

PLANNING & ZBA MEETING MONDAY, APRIL 21,
2025

MEMBERS PRESENT: PLANNING: CLARA MULLIGAN, CHRISTOPHER
STERNER, COLLIN HAYES, STEVE CSAPO, LEE
HANVEY, BRIAN THORN, KATHY MANNIX

ZBA: KITTY BRESSINGTON, CINDY KELLEN, JEFF
MULLIGAN, DIANE ATTEA, BOB WESTFALL

ABSENT:

OTHERS: BRIAN SHANNON (CEO, AVON)

VISITORS: STEVE MITCHELL, JERRY ROTHROCK, SUSIE
ROTHROCK

CLERK: KIM MCDOWELL

Jeff Mulligan called the meeting to order.

MOTION TO OPEN THE MEETING WAS MADE BY KITTY BRESSINGTON;
SECONDED BY LEE HANVEY.

COLLIN HAYES - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
BRIAN THORN - AYE
CHRISTOPHER STERNER - AYE
STEVE CSAPO - AYE
LEE HANVEY - AYE

JEFF MULLIGAN - AYE
CINDY KELLEN- AYE
BOB WESTFALL- AYE
DIANE ATTEA - AYE
KITTY BRESSINGTON - AYE

CARRIED 12-0.

The Planning and ZBA Board members, as well as Brian Shannon and Kim McDowell, introduced themselves to those present.

Jeff Mulligan reviewed public hearing and meeting etiquette along with the emergency exits to all present.

ZBA & PLANNING MOTION TO APPROVE THE MINUTES FROM MARCH 24,
2025, MEETING SUBMITTED WAS MADE BY CHRISTOPHER STERNER; SECONDED
BY CLARA MULLIGAN.

COLLIN HAYES - AYE

KATHLEEN MANNIX - ABSTAIN
CLARA MULLIGAN - AYE
BRIAN THORN - AYE
CHRISTOPHER STERNER - AYE
STEVE CSAPO - AYE
LEE HANVEY - AYE

JEFF MULLIGAN - AYE
CINDY KELLEN- AYE
BOB WESTFALL- ABSTAIN
DIANE ATTEA - ABSTAIN
KITTY BRESSINGTON -AYE

CARRIED 9-0.

STEVEN MITCHELL, OWNER OF GENESEE VALLEY MOTORSPORTS COMPLEX,
LLC/2123 LAKEVILLE ROAD/TAX MAP#45.-1-13/ZBA - MODICFICATION TO
SPECIAL USE PERMIT

Mr. Mitchell was present to discuss his application for a modification to the special use permit.

MOTION TO OPEN THE PUBLIC HEARING WAS MADE BY CINDY KELLEN;
SECONDED BY KITTY BRESSINGTON.

JEFF MULLIGAN - AYE
CINDY KELLEN- AYE
BOB WESTFALL- AYE
DIANE ATTEA - AYE
KITTY BRESSINGTON -AYE

CARRIED 5-0.

Mr. Mitchell stated he received a request from a group to hold motorcycle practice during the week and was informed that the Special Use Permit doesn't allow weekday practices.

Mr. Mitchell would like to have routine practices and coaching on Monday for kids and one other day.

Bob Westfall asked how often and how late the weekday practices would be. Mr. Mitchell stated hopefully once or twice a week, and he was told the cut off time is 6:00PM.

Cindy Kellen asked exactly what days he would like to be open for practices during the week and he said it basically is carrying on what we have been doing for years.

Kitty Bressington asked again how many days during the week Mr. Mitchell would like and he would like Monday and one other day to practice.

Kitty Bressington reiterated that you are requesting two days a week for practices and then your permitted days are Saturday and Sundays and that is correct.

Cindy Kellen stated you are also requesting the use of motorcycles on the track since the original permit was only for go-carts.

Jeff Mulligan stated the application doesn't state that you would like motorcycles as well as carts which will need to be stated on the special use permit modification as well.

Bob Westfall and Jeff Mulligan stated they would like to see the application have specific details in what he is requesting for the modification of the special use permit.

Diane Attea asked if there is a difference between a motorcycle racetrack and a go cart racetrack and the answer is no there is no difference.

Collin Hayes read the motion from the ZBA Board in 1977, and it stated 6:00PM on Sunday's and 8PM on other days that the track could run until.

Jeff Mulligan asked for any public comment.

Gerald Rothrock, 5681 Sutton Road, Avon, NY gave a brief history of the go cart track and when it started there were no rules or regulations pertaining to the use of the track. Mr. Rothrock stated that Saturday and Sundays are what was granted for operations which is 28 weekends out of the 31 weekends from April to October. He feels that those are enough hours for the track to operate and he feels there should not be any more time granted for practice. Mr. Rothrock also feels they are not very good neighbors, and it is irritating to hear them.

Kim McDowell, 2334 Rolling Ridge Drive, Avon, NY stated that she doesn't hear any loud noises. I do hear them occasionally on Sunday's and have never been bothered by the noise. I have never had a neighbor complain to me about the noise either.

Jeff Mulligan stated there are two issues here for discussion, one is the practice during the week and the other is the allowance of motorcycles on the track.

Bob Westfall only remembers they requested an annual nightly event, and he has never heard about any of the other stuff discussed tonight. Bob stated again he would like to see more detailed information on what exactly they are requesting.

Clara Mulligan stated Mr. Mitchell said the motorcycles will not be racing but practicing slowly and that doesn't seem to have a lot of sound compared to racing.

Jeff Mulligan said noise will be a paramount issue and is there any noise decimal reader on the track and there is.

Kitty Bressington said this request for motorcycle practice during the week and racing of go carts which are already happening at the track and that is correct.

Cindy Kellen suggested if we decide to approve weekday practice, do we limit it to just motorcycles.

Kitty Bressington requested that Mr. Mitchell revise the application to state practices of motorcycles during the week.

There was much discussion on what the submitted application is pertaining to and what should be included in the revised application for next month's meeting.

Susie Rothrock, 5681 Sutton Road, Avon, NY stated they were here when the track started, and there has always been practices during the week at any time of the day, and she would like specific hours and days when they can operate the track.

Diane Attea stated that until this modification gets approved, there should be no weekday practices, and the Board agreed.

Jeff Mulligan stated the public hearing will be left open and Mr. Mitchell will need to submit a revised application, and we will need to publish a new public hearing notice for the revised request.

Once Kim receives the newly revised application she will proceed with a new public hearing notice.

Collin Hayes began training the Boards on short-term rental code that lasted approximately 30 minutes.

There was discussion on some possible future applications, such as Exit 9 truck stop and the possible house/pole barn on East Avon-Lima Road.

MOTION TO CLOSE THE MEETING WAS MADE BY KITTY BRESSINGTON; SECONDED BY STEVE CSAPO.

COLLIN HAYES - AYE
KATHLEEN MANNIX - AYE
CLARA MULLIGAN - AYE
BRIAN THORN - AYE
CHRISTOPHER STERNER - AYE
STEVE CSAPO - AYE
LEE HANVEY - AYE

JEFF MULLIGAN - AYE
CINDY KELLEN- AYE
BOB WESTFALL- AYE
DIANE ATTEA - AYE
KITTY BRESSINGTON - AYE

CARRIED 12-0. MEETING CLOSED.