A Regular Meeting of the Town of Avon was held on Thursday, July 28, 2011 at 6:00 P.M. at the Avon Opera Block/Town Hall with the following members present:

PRESENT: Supervisor David LeFeber, Deputy Supervisor Kelly Cole, and Councilmen Donald Cook, Thomas Mairs and James Blye

OTHERS: Highway Superintendent Thomas Crye, Water Superintendent Daniel McKeown and Town Clerk Sharon Knight, CMC/RMC

VISITORS: Developer Paul Stephenson and Genesee Valley Ford Owner Dom Genova

Supervisor LeFeber called the meeting to order at 6:00 P.M.

Pledge of Allegiance

Supervisor LeFeber asked for any public comments and there were none.

DISCUSSION – PAUL STEPHENSON

Supervisor LeFeber welcomed Developer Paul Stephenson to the Town Board meeting. Mr. Stephenson addressed the Board and provided a letter of intent for Planned Development District that follows. He is considering purchasing property but is unsure of the zoning. It appears the property is in a Planned Development District (PDD). All utilities including water, electric and sewer are available at the northern boundary. The Planning Board will need to review the request and contacting the Planning Board Clerk Jennifer Sargeant is the next step. Councilman Blye suggested that Mr. Stephenson contact the New York State Department of Transportation to discuss the placement of road cuts.

July 28, 2010
To: Avon Town Board
From : Paul Stevenson
Concerning: Letter of Intent for Planned Development District

Allow me to introduce myself. My name is Paul Stevenson and for some time I have been searching for property suitable for the construction of a seasonal campground, primarily for Snowbirds and others who would enjoy affordable access to a recreational community within a natural setting.

I believe I have found a 41 acre property that meets those criteria on Lakeville Rd, across from J & A Farm Market, next to the Kemp Motor Coach facility and near Fratelli's Restaurant. It has all the necessary utilities on site including county water, electric and sewer. The zoning is a bit unclear at this point. While the zoning clerk believes the property is all zoned as a PDD, the owners believe that one section is zoned PDD and the rest is zoned agricultural. After reading Avon's regulations for these districts, I believe a campground would meet the criteria for both.

First, the property meets all the basic requirements of a PDD. It is over 20 acres, controlled by a single individual, and presents no hazards to others.

Second, the regulations state that the intent of such districts is to "permit commercial development…. on tracts of land suitable in location, area and character for their purpose." This land is well suited for a campground (I've included some picture in this folder). It is about 75% forested, includes both sides of Conesus Creek and other streams and has much plant and animal wildlife.

