

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, JANUARY 16, 2018
6:00 PM WORK SESSION
7:00 PM REGULAR MEETING, VILLAGE HALL**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Patrick McCormick
William Wall (7.25 PM)

GUESTS

John E. Steinmetz, Steinmetz Planning Group
Molly Gaudioso, Steinmetz Planning Group
James Baase, Empire Access

ABSENT

Kevin O'Donoghue

QUORUM, 4 Present, 1 Absent

STAFF:

Lance Brabant, Sr. Planning Associate, MRB Group
Anthony Cappello, Code Enforcement Officer (7:00 PM)
Brian Glise, Fire Marshal
Gary Margiotta, Deputy Clerk

ABSENT

Robert Hayes, Trustee, Village Board Liaison

*** ZONING CODE UPDATE**

Work Session – 6:00 PM

STEINMETZ PLANNING GROUP

John E. Steinmetz, Project Manager
Molly Gaudioso, Sr. Planner

Getting Started

Steinmetz said he had more questions than answers at this point. He had just gotten the Village's contract for the update the previous week. Members would get homework at their January 29 meeting and Steinmetz said he'd need their full attendance then.

It might benefit the Village to create a new zoning district in addition to fixing the Planned Residential Development District (PRDD), Steinmetz continued.

Gaudioso wanted to walk through the process and scope of a mixed residential district. She had the framework of what such a district might look like.

- Generally speaking, they hoped to:
- Kick-off the zoning code update that night
 - Review a mixed residential district draft and the PRDD January 29
 - Tie-up any loose ends, if necessary, in February
 - Address the State Environmental Quality Review Act (SEQRA) and have the Village Board conduct a public hearing in February

Project Scope

The PRDD text and procedures should be reviewed with conflicts and inconsistencies identified, Gaudioso began. The Board should be proactive about regulations for future development in the mixed residential district. Board members should also look at the different districts in the Village’s zoning code, the zoning map and special use regulations.

The mixed residential district should be a higher density residential district but with many of the same principles and concepts as the PRDD, Gaudioso told them.

Were more communities doing this? Drozdziel asked.

No, Steinmetz responded, adding Churchville, for example, was relying on the PRDD.

The mixed residential district in the Village’s Comprehensive Plan called for mixing densities – no more than 30 percent multi-family and 50 percent single-family – while maintaining walkability, Gaudioso said.

Avon Commons had eight units per acre with sidewalks and garage access in front, she continued. Erie Station Village in West Henrietta, by contrast, scored higher, offering:

- A number of different types of units
- 10 units per acre of development
- Sidewalk connectivity
- Garage access from the rear yards
- Minimal landscaping
- Recreational open space
- On-street parking

In drafting their mixed residential district, they needed a:

- Purpose Statement
- Development objectives
- Permitted Uses, such as:
 - single-family dwellings
 - 2-family dwellings
 - multi-family dwellings
 - accessory structures
- Other Uses, such as:
 - public utilities & municipal uses
 - parks & open spaces
- Dimensional requirements, such as height
- Front doors & porches more prominent than garages

Open space requirements would give the Village an element of control, Brabant noted.

At the January 29 meeting, the Board should discuss the PRDD approval process.

They would allow 1½-hours at that meeting, Drozdziel said.

The Steinmetz Planning Group would get a draft of the mixed residential district out to Board members by the middle of next week, Gaudioso said.

REGULAR SESSION – 7:12 PM

III. OLD BUSINESS

A. EMPIRE ACCESS
Prattsburgh, NY

FIBER OPTICS CABINET REQUEST
Fiber Optic Telecommunications Provider

James Baase, Chief Operating Officer

Empire Access was a locally owned and operated telephone company, Baase told members. They operated in 10 counties in New York and Pennsylvania, serving 15,000 business and residential customers primarily in small villages and cities.

Empire Access was a growing company with 105 employees, offering voice, internet, security and television services. They start by offering service to businesses then residential customers, Baase said. They offer competition to Frontier (*copper conveyance*) and Time Warner (*coaxial cable*). Their internet service, provided via fiber optics, was the “gold standard,” Baase contended.

Empire Access’ internet service didn’t slow down during peak demand periods because they were on fiber optics, Baase continued. In Bath, they had about 150 business customers on their network. They’d been in Batavia for nearly four years, he added.

And, Empire Access would like to place a fiber optics cabinet in Avon. They were looking at the right-of-way on Collins Street at Hosmer Street, Baase told Board membes. The cabinet he’d mentioned was just 3-feet wide, 3-feet, 6-inches deep and 5-feet, 6-inches high on a concrete pad within a 10-foot X 10-foot easement.

There were other cabinets on the site he’d mentioned, Baase told members. Empire Access would make sure they were not on water or sewer lines so as not to interfere with the Village’s Department of Public Works (DPW).

Drozdziel asked, if there would be any landscaping around the cabinet, he wouldn’t want the cabinet to be a detriment to the Avon Commons subdivision.

Empire Access would be happy to plant shrubs, bushes or trees around the cabinet.

What would Empire Access’ timeline for residential service be? Drozdziel inquired.

2019, Baase answered, television, internet and telephone could be bundled for \$65 per month for the first six months going to \$125 per month thereafter.

Brabant said the plan should be forwarded to DPW Superintendent John Barrett. A site plan should be submitted with utilities shown and that information forwarded to Barrett as well.

II. APPROVAL OF THE MINUTES

MOTION: McCormick moved to approve the minutes of the December 19, 2017, meeting, seconded by Wall. Voting in favor were: Drozdziel, Borkhuis, McCormick & Wall. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

IV. NEW BUSINESS

A. STREET DEDICATION

Anderson Meadows - Commerce Drive

DeSHELL DEVELOPMENT

Frank Csapo, 2050 Oak Hill Drive, Avon

Csapo had extended the Anderson Meadows subdivision by nine lots, in the process extending Commerce Drive, Brabant reminded Board members. Csapo had progressed to the point where he wanted to dedicate the roadway extension. Brabant said he would contact DPW Supt. Barrett.

B. AVON COMMONS

Collins Street & Georgian Way

PROJECT CLOSE-OUT

Seven 8-unit, 2-story apartment buildings added

Morgan Collins Apartments, LLC, had added the apartment buildings and was looking to close out the project, Brabant told Board members.

V. ADJOURNMENT

MOTION: McCormick moved for adjournment, seconded by Wall. Voting in favor were: Drozdzziel, Borkhuis, McCormick and Wall. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Deputy Clerk