

**MINUTES OF A MEETING OF THE VILLAGE OF AVON  
ZONING BOARD OF APPEALS  
THURSDAY, AUGUST 8, 2019  
7:00 PM; VILLAGE HALL**

**I. ATTENDANCE**

Daniel Freeman, Chairman  
Christopher Conine  
James Gerace  
Richard Hite  
Ernest Wiard

**GUESTS**

Malcolm & Rhonda LaFever, Area Variance Applicants

**QUORUM**, 5 Present, 0 Absent

**STAFF**

Lance Brabant, Sr. Planning Associate, MRB Group  
Gary Margiotta, Deputy Clerk

**IV. NEW BUSINESS – PUBLIC HEARINGS**

Freeman read the Notice of Public Hearing:

**PLEASE TAKE NOTICE** that a public hearing will be held before the Zoning Board of Appeals on Thursday, August 8, 2019, at 7:00 p.m. in the Whitney Room at the Village Hall, 74 Genesee Street, Avon, New York on the following matters:

Application of J. Douglas and Elaine McCarthy for a special use permit to resume use of the property at 310 East Main Street as a bed and breakfast operation; and

Application of Malcolm and Rhonda LaFever for an area variance for property at 59 Maple Street.

Copies of the applications had been available for review at the Village Hall located at 74 Genesee Street, Avon, NY, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

The Zoning Board of Appeals will, at the aforesaid time and place, hear all persons in support of these applications or objections thereto. Persons may appear in person or by agent or attorney.

Dated: July 25, 2019

By Order of the Zoning Board of Appeals of the Village Of Avon

**A. Special Use Permit Application 19-01**  
 Bed & Breakfast at 310 East Main Street

**J. Douglas & Elaine McCarthy**  
 310 East Main Street; Avon, NY

The McCarthy's wished to resume bed & breakfast operations at the former Charlton Inn, 310 East Main Street. The Planning Board had given the application a positive recommendation at their meeting of July 16, 2019. The McCarthy's were absent so, Freeman moved on to the second application.

**B. Area Variance Application 19-02**  
 Garage at 59 Maple Street

**Malcolm & Rhonda LaFever**  
 59 Maple Street; Avon, NY

The LaFever's wished to build a 1,040-square-foot garage at 59 Maple Street. The 26 X 40 structure would be 2 feet back from the west property line. The Planning Board had given the application a positive recommendation at their meeting of July 16, 2019.

**MOTION:** Conine moved for approval of approval of the application in view of the positive recommendation from the Planning Board and the positive letters from neighbors Frances Frew at 71 Maple Street and Kenneth Schafer at 60 Maple Street, seconded by Wiard. Voting in favor were: Freeman, Conine, Gerace, Hite and Wiard. Voting against were: none.

**CARRIED, 5 Ayes, 0 Nays**

Returning to McCarthy's special use permit application, Brabant suggested the Board continue the application until an inspection and fire code inspection could be performed. He suggested a due date of noon Friday, August 30.

**V. ADJOURNMENT**

**MOTION:** Wiard moved for adjournment at 7:38 PM, seconded by Gerace. Voting in favor were Freeman, Conine, Gerace, Hite and Wiard. Voting against were none.

**CARRIED, 5 Ayes, 0 Nays**

Gary Margiotta  
 Deputy Clerk