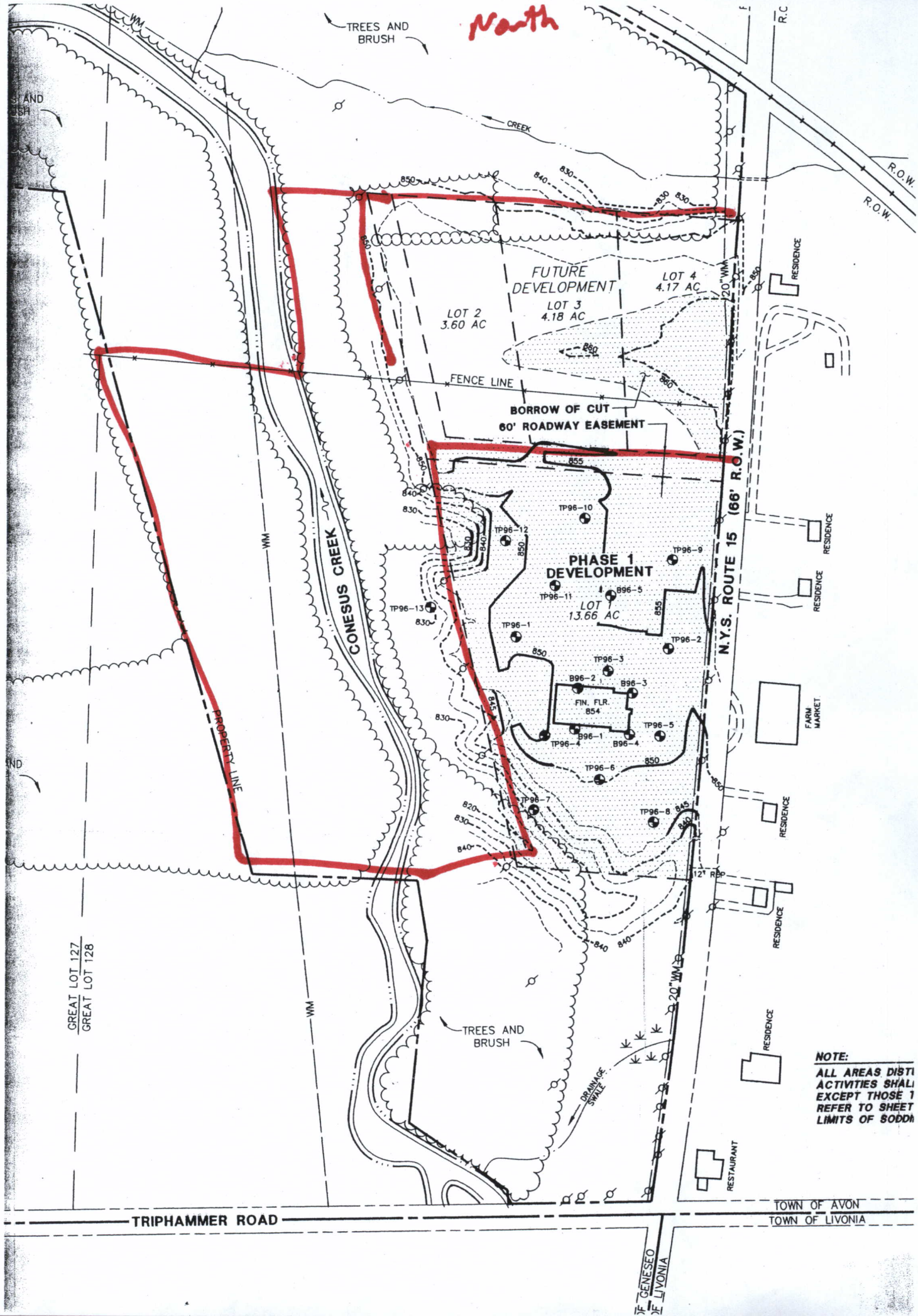
Third, a stated goal of a PDD is that it "result in the preservation and enhancement of the natural features of the land." It would obviously be in my best interest to create a facility which allows individuals to enjoy those very features. The regulation goes on to state that the intent of the PDD results in land uses "which are not contemplated under conventional zoning but which would further the developmental goals of the town." While campgrounds are allowed by special permit in agricultural areas by the Town, the language does not seem to exclude them from other zones such as a PDD. In fact, a campground may be better included under a PDD to guide it's future development. For instance after the campground is established and bringing revenue to the town and county, other revenue generating features may be developed such as a driving range, batting cages, public access to a swimming pool etc. This property seems well positioned to bring local tourism dollars to Avon.

Fourth, a campground at this site would also be of great benefit to the businesses around it. Kemps Motor Coach facility is equipped to work on RV's. The nearby Mobil Station would undoubtedly see an increase in revenues from food, gas, diesel and propane sales as would the market and restaurant across the street.

The following pages show various features. Figure 1 is the legal map, figure 2 is a Google earth image of the land and Figure 3 is a contour map of the land. The following pages are various pictures of the land.

Thank you very much for your consideration of this proposal.

