boxed lunch from Peppermints Family Restaurant would be served. Borkhuis told Board members she planned on taking part.

The Planning Board’s Solar Committee had submitted their recommendations to the Village Board June 19. Village Atty. Jake Whiting had followed up by drafting:

- Local Law 4, enacting a moratorium on non-residential battery storage systems from October 5, 2023 until October 4, 2024, and
- Local Law 5, regulating the development, installation and use of solar energy systems in the Village

The Village Board conducted public hearings on the proposals August 21 then adopted them.

G. Bike Fix It Station

Burke Park- Triangle

Southeast of the Circle Park

Saturday afternoon, September 16, local officials opened a Bike Fix It Station, presented to the Avon Community by the Lions and Rotary Clubs of Avon. The station has an air pump and assorted wrenches, secured by cables, for bicyclists in need of emergency services.

H. T’s Market & Deli, 90 Genesee Street

Opening This Fall

Formerly Valley Dry Cleaners

Katherine C. Moran and Joshua C. Trubia plan to open *“T’s Market & Deli”* in the former Valley Dry Cleaners at 90 Genesee Street. Window banners call for a fall opening. Relym Holdings LLC of Rochester owns the building.

ANTICIPATED BUSINESS

A. White Horse Sales & Service

Buying 90 West Main Street

White Horse Sales & Service of 5574 East Avon Road is reportedly buying 90 West Main Street from JTS Rochester, LLC, of Victor. The property is in a Combination Business District (CB). The intent of the CB District is to permit the continuation and protection of residential uses in combination with small-scale, limited commercial and industrial uses.

In the past, 90 West Main Street has housed: Anytime Coach Lines, Platinum Limousine, Beikirch Ford and Kaiser-Frazer. The proprietors of White Horse Sales & Service have said they would like to bring in auction vehicles, repair them and re-sell them.

B. Avon Market, Inc. (Mehta Nasreen)

11 East Main Street &

Adjoining Vacant Lot on Park Place

Avon Market, Inc., owns a mini market on a 63.5-foot X 132-foot lot at 11 East Main Street. The firm also owns a separate 82.25-foot X 132-foot vacant lot to the rear.

The properties are zoned Village Business (VB). Properties in such a District are supposed to maintain and enhance the historic character and vibrancy of the Village's multistory, mixed-use, 19th century main streets. The District should also be characterized by its sidewalk connectivity, traditional architecture and dense concentration of activity.

Avon Market, Inc., reportedly wants to convert the vacant lot to parking, possibly, placing food trucks there. Cynthia Wolfer and Michael Raynard own the property to the south, also in the VB District, while the property to the east is owned by the estate of Dr. Robert Hayes, a Combination Business (CB) property.

V. ADJOURNMENT

Motion: Borkhuis moved for adjournment at 7:20 PM, seconded by Tonra. Voting in favor were: Drozdziel, Borkhuis, Hayes and Tonra. Voting against were: none.

CARRIED: 4 Ayes, 0 Nays

Gary Margiotta
Secretary