

MEMBERS PRESENT: KATHLEEN COLE, CLARA MULLIGAN, TOM MCGOVERN, RANDY KOZLOWSKI, DAVE SHARMAN, MICHAEL MILES

ABSENT: KATHLEEN MANNIX

VISITORS: BRIAN GLISE, LANCE BRABANT, DANIEL J. HOLTJE

CLERK: KIM MCDOWELL

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MOTION TO OPEN THE MEETING WAS MADE BY TOM, SECONDED BY KATHY.

KATHLEEN COLE -AYE  
TOM MCGOVERN- AYE  
DAVE SHARMAN - AYE  
RANDY KOZLOWSKI - AYE  
KATHLEEN MANNIX - ABSENT  
CLARA MULLIGAN - AYE  
MICHAEL MILES - AYE

CARRIED 6-0.

MOTION TO APPROVE THE MINUTES FROM THE MAY 1, 2018 MEETING AS PRESENTED WAS MADE BY DAVE, SECONDED BY KATHY.

KATHLEEN COLE -AYE  
TOM MCGOVERN- AYE  
DAVE SHARMAN - AYE  
RANDY KOZLOWSKI - AYE  
KATHLEEN MANNIX - ABESENT  
CLARA MULLIGAN - AYE  
MICHAEL MILES - AYE

CARRIED 6-0

HOLTJE, DANIEL ON BEHALF OF SOLES, DANIEL & PATRICIA/2736  
BRONSON HILL RD/TAX MAP PARCEL#55.-1-16.61-SUBDIVISION  
APPLICATION-DIVIDE EXISTING 18.73 ACRES INTO 2 PARCELS. LOT 1  
WILL BE 14.96 ACRES (EXISTING DWELLING & GARAGE) AND LOT 2 WILL  
BE 3.77 ACRES OF REMAINING VACANT LAND - PUBLIC HEARING

Mr. Holtje spoke on behalf of Mr. & Mrs. Soles regarding the sub division. All Board members had received the map via email prior to tonight and no questions or concerns were raised.

MOTION TO OPEN THE PUBLIC HEARING WAS MADE BY TOM; SECONDED BY KATHY.

KATHLEEN COLE -AYE  
TOM MCGOVERN- AYE  
DAVE SHARMAN - AYE  
RANDY KOZLOWSKI - AYE  
KATHLEEN MANNIX - ABESENT  
CLARA MULLIGAN - AYE  
MICHAEL MILES - AYE

CARRIED 6-0.

Lance stated that the SEQR and EAF Part 1 & Part 2 are standard with no issues. Everyone agreed there is are no issues and map is looks good.

TOWN OF AVON ZONING BOARD OF APPEALS RESOLUTION  
DANIEL & PATRICIA SOLES – 2 LOT SUBDIVISION  
2736 BRUNSON HILL ROAD – AGRICULTURAL ZONING DISTRICT  
TM # 55-1-16.61

**SEQR – DETERMINATION OF SIGNIFICANCE**

**WHEREAS**, the Town of Avon Planning Board, (hereinafter referred to as Planning Board) is considering Final Subdivision Plan Approval for the resubdivision of Lots 3 & 4 of the Pease Farm Subdivision to create Lot R-3 containing 15.072 ± acres, and Lot R-4 consisting of 3.655 ± acres with no new development proposed as shown on the Final Subdivision Plan titled “Daniel L. Soles & Patricia J. Soles Resubdivision” prepared by Daniel John Holtje dated May 14, 2018 and all other relevant information submitted as of June 5, 2018 (the current application); and

**WHEREAS**, the Planning Board has determined the above referenced application (hereinafter referred to as Action) to be an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

**WHEREAS**, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

**WHEREAS**, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Short Environmental Assessment Form Part 1; and

**WHEREAS**, the Planning Board has completed Part 2 and Part 3 of the Short Environmental Assessment Form; and

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the site is consistent with the Town’s Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;

- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

**BE IT FURTHER RESOLVED** that based upon the information and analysis above and the supporting documentation, the Planning Board determines that the proposed action **WILL NOT** result in any significant adverse environmental impacts.