Sincerely, Paul Stevenson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R.O.W.
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LOT 3 4.18 AC
LOT 2 3.60 AC
FENCE LINE
BORROW OF CUT
60' ROADWAY EASEMENT
PHASE 1 DEVELOPMENT
LOT 13.66 AC
FIN. FLR. 854
CONESUS CREEK
N.Y.S. ROUTE 15 (66' R.O.W.)
PROPERTY LINE
RESIDENCE
FARM MARKET
RESTAURANT
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GREAT LOT 127
GREAT LOT 128
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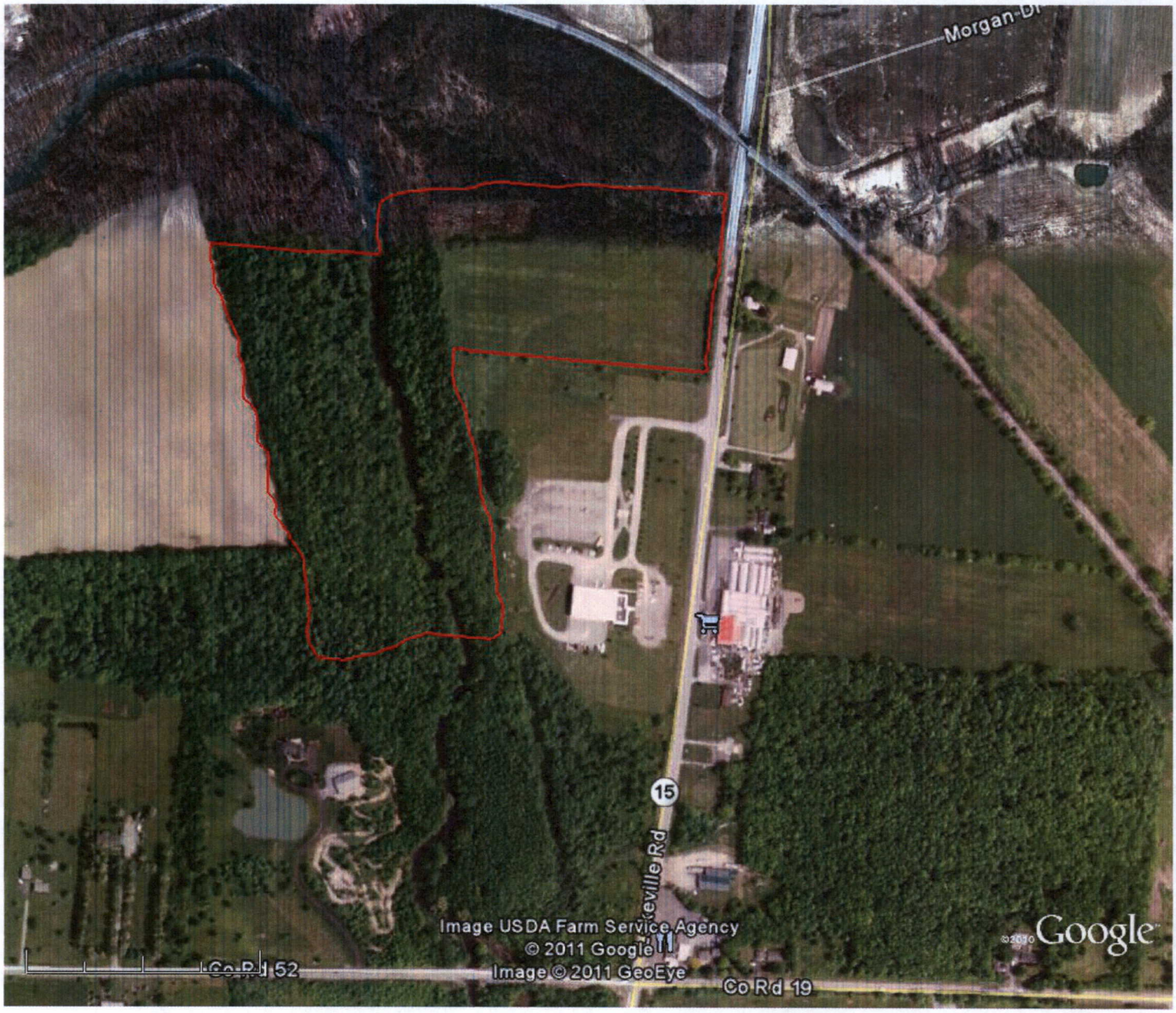
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Image USDA Farm Service Agency
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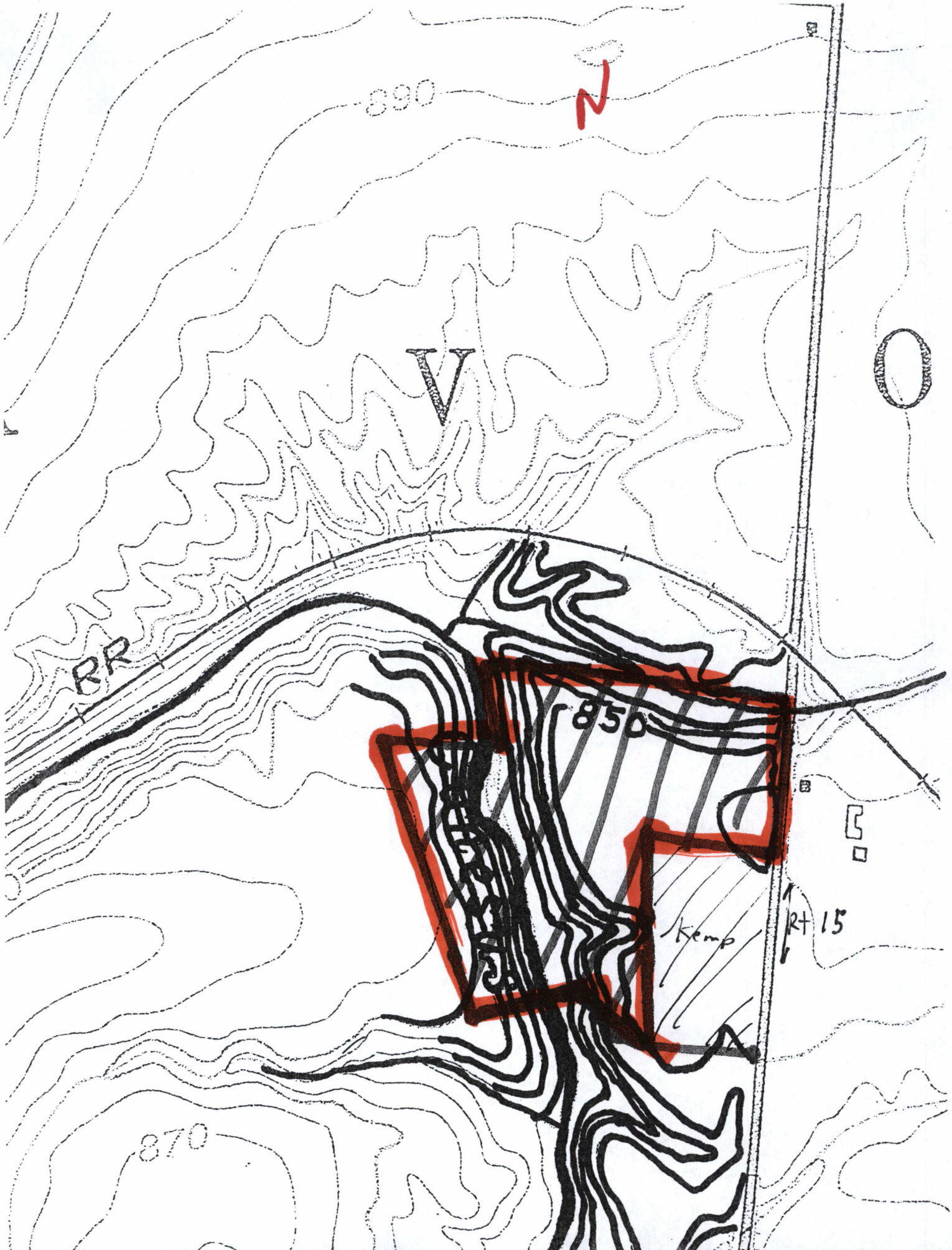
