

**MINUTES FOR A MEETING OF THE  
VILLAGE OF AVON PLANNING BOARD  
TUESDAY, NOVEMBER 15, 2016  
7:00 PM; WHITNEY ROOM, VILLAGE HALL**

**I. ATTENDANCE**

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

**OTHERS**

Anthony Cappello, Code Enforcement Officer  
Brian Glise, Fire Marshal  
Robert Hayes, Trustee  
Lance Brabant, Sr. Planning Associate, MRB

**ABSENT**

William Wall

**GUESTS**

Wesley A. Aldrich, 163 Genesee Street  
Maureen Orban, Associate Broker, Keller William

**Subdivision Question**

**148 East Main Street, zoned R-1**

**Jeffrey & Thomas Koch, owners**

**1.4-acre parcel, 115-foot wide, 473-foot deep**

Drozdziel thanked everyone for coming, but noted there was nothing on the agenda. Brabant was the Board’s new contact person with the Village’s engineering consulting firm, the MRB Group of Rochester. Drozdziel noted he had met with Brabant before the meeting.

Drozdziel acknowledged the Board’s “surprise” visitors, Aldrich and Orban. They hadn’t been on the agenda and, as such, the Board wouldn’t be taking action on any concerns they might have.

Aldrich was, apparently, interested in purchasing 148 East Main Street from Jeffrey & Thomas Koch. The property was 115-foot wide and 473-foot deep (1.4 acres), had a house with a mother-in-law apartment and was zoned R-1, One Family Residential.

Aldrich: Hadn’t submitted a purchase-offer to the property owners  
Didn’t have anything in writing from the property owners  
Hadn’t submitted a concept plan to the Board  
Hadn’t submitted a subdivision application  
Hadn’t submitted a building permit application, but

Aldrich, apparently, wanted to:  
Purchase the property  
Build a second house behind the existing house  
Rent out the existing house  
Live in the second house  
Access the second house via the existing driveway  
which both houses and the in-law apartment would share

Cappello said he’d told Aldrich he, himself, had tried something similar at his house at 170 Rochester Street years ago and been denied, but felt Aldrich should “go through the process.”

Aldrich noted the existing house with the attached in-law apartment had two power meters. He said he'd like to split the lot in half, build a single-story house in the back yard, rent out the existing house and live out back.

The village had a 100-foot minimum lot width requirement (and 148 East Main Street was 115 feet wide). Aldrich proposed extending the existing driveway to the new house and the existing house, in-law apartment and new house would then share the existing driveway.

If a subdivision were approved, the two lots could then be sold separately, O'Donoghue pointed out.

Aldrich said he lived on Genesee Street and he liked living in the village with the sidewalks and other amenities the village offered, unfortunately there weren't many building lots available in the village.

Had he had any conversations with the neighbors of 148 East Main Street? McCormick asked.

No, Aldrich admitted, but he pointed out there were no houses next door to the back lot (deep back yards from High Street homes bordered the back area of 148 East Main Street).

Drozdziel had an acre lot himself and agreed many of those were deep.

### **Subdivision Application Requirements**

#### **Flag Lot Possibility?**

Brabant encouraged Aldrich to submit everything he would need. A subdivision application called for:

- A plan prepared by a licensed engineer, architect and/or land surveyor
- A completed SEQRA Environmental Assessment Form
- New lots had to be accessible by a dedicated road
- The application would have to be reviewed by the Code Enforcement Officer
- Permitted principal uses in R-1 only allowed a single-family home

O'Donoghue, himself a surveyor, said Aldrich wouldn't need a "full" survey.

But, Brabant pointed out Aldrich would need a survey, if he were asking for a use variance.

O'Donoghue advised Aldrich to talk to the property owners and see if they had a old survey that he could mark-up with what he wanted to do, noting Aldrich didn't have sufficient frontage for what he'd described.

Could he make 148 East Main Street into a "flag lot?" Orban asked.

The village's Municipal Code didn't contain any provisions for flag lots, O'Donoghue responded. And, as for subdivisions, even minor subdivisions (four lots or less not involving a new street) would have to be referred to the Livingston County Planning Board for an opinion, he added.

### **Avon Commons Lot R-35 – Georgian Way & Collins Street Seven New Apartment Buildings – 56 Units**

LaDieu Associates, PC, of Rochester had submitted site plans November 19, 2014, for the construction of seven (7) 8-unit apartment buildings on Georgian Way and Collins Street in the PRDD, Planned Residential Development District, known as Avon Commons. Morgan Avon Court, LLC, would be the developer.

