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Avon Village Board
Monday, January 9, 2012

The meeting of the Board of Trustees of the Village of Avon was held at the Avon Village Hall, 74 Genesee Street, Avon, New York on Monday, January 9, 2012.

Present: Thomas Freeman, Mayor
Mark McKeown, Trustee
William Zhe, Trustee
Robert Hayes, Trustee
Timmy Batzel Trustee

Staff: Christine Quinlan
Tony Cappello
Jay Batzel
Reid Whiting

Visitors: Josh Williams
John Marks
Nick Macaluso
Monica Jett
Rick Hauser
Jim Carroll
Barb Drury
Wayne Drury
Phil Swanson
Richard Martin
Tami Snyder
Dwight Brown
Bob Austen
Brian Lewis
Bonnie Taylor-Davis
Charles Nadeau
Chris Ryan
Dan Driscoll
Frank Matusak
Pat Driscoll
Steve Rosen
Dick Driscoll
Michael Freeman
Paul Drozdziel
Art Pearson
John Marks
Nick Mazza
Peter Burke
Norm Barrett
Jean Schoenthal

Ted Coyne

Mayor Freeman opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

VILLAGE BOARD MEETING MINUTES:

Upon a motion made by Trustee Zhe the minutes from December 19th, 2011 are hereby approved as submitted. Trustee Hayes seconded the motion and it was carried by the following vote:

Thomas Freeman, Mayor	Voting	Yes
Mark McKeown, Trustee	Voting	Yes
William Zhe, Trustee	Voting	Yes
Robert Hayes, Trustee	Voting	Yes
Timmy Batzel, Trustee	Voting	Yes

Mayor Freeman reported that according to Superintendent Barrett \$9,000 overage was spent on the River Street Project. \$9,000 was spent down at the Parks that was included in the total River Street cost. The cost of oil went up almost 30%.; therefore, \$9,000 will come out of Parks budget.

Trustee McKeown questioned having the Chief come in and get pre-approval for his patrolman that goes to any kind of training. The Board agreed that they want to know these things. The Board will discuss further at the meeting on January 23, 2012 with Chief Carney.

PROBATIONARY REPORT:

A motion was made by Trustee Zhe to approve permanent Civil Service status to Officer Richard Cole. The motion was seconded by Trustee Hayes and carried by the following vote:

Thomas Freeman, Mayor	Voting	Yes
Mark McKeown, Trustee	Voting	Yes
William Zhe, Trustee	Voting	Yes
Robert Hayes, Trustee	Voting	Yes
Timmy Batzel, Trustee	Voting	Yes

VOUCHERS AND MANUAL CHECKS:

Upon a motion by Trustee McKeown, the following vouchers are approved for payment:

Fund #1 General Fund	\$20,062.01
Fund #4 Schedule C	\$ 7,635.56
Fund #5 Water	\$ 7,001.17
Fund #6 Sewer	\$ 17,528.97
Fund #9	\$
Fund #10	\$
Fund #11	\$
Fund #17	\$ 4,970.66
Fund #44	\$
Fund #45	\$
Fund #46	\$
Fund #47	\$
Fund #48	\$
Fund #50	\$
Fund #53	\$
Fund #54	
Fund #55	\$
Fund #56	\$
Fund #57	
Fund #58	\$
Fund #59	\$
Fund #60	\$
Fund #61	\$
Fund #62	\$
Fund #63	\$
Fund #64	\$
Fund #65	\$

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Fund #66	\$
Fund #67	\$
Fund #68	\$
Fund #69	\$
Fund #70	\$
Fund #71	\$
Fund #72	\$
Fund #73	\$
Fund #74	\$
Fund #75	\$
Fund #76	\$
Fund #77	\$
Fund #78	\$
Fund #79	\$
Fund #80	
Fund #81	\$
Fund #82	\$
Fund #83	\$
Fund #84	\$
Fund #85	\$
Fund #86	
Fund #87	\$
Fund #88	\$
Fund #89	\$
Fund #90	
Fund #91	\$
Fund #92	\$
Fund #93	\$ 1,073.50
Fund #94	\$
Fund #95	\$
Fund #96	

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Fund #97	\$
Fund #98	\$
Fund #99	\$
TOTAL	\$58,271.87

Trustee Batzel seconded the motion and it was carried by the following vote:

Thomas Freeman, Mayor	Voting	Yes
Mark McKeown, Trustee	Voting	Yes
William Zhe, Trustee	Voting	Yes
Robert Hayes, Trustee	Voting	Yes
Timmy Batzel, Trustee	Voting	Yes

FRANK CSAPO:

Mr. Csapo explained that he came to the Village Board because he has one building lot left, and two potential buyers. The last lot in the approved portion of his subdivision has been sold. Some of the road for the next phase has been completed but is not in compliance with the current Development Regulations. The base for the road is already in, however, specifications have been changed and the base has been built to old specs. Do I have to tear it all out or can we work out a comprise?