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890
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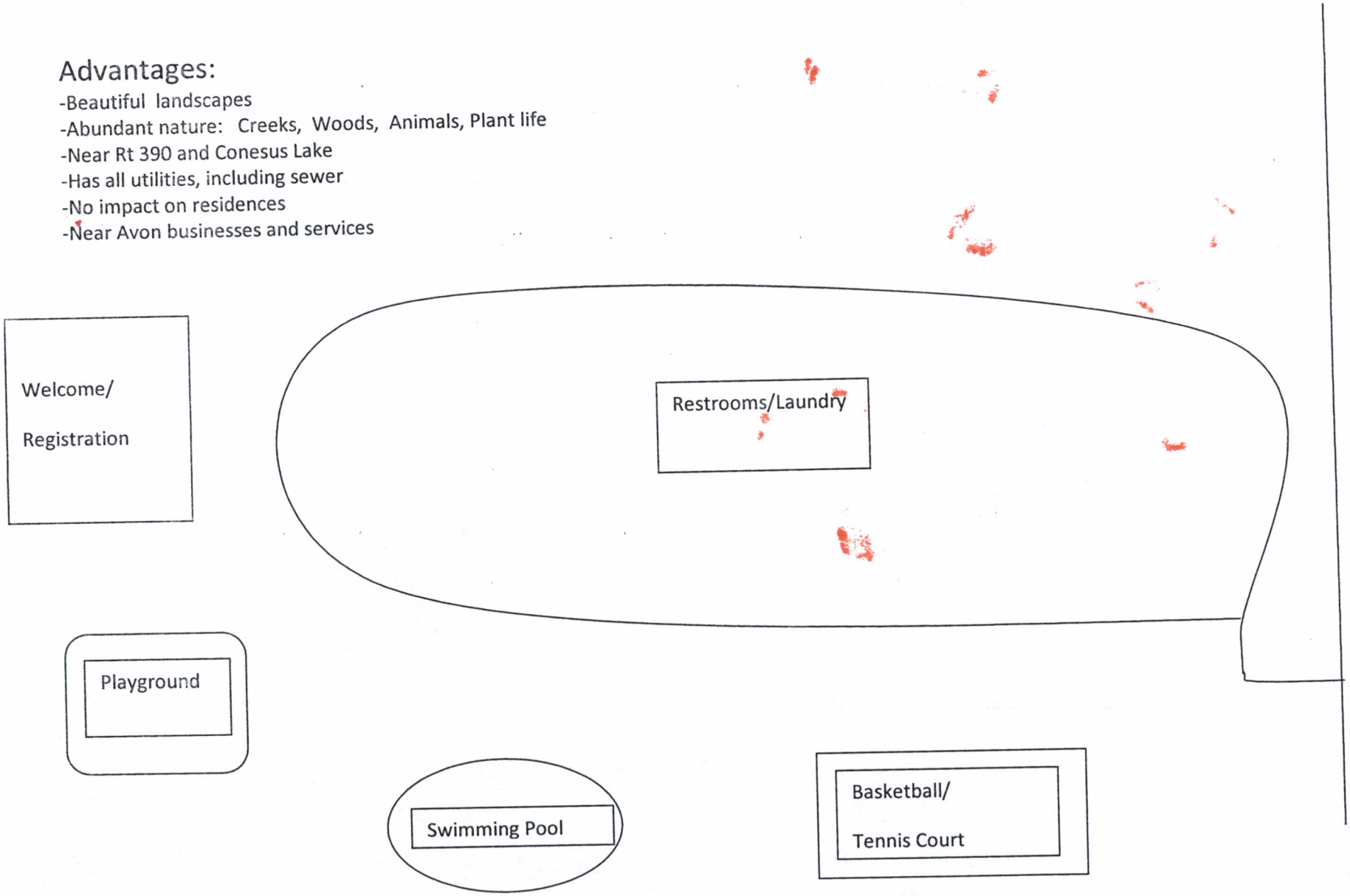
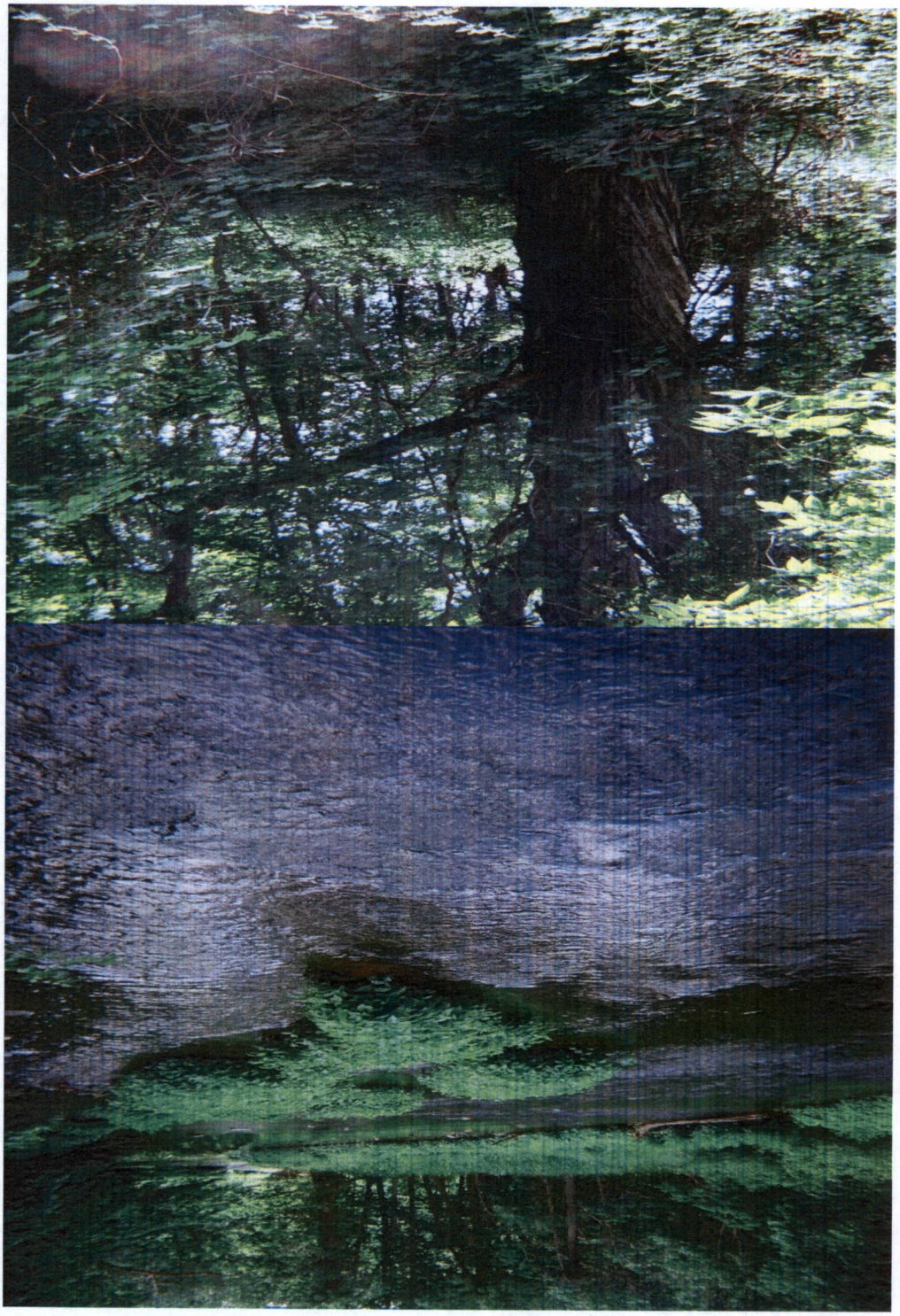
870