The developer had picked up building permit applications, but not submitted them. Cappello said the developer was applying for financing and Brabant said they would have to have a letter of surety approved by the Village Board.

### **County Planning Board**

Drozdziel had attended a recent County Planning Board meeting and brought four things back to members:

- Justin Caccamise of Leroy had presented a business plan to the Caledonia Village Board October 4 to open a *micro-brewery* on State Street in Caledonia, the former Q's Restaurant
- Sandi Irish of Avon had received approval for her Halloween haunted house, the "*Barn of Terror*" at 5691 North Avon Road
- The Board was reviewing the Code on *site plan review*
- *Dunkin' Donuts* planned to open a 2,000-square-foot store at 4310 Lakeville Road, Geneseo

### **North Avenue Heights Sidewalks**

The Village Board had accepted final dedication of Phase I and II of the North Avenue Heights subdivision September 23, 2002. The street, street lights, water transmission lines and sewer transmission lines became the property of the Village of Avon at that point.

The developer, the late Sam D'Angelo, was supposed to install sidewalks when 85 percent of the land parcels (22 of the 25 lots there) had been sold for development. The village agreed to install a sidewalk on the east side of North Avenue from Reed Street to North Avenue Heights at the same time the sidewalks were installed in the subdivision.

Hayes asked if there were "anything" on the North Avenue Heights sidewalks?

The pattern of the sidewalks had changed twice over the years, Cappello remarked.

How do we get it going again? Drozdziel asked. The village's comprehensive plan had called for a "walkable" community.

The Board had asked Cappello to notify the developer the time had come to install sidewalks in the subdivision December 19, 2013.

Brabant was unsure if the village could hold up any permits for construction in the subdivision until the sidewalks were done. The Board might want to broach the subject with Village Atty. Reid Whiting, he added.

The matter was being discussed at the Village Board level, Drozdziel noted, suggesting they push the question back to Hayes.

His opinion, Hayes said, sidewalks had been part of the site plan, they needed to be done.

For future reference, things that you wanted you should get done up-front, Drozdziel said.

But, O'Donoghue pointed out, when a subdivision was being built, there were dump trucks and heavy equipment (that could damage sidewalks) going in and out.

Should he give the developer fair warning? Cappello asked.

Drozdziel deferred to Hayes.

**V. ADJOURNMENT**

**MOTION:** O'Donoghue moved for adjournment at 7:47 PM, seconded by McCormick. Voting in favor were: Drozdziel, Borkhuis, McCormick and O'Donoghue. Voting against were: none.