Currently lots are designed for 4 townhouses. I'm proposing two single family homes on each lot. We did this before and got some variances 15 years ago. What do I need to do to move ahead with this? Mr. Csapo distributed a drawing showing what would be involved?

The Village has an easement already to Pine View Heights, 20' wide. The easement on Lot 21 is already set up.

Mayor Freeman – What the Village wants to do is to connect subdivisions, we've missed an opportunity to connect a sidewalk to another subdivision. We would like to connect Pine View Heights to Chamber. Walk ability is what we're all about.

Frank Csapo - The Village has a 10' easement that connects to the soccer field. This would be the time to do it. I fully agree with you.

Mayor Freeman – I think you need to meet with John Barrett and work that out. We would like to work on the language and take it back to the Planning Board. Trustee Batzel and Trustee Hayes have been acting as liaisons and will help you work it out with the Planning Board. We will ask for a permanent public walk way so when you sell the lots people will know that it is in place. We need to work with you on drainage behind the soccer fields. I know putting in a road will help.

The water from the subdivision is all draining west, but the soccer field is draining toward Anderson Meadows. The storm sewer needs to be larger by Eichorns'.

PUBLIC INFORMATION SESSION – COMMUNITY PLANNING GRANT:

In July, 2010 the Village applied for a Community Planning Grant in the amount of \$13,400 from the New York State Community Development Office of Community Renewal.

The Village was awarded the grant of \$13,400. The Village set-up the project for \$20,000 of which the Village match of \$6600 was from General Fund balance.

The Village hired In.Site: Architecture after a request for proposals and interviews. The steering committee who worked with In.Site was Bonnie Taylor-Davis, Chris Quinlan, Paul Drozdiel, Rob Hayes, Phil Swanson and Bill Zhe.

The three tasks identified for the consultant to provide were to:

- 1) Design façade guidelines for the downtown
- 2) Develop a building reuse and code analysis for upper floors-general physical condition, NYS/local building codes, ADA compliance issues, constraints, conceptual sketch layouts, number of units and cost ranges.
- 3) Provide an upper floor housing demand analysis with rental units – develop existing vacant space or renovate existing units.

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The project is complete and at this point Rick Hauser from In.Site: Architecture presented his findings as well as the availability of future grant opportunities.

At the request of the Village and with the cooperation of building owners, In. Site: Architecture investigated selected residential units in the target area. They made initial measurements sufficient to understand the relationship of spaces, structure, and systems, to perform initial code evaluations and to prepare conceptual sketch layouts to determine the number of units and number of bedrooms per unit that might yield the best long range return on any investment.

This work is being done in conjunction with the Upper Floor Housing Demand Analysis, the report for which determines the amount, type and price of such rental units in the downtown area.

The overview represents the broader aims of the program. Specific guidelines were explained. Unique to Avon among area towns, the Village Green plays a prominent role in defining Avon's downtown district. The park is a green space amidst a historically industrial village and railroad town. Large, corner, anchor buildings stand directly across from the park and trees march along north Genesee Street, extending the park-like quality through the district. Its scale, proximity and presence should be capitalized upon, as a distinctive trait, to develop Avon's downtown identity.

THE VILLAGE GREEN:

- Acts as a traffic buffer, minimizing the impacts of the large volume of traffic along routes 5 & 20.
- Creates a place for people to congregate downtown, near businesses that provide goods and services.
- Creates a pleasant view from buildings along the South side of Main Street, visually extending to the buildings of N. Genesee Street.
- Facilitates an intimate, pedestrian-friendly downtown.

Given the relative scale, the village's downtown identity is an extension of the Village Green. Because many of Avon's buildings are small in scale, they allow for and require different solutions for signage, materiality, and detailing. Acknowledging these two issues, the Village Green's influence on the character of "downtown" Avon and the small scale, and detailing for the smaller buildings of Avon's downtown.

Storefront windows, upper floor windows and doors were discussed along with signage and lighting and paint colors.

What kind of apartments are in demand and what is attractive? How can you improve an existing building and make it more attractive. The value of this tool is to help a potential buyer understand the opportunity to work together.