Advantages:

-Beautiful landscapes
-Abundant nature: Creeks, Woods, Animals, Plant life
-Near Rt 390 and Conesus Lake
-Has all utilities, including sewer
-No impact on residences
-Near Avon businesses and services





RESOLUTION #125 APPROVAL OF MINUTES

On motion of Supervisor LeFeber, seconded by Councilman Cook the following resolution was
ADOPTED AYES 4 NAYS 0 ABSTAIN 1 (Deputy Supervisor Cole)

RESOLVE to approve the minutes of July 14, 2011 as presented.

Vote of the Board: Councilman Blye - Aye, Councilman Mairs – Aye, Councilman Cook - Aye, Deputy Supervisor Cole - Abstain, Supervisor LeFeber – Aye

DISCUSSION –ATTORNEY REPORT

Attorney Jim Campbell was not in attendance and Supervisor LeFeber reported on the following items:

Contact was made with the Livingston County Sheriff's Department regarding providing court security and their policies are the same as the Village of Avon. Insurance will need to be purchased at a cost of $600.00 per year and the Officers will be paid by voucher.

Two meetings were held to discuss the need to bring Starkey and Wolcott Drive to Town Highway Specifications. Mr. Pooler would like to complete the work on the road due to calling in the bond would create a burden for his business. It appeared the Board does not want to create a burden but would in fact call in the bond if the work is not completed in a timely manner.

DISCUSSION –HIGHWAY REPORT

Highway Superintendent Crye reported on the following:

Town and County roads have been mowed and weeded.

Supervisor LeFeber reported on the following:

A complaint was received that the handrail at Papermill Park was loose. Highway Superintendent Crye stated he inspected the rails and found the rail on the north side needs to be tightened.

Mayor Freeman expressed his appreciation for the good working relationship that the Village and Town Highway Departments share. He also extended a thank you for assistance on a recent project.

Mayor Freeman also requested that the Supervisor contact Mr. And Mrs. Blank to inquire if they are interested in selling the back portion of their property on Genesee Street.

DISCUSSION – CODE REPORT

Code Enforcement Officer Cappello was not in attendance.

DISCUSSION – ENGINEER REPORT

Engineer Rock was not in attendance.

DISCUSSION – WATER REPORT

Water Superintendent McKeown reported on the following:

One additional water customer was recently picked-up.
Meters have been all been read for this billing cycle.
Attorney Campbell is working on the lease with Verizon.
It appears work has been completed at the Water Tower, without prior notice. Verizon/AT&T claim they did not perform the work.
The costs of water to two properties that have agreements with the Village of Avon for free water will be reduced from the invoices we receive from the Village.

DISCUSSION – DOM GENOVA – CAR WASH PROPOSAL

Dom Genova addressed the Board regarding his request to open a car wash. The car wash will be used for new vehicle preparation but would also be available for public use. He reported that his business sold forty million dollars worth of "Stuff". He thanked the Board for all of the support he has received from the beginning of selling him the property of the old highway barns.

RESOLUTION –#126 AFFIRMING SPECIAL PERMIT REQUEST

On motion of Councilman Blye, Deputy Supervisor Cole, the following resolution was ADOPTED AYES 5 NAYS 0

RESOLVE that the Board is in favor of amending the Planned Development District (PDD) which will change use from a "Used Car Lot" to a "Car Wash". The response from the County and the review of the Avon Town Code Section 130-18H as follows:

(1) The request is in harmony with the general purpose and intent of these regulations, taking into account the location and size of use, the nature and intensity of the operations involved and the adequacy of public facilities needed to serve the project; and
(2) The granting of the special permit applied for will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or be detrimental or injurious to the property and improvements in the vicinity or to the general welfare of the Town.