**CARRIED, 4 Ayes, 0 Nays**

Gary Margiotta  
Deputy Clerk



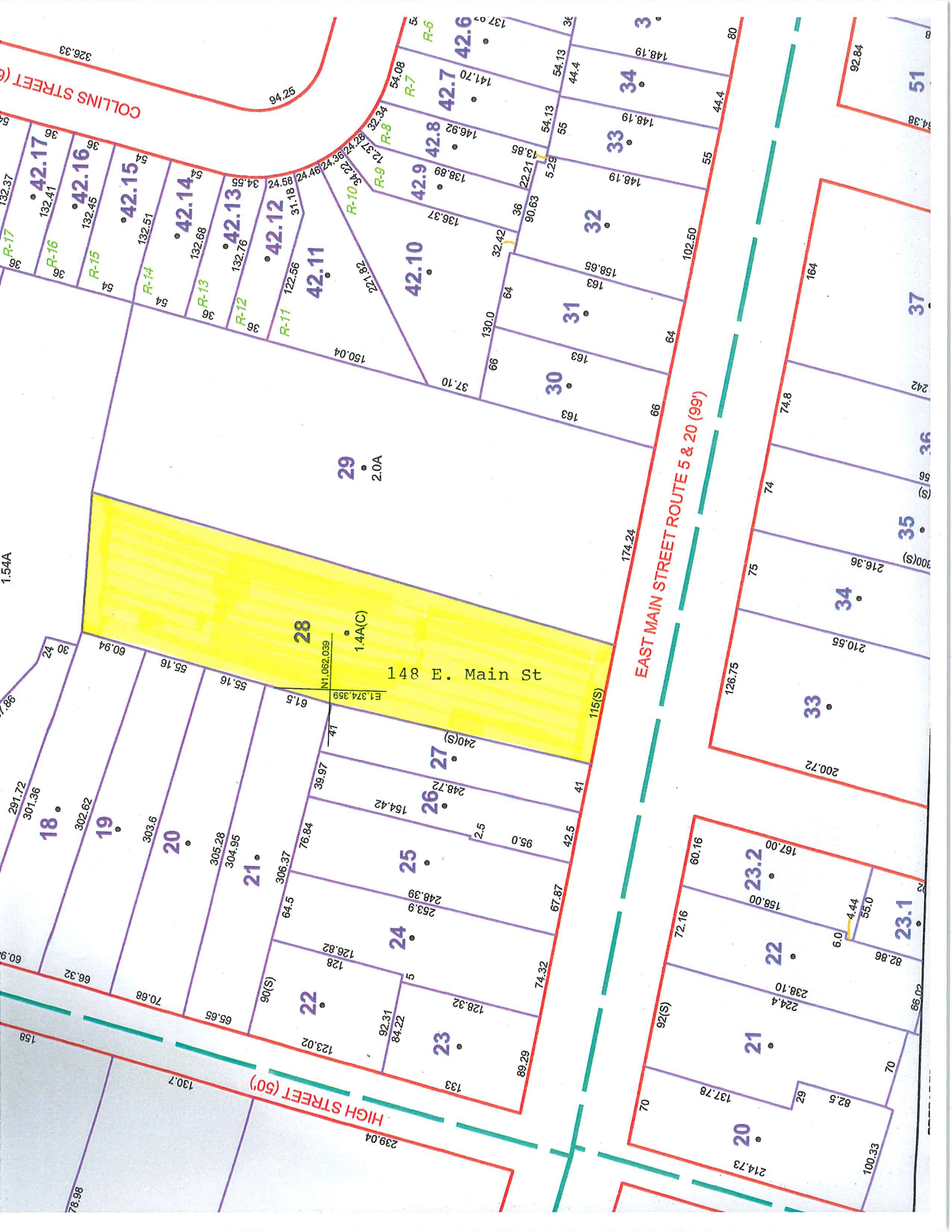
148 East Main Street





148 East Main Street





## 2016 VILLAGE OF AVON Tax Receipt

Fiscal Year: 06/01/2016 - 05/31/2017  
Warrant Date: 05/02/2016  
State Aid: VILL 109,267

Sequence #: 000608 Tax Bill # 000608

Tax Map #: 242001 34.7-1-28  
Roll Section: 1  
Dimensions: Acres: 1.40  
Property Location: 148 East Main St  
Property Class Code: 1 Family Res  
School District: Avon  
Bank Code: FIRSTAM  
Koch Jeffery  
Koch Thomas  
148 East Main St  
Avon, NY 14414

### PLEASE RETURN ENTIRE BILL WITH YOUR PAYMENT

In person, payments can be made at the Avon Village Hall, Monday through Friday, 8:00 AM - 4:00 PM.

(585) 226-8118

Make Checks Payable to:  
**VILLAGE OF AVON**

Mail Payments To:

**VILLAGE OF AVON  
74 GENESEE ST.  
AVON, NY 14414**

### Property Taxpayer's Bill of Rights Information:

The Total Assessed Value of this property is: \$139,900.00  
The Assessor estimates the FULL MARKET VALUE of this property as of 7/1/2014 was: \$139,900.00  
The Uniform Percentage of Value used to establish assessments in your municipality was: 100.00

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting your assessment" is available at the assessor's office and online at [www.tax.ny.gov](http://www.tax.ny.gov). Please note that the period for filing complaints on the above assessment has passed.

## 2016 VILLAGE OF AVON Tax Receipt

Fiscal Year: 06/01/2016 - 05/31/2017  
Warrant Date: 05/02/2016  
State Aid: VILL 109,267

Sequence #: 000020 Tax Bill # 000020

Tax Map #: 242001 34.10-1-32  
Roll Section: 1  
Dimensions: Frontage: 66.00 Depth: 330.00  
Property Location: 163 Genesee St  
Property Class Code: 2 Family Res  
School District: Avon  
Bank Code:  
Aldrich Wesly A  
163 Genesee St  
Avon, NY 14414

### PLEASE RETURN ENTIRE BILL WITH YOUR PAYMENT

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74 GENESEE ST.  
AVON, NY 14414**

### Property Taxpayer's Bill of Rights Information:

The Total Assessed Value of this property is: \$121,100.00  
The Assessor estimates the FULL MARKET VALUE of this property as of 7/1/2014 was: \$121,100.00  
The Uniform Percentage of Value used to establish assessments in your municipality was: 100.00

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting your assessment" is available at the assessor's office and online at [www.tax.ny.gov](http://www.tax.ny.gov). Please note that the period for filing complaints on the above assessment has passed.