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Jim Carroll of Asterhill Community Planning and Development Services was introduced who completed the market and feasibility study for the Village of Avon. The housing demand analysis study was for the development of upper floor rental units in the Village.

Jim Carrol – We did the market study which asked what the demand for upper floor units is. We look at existing conditions. The amount of accessibility plays a big roll. Older people don't want upper floors and are moving back to the Village to be near their children and because of availability of services.

VILLAGE OF AVON DEMAND STUDY REVIEWED:

Population, Housing, Income, comparison to other communities,

Common characteristics

- Main Street with multi-story building
- Working on downtown revitalization
- Shifting populations
- Low housing development activity

Demand for upper floor housing and rent ranges

CHALLENGES

- Access impact population
- Cost of renovations
- Safety and security
- Parking
- Developer incentive

ALTERNATIVES

- Redevelop properties for sale – Hamilton, NY
- Title VI Program – Bethlehem, Utica and Rome
- New developer incentives

485N – Special Law for Livingston County 100% for years 1-8 has 8 years. Avon has not opted into it at this time. This would likely stimulate investment in commercial and mixed-use properties.

National Register Historic District – No downside, huge upside. Being in a historic district places no restrictions on what you can do. 40% tax credit on the cost of what you put into renovating building. You spend \$300,000 in renovation, you get \$120,000 back.

Larger buildings - Owner can sell 80% of building and get investors.

Richard Martin - Are grants tailored to new construction or only renovations?

Rick Hauser – They won't cover new construction.

CODE ENFORCEMENT OFFICER UPDATE:

- Last Wednesday there was a truck problem so the junk at Randy Peterson's wasn't picked up. They will be there Tuesday morning (1/10/12).
- 11 of the 15 cars at 234 Rochester Street have been removed.

TRUSTEE'S UPDATE:

CONFERENCE ATTENDANCE:

Five Village laborer's submitted a request to attend a mandatory five hour re-certification seminar to be held on February 1, 2012 in Batavia.

A motion was made by Trustee Zhe to approve the requests. The motion was seconded by Trustee Hayes and carried by the following vote:

Thomas Freeman, Mayor	Voting	Yes
Mark McKeown, Trustee	Voting	Yes
William Zhe, Trustee	Voting	Yes
Robert Hayes, Trustee	Voting	Yes
Timmy Batzel, Trustee	Voting	Yes

FIRE DEPARTMENT APPLICATION:

A motion was made to deny the fire application submitted by Jonathan Rossborough by Trustee McKeown and seconded by Trustee Batzel based on the background check. The motion was carried by the following vote:

Thomas Freeman, Mayor	Voting	Yes
Mark McKeown, Trustee	Voting	Yes
William Zhe, Trustee	Voting	Yes
Robert Hayes, Trustee	Voting	Yes
Timmy Batzel, Trustee	Voting	Yes

LIVINGSTON COUNTY SEWER AGREEMENT:

Mayor Freeman reported that Superintendent Barrett and Treasurer Quinlan worked on and developed a possible new rate for the Proposed Agreement Outline between Livingston County Conesus Lake Sewer District and Village of Avon for the Interceptor Sewer.

Mayor Freeman would like to have a conversation with David LeFeber regarding the current rate. Mayor Freeman asked Treasurer Quinlan to find out what the impact would be on each individual resident. Mayor Freeman would like to put this on hold and to look at different scenarios'.

The Board discussed the request from the Fire Chief to replace seven portable radios. Quotes were obtained previously. Originally the Board agreed to purchase five portable radios not to exceed the state contract price. After further discussion the Board agreed that the Fire Department may purchase up to seven radios not to exceed the state contract price.

A motion was made y Trustee McKeown, and seconded by Trustee Zhe that this purchase will be expensed to the Fire Department's Capital Budget. The motion was carried by the following vote:

Thomas Freeman, Mayor	Voting	Yes
Mark McKeown, Trustee	Voting	Yes
William Zhe, Trustee	Voting	Yes
Robert Hayes, Trustee	Voting	Yes
Timmy Batzel, Trustee	Voting	Yes

Trustee Batzel will follow-up with the vendors to obtain the best possible pricing for the hose replacement. He is currently waiting to hear back from Churchville Fire Equipment.

Mayor Freeman suggested a letter be done to all Department Heads before making any purchases and following the Procurement Policy we have in place and that all purchases must be pre-approved.

Upon a unanimous motion, the meeting was closed at 9:30 pm.

Respectfully submitted,


Patricia E. Baker
Village Clerk