Vote of the Board: Councilman Blye - Aye, Councilman Mairs – Aye, Councilman Cook - Aye, Deputy Supervisor Cole - Aye, Supervisor LeFeber – Aye

DISCUSSION – WINDOW OF THE HIGHWAY GARAGE

As requested by Town Supervisor LeFeber, Water Superintendent McKeown provided pictures of the window ceils at the Highway Garage. The Board reviewed the photos and determined the need for maintenance. Supervisor LeFeber will contact Code Enforcement Officer Cappello for the repairs/replacements.

DISCUSSION – CELL PHONE COSTS

The cost for cell phones has increased with the loss of phone users as there are less minutes to share. It's cheaper to have more phones and let them go unused to increase the number of shared minutes.

RESOLUTION #127 PAYMENT OF BILLS

On motion of Councilman Mairs, seconded by Councilman Blye the following resolution was
ADOPTED AYES 5 NAYS 0

Concerning ABSTRACT of Claims Number 2011-14 including claims as follows:

General Fund	Voucher #298 through #315 in amounts totaling $7,282.02
Highway Fund	Voucher #130 through #143 in amounts totaling $49,434.29
Water Fund	Voucher #113 through #119 in amounts totaling $87,773.80
Cemetery Fund	No Voucher
Opera Block Capital Improvement	No Voucher
Royal Springs Lighting	No Voucher
Cross Roads Drainage District	No Voucher
Bruckel Drainage District	No Voucher
Royal Springs Drainage	No Voucher
Town Of Avon Fire Protection	No Voucher
Water Capital Improvement	No Voucher

Vote of the Board: Councilman Blye - Aye, Councilman Mairs – Aye, Councilman Cook - Aye, Deputy Supervisor Cole - Aye, Supervisor LeFeber - Aye

DISCUSSION – SUPERVISOR REPORT

Supervisor LeFeber reported that the "TOWN HALL MEETING" has been scheduled with New York State Senator Patrick Gallivan for Tuesday, August 23rd.

Two FEMA meetings have been attended by the Supervisor, Highway Superintendent and Town Clerk regarding damage of the culvert on North Littleville Road. Supervisor

DISCUSSION – SUPERVISOR REPORT-continued

LeFeber stated that he is confident we will get back money for the emergency repairs. Larsen Engineers has reviewed the site and we have sixty days to provide a plan that includes a scope of work. We will also be asking for mitigation dollars from New York State that would allow improvement the wing wall as FEMA does not like to spend dollars on disaster events without providing preventative maintenance that would put the property into a long term safe structure.

After discussion it appeared the Board was in favor of filing a notice of intent with National Grid to start the process of developing a plan to reduce our electrical costs.

Both Town Justices have requested to send Court Clerk Stephanie Schweitzer to the New York State Court Conference. Supervisor LeFeber stated the budget would need to be adjusted.

There was discussion on forward movement of Lima, Livonia and Avon providing water to an area that would supply all three towns. Many people that had plenty of water in the past now have dry wells. Supervisor LeFeber stated that the interest rates, the need for work for contractors to have work make the timing good for improvements.

A review of the number of applications was discussed. Interviews will be held with Supervisor LeFeber, Councilman Blye and Highway Superintendent Crye.

Dimensions need to be provided to the Board for the suggested Hero's wall.

DISCUSSION – VISITOR COMMENTS

On motion of Deputy Supervisor Cole, seconded by Councilman Blye, the meeting adjourned at 7:35 P.M.

Respectfully submitted by, _____

Sharon M. Knight, CMC/RMC, Town Clerk