## Maureen Urban

Associate Broker at Keller William Greater  
Rochester

Rochester, New York Area | Real Estate

Current Keller Williams Realty Greater Rochester

Education Cazenovia College

### Summary

Being a former Military family and living in sunny San Diego, Charleston SC and Groton CT it was great to move back to Western New York and family. I grew up in Livingston County and now live in Wyoming County and have been enjoying working with people for the last five years to find their Dream Home or dream Lake House. Living within walking distance to Silver Lake and having grown up around Conesus Lake I can help you make the dream of living on the Lake a reality. I work with buyers and sellers, my personal goal is to make the process as simple and smooth as possible for my clients. From my personal experience of moving around a lot and being a mother of four, I understand the emotions and work that goes into moving. I am a graduate from Cazenovia College with a Degree in Interior Design which has come in very useful in my Real Estate Career. I pride myself in always being available to my clients and staying on top of the trends of the market to best help you buy or sell. If you are wondering what your house is worth, give me a call, we can meet with no obligation and discuss where your house fits in the market today.

The best form of a compliment is having a past client refer me to their family and friends.

### Associate Broker

Keller Williams Realty Greater Rochester

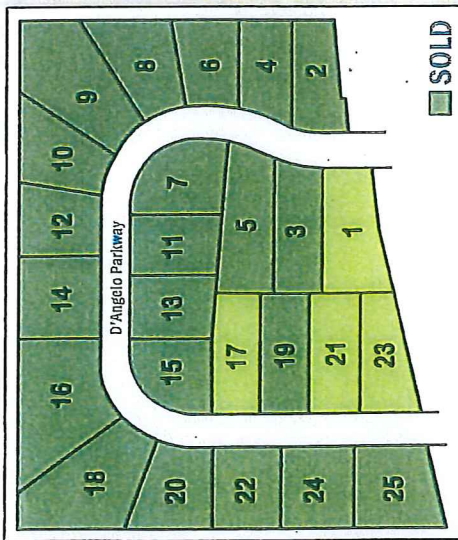
March 2009 – Present (7 years 10 months)

Along with staying current on what is happening in the real estate market and what new technology is out there to help me sell your house or find your dream home, I am always taking new and exciting classes for my continuing education in Real Estate.

Along with being a member of GRAR I am also SFR (Short Sale and Foreclosure Resource Certification).

# North Avenue Heights

Sam D'Angelo - Developer



- Established Village Subdivision
- 1/2 Acre Treed Lots
- Public Water & Sewer
- Gas
- Hookup Fees included in price
- Convenient location
- Building Restrictions
- Bring your own builder

**Betsy  
Matthews**  
Broker Associate, GRI, CBR



# Horns & Halos Craft Brewing to bring local brews, food to Caledonia

BY SALLY SANTORA  
For The LCN

The village of Caledonia has been building its image as a destination community for the last several years. Now it looks like a major investment in the downtown is on the horizon and may be the significant boost that the village needs to attract visitors to come and spend a day, a week or perhaps buy a home in the small village on the northern most border of Livingston County.

Horns & Halos Craft Brewing, LLC is coming to one of the village's oldest buildings located at 3154 State St. in what historically was named Olimbia Theater. If all goes as planned, the brewery will be ready to open its doors in the summer of 2017, said one of the corporation's partners Justin Caccamise.

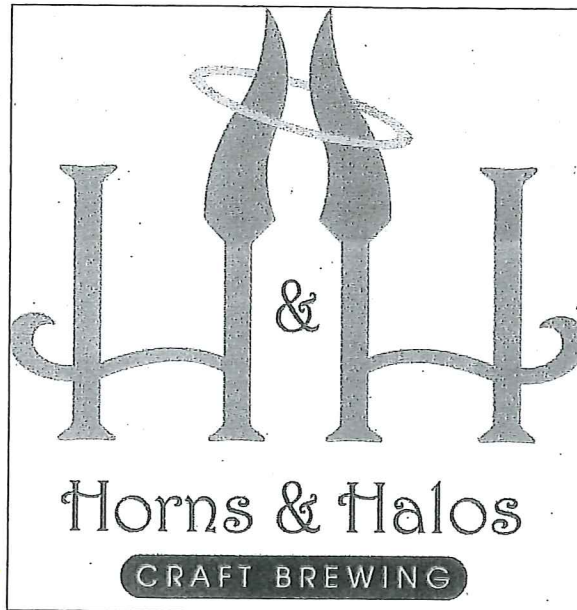
The venue will feature a craft brewery, a gastropub (restaurant), an indoor and outdoor entertainment venue and a 12 lane bowling alley, all of which are popular attractions that visitors would find appealing when choosing a destination day trip, a relaxing afternoon or a prime location venue for a wedding or other function.