**BE IT FURTHER RESOLVED** that the Planning Board directs the Chairperson to sign and date Part 2 of the Short Environmental Assessment Form and to identify on the Form that the proposed Action will not result in any significant adverse impacts.

**BE IT FINALLY RESOLVED** that the Planning Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

The above Resolution was offered by Thomas McGovern and seconded by Kathy Cole at a regular scheduled Planning Board meeting held on June 5, 2018. Following discussion, a voice vote was recorded:

Kathleen Cole - *Aye*  
 Thomas McGovern - *Aye*  
 Michael Miles - *Aye*  
 Randy Kozlowski - *Aye*  
 Kathy Mannix - *Excused*  
 Dave Sharman - *Aye*  
 Clara Mulligan - *Aye*

I, Kim McDowell, Clerk of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Avon Planning Board for the June 5, 2018 meeting.

Kim McDowell, L.S.  
 Kim McDowell, Clerk of the Board

TOWN OF AVON ZONING BOARD OF APPEALS RESOLUTION  
 DANIEL & PATRICIA SOLES – 2 LOT SUBDIVISION  
 2736 BRUNSON HILL ROAD – AGRICULTURAL ZONING DISTRICT  
 TM # 55-1-16.61

**SUBDIVISION PLAN APPROVAL RESOLUTION**

**WHEREAS**, the Town of Avon Planning Board, (hereinafter referred to as Planning Board) is considering Final Subdivision Plan Approval for the resubdivision of Lots 3 & 4 of the Pease Farm Subdivision to create Lot R-3 containing 15.072 ± acres, and Lot R-4 consisting of 3.655 ± acres with no new development proposed as shown on the Final Subdivision Plan titled “Daniel L. Soles & Patricia J. Soles Resubdivision” prepared by Daniel John Holtje dated May 14, 2018 and all other relevant information submitted as of June 5, 2018 (the current application); and

**WHEREAS**, the Planning Board opened a Public Hearing and completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR); and

**WHEREAS**, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

**WHEREAS**, on June 5, 2018 the Planning Board, serving as lead agency, made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board hereby  **Approves without Conditions;**  **Approves with the following Conditions;** or  **Denies the application for the following reasons:**

1. Subdivision Plan Approval with conditions as specified is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.

The above Resolution was offered by Thomas McGovern and seconded by Kathy Cole at a regular scheduled Planning Board meeting held on June 5, 2018. Following discussion, a voice vote was recorded:

Kathleen Cole - *Aye*  
Thomas McGovern - *Aye*  
Michael Miles - *Aye*  
Randy Kozlowski - *Aye*  
Kathy Mannix - *Excused*  
Dave Sharman - *Aye*  
Clara Mulligan - *Aye*

I, Kim McDowell, Clerk of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Avon Planning Board for the June 5, 2018 meeting.

Kim McDowell, L.S.  
Kim McDowell, Clerk of the Board

**MOTION TO CLOSE THE PUBLIC HEARING WAS MADE BY TOM; SECONDED BY KATHY.**

**KATHLEEN COLE -AYE**  
**TOM MCGOVERN- AYE**  
**DAVE SHARMAN - AYE**  
**RANDY KOZLOWSKI - AYE**  
**KATHLEEN MANNIX - ABESENT**  
**CLARA MULLIGAN - AYE**  
**MICHAEL MILES - AYE**

**CARRIED 6-0.**

**As Chairwomen, Kathy Cole signed all the maps for Mr. Holtje and he will be registering the subdivision with Livingston County this week and will bring in the receipt to Kim.**

MOTION TO CLOSE THE MEETING WAS MADE BY TOM; SECONDED BY KATHY.

KATHLEEN COLE -AYE

TOM MCGOVERN- AYE

DAVE SHARMAN - AYE

RANDY KOZLOWSKI - AYE

KATHLEEN MANNIX - ABESENT

CLARA MULLIGAN - AYE

MICHAEL MILES - AYE

CARRIED 6-0.

MEETING CLOSED.