"It's going to be quite the destination when it's all said and done," said Caccamise.

Caledonia Mayor Debbie Davis said the village board is very excited about the brewery coming to downtown.

"The brewery is exactly the type of venture we envisioned for our downtown as we move forward in creating Caledonia as a destination community. We are very excited about this new business on State Street. Ideally, with the local and regional customer traffic that it will bring to Caledonia's downtown, we expect that the additional vacant store fronts will soon be occupied with new businesses. This, together with the art gallery soon to open on Main Street, our restaurants, antique shops, walking trails and museums, we truly are a fabulous destination for a day trip for visitors of all ages," Davis said.

Caccamise's partner in this project is John Kabrovski, who owns Raider Lanes Bowling Alley, located behind the State Street building that will become the brewery. Together



Provided graphic

er the partners believe they have a unique opportunity to bring a premiere destination location to the village of Caledonia and they are investing about \$750,000 into the existing buildings and outdoor areas to make it happen. The partners are working with Livingston County Economic Development's Brew in Livingston program which could provide grant funding for the businesses startup. So far, Kabrovski was awarded a New York Main Street grant in the amount of \$46,875 for interior and exterior building renovations and the same amount for renovations to Raider Lanes.

"John also owns Nolas Roc Shrimp Company in Charlotte. He is a seasoned restaurateur who shares my vision for creating the best brewery in Western New York.

With a top class full production brewery, gastropub, event center and 12 lane bowling alley, we feel that we have a unique opportunity to build one of the premier destinations around," Caccamise said.

### Designing a new and inviting atmosphere

The partners are planning to extensively renovate the interior and exterior of the 12,000 square foot State Street building.

The front will be restored to more closely resemble its historic origin but will also feature bifold windows to allow

open air dining in the warm weather.

The first floor will include a kitchen, restaurant, full service bar and pub as well as an office and restrooms. Glass walls will permit customers to view the brewing process and enjoy tastings. While the menu is being kept top secret until the grand opening, Caccamise went so far as to say the food will be unlike any dishes that have ever been served in Caledonia. The large upstairs will be used as an entertainment and banquet venue, retail beer sales and overflow dining area.

The brewery and bowling alley will attract a distinctly different type of customer but will also combine as a destination/entertainment venue for all ages.

The partners have plans to renovate the area behind the brewery that faces Raider Lanes by installing decorative pavers and lighting to create an inviting outdoor seating and entertainment area.

The project is environmentally sound as well. All of the brewing wastewater will be collected in a concrete holding tank and transported off site and spread on farmer's fields that supply grain and hops to the brewery.

The venture is expected to create 75 to 90 new part time jobs at the startup of the brewery, with the potential down the road to add additional positions.

### An ample array of beers

Horns & Halos, LLC is what is called a 10-barrel brew house, meaning it will produce 10 barrels of beer per run, which takes about five hours. Potentially the brewery can produce 310 gallons of beer every five hours. The beers will be packaged in many popular sizes - 16 and 32 ounce cans, growlers, grumblers, flights and pints.

Caccamise is the brewmaster and says he has well over 100 beer recipes in his portfolio but will open with about eight flagship and four seasonal beers in a variety of IPAs, APAs, brown ales, porters, stouts, lagers, scotch ales and more.

In the last several months, Caccamise has brewed a list of beers that reflects the early Native American settlers who once roamed the land now called Caledonia. They include a light bodied pale ale with maze added called Chief Cornplanter. For those who prefer a more full bodied traditional stout, Caccamise developed Governor Blacksnake Stout. Others include Canawaugus Crème Ale, Caledonia Kolsch and Livingston Lager. Caccamise resides in LeRoy and has a healthy respect for the 60 year rivalry between Caledonia and LeRoy's football teams. So naturally he created Red Raider Rye - "A beer with as much fight as the Raiders themselves," he remarked. Red Raider Rye is an amber/red hue, a strong malty backbone and plenty of citrusy hops.

Caccamise highlighted these brews in the company's application to the Brew in Livingston competition. The goal of the contest is to create a craft brewing trail through Livingston County. Winners can receive grant money, low interest loans, technical assistance with their business plans and marketing assistance.

The Horns & Halos Craft Brewing project has been reviewed by the Livingston County Planning Board and received approval. In the meeting minutes, Chairman Karen Roffe stated that she found the project to be very well thought out. The Village of Caledonia Planning Board is expected to give it final approval at their December meeting.