

APPENDIX A:

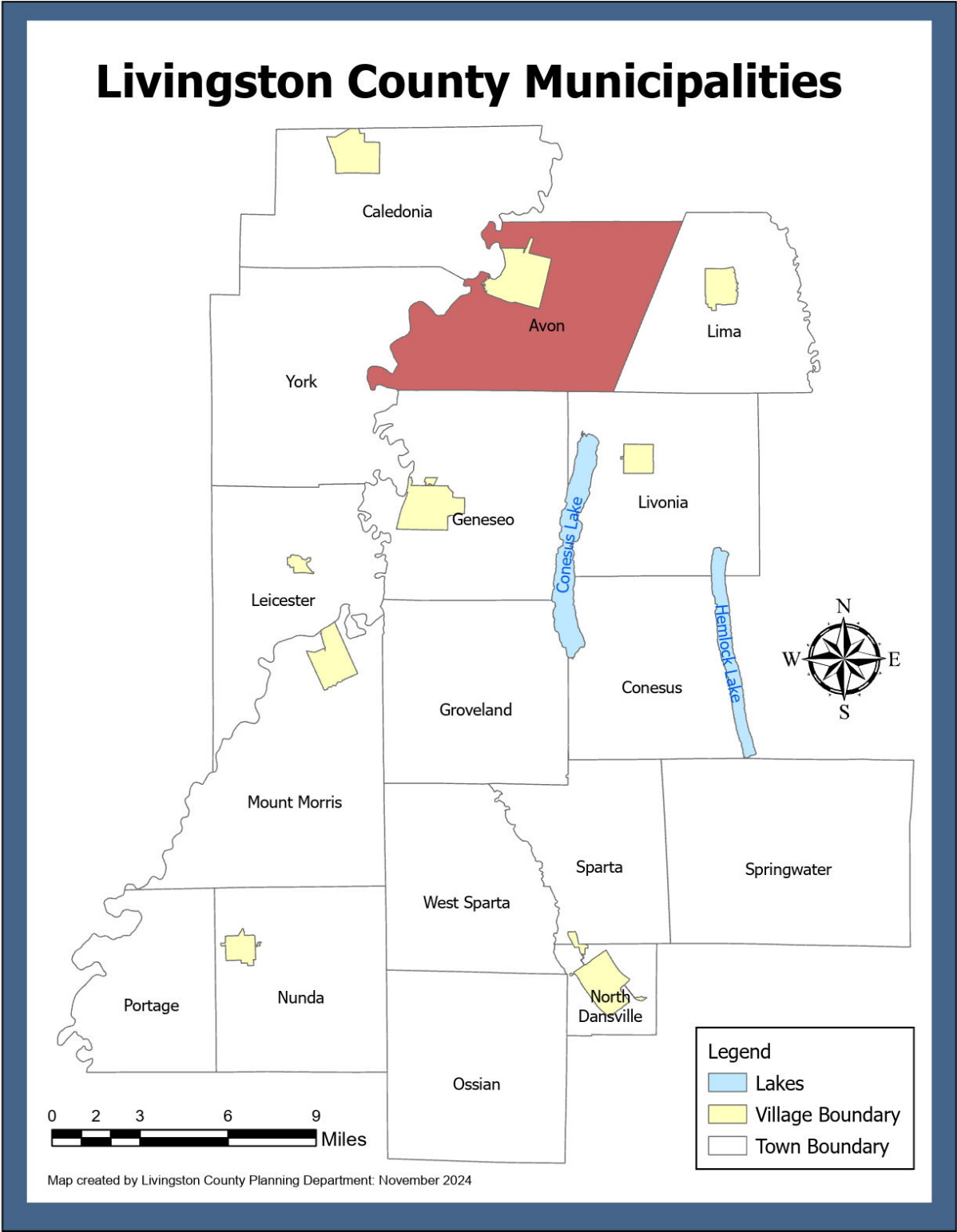
COMMUNITY PROFILE

OVERVIEW

Avon is a Western New York State community on the east bank of the Genesee River on the northern border of Livingston County. The Town has a total area of 38.4 square miles. U.S. Route 20, and New York Route 5 are east-west highways across the Town, while Interstate 390 connects the Town to areas north and south.

The first permanent settlement in Avon was made in 1789 at the Genesee River where Gilbert and Maria Berry built a log tavern and later operated a rope ferry. The Town of Avon was formally organized in 1797, while the Village of Avon was incorporated in 1853. During the nineteenth century, Avon was famous for its mineral springs, large hotels, bathhouses, and recreational facilities built to accommodate those who sought health cures from the mineral waters.

Today, visitors to Avon can enjoy the rich history and character of the Town and village by exploring local parks and historic landmarks, including Avon Village Park, Gilbert Berry Park, Avon Driving Park, Papermill Park, and various historic structures in the Village. Historic landmarks within the Avon community include the Five Arch Bridge, the Opera Block, East Avon Presbyterian Church, and the site of the first mill in the Genesee Valley.



Map A-1: Location of the Town of Avon in Livingston County (Livingston County)

ABOUT OUR RESIDENTS

Population

In 2020 the Town of Avon had 3,540 residents, a 6% decrease from 2010 after years of slow and steady growth. The population trends of the Town are very similar to many neighboring communities. Livingston County also experienced a similar trend of slow and steady growth from 1960 to 2010 and then saw a 5% population decrease between 2010 and 2020. According to the Livingston County Housing Need Assessment the Town's population is projected to increase around 3% between 2020 and 2050. This modest growth is expected to be seen across the county with the most growth expected within the County's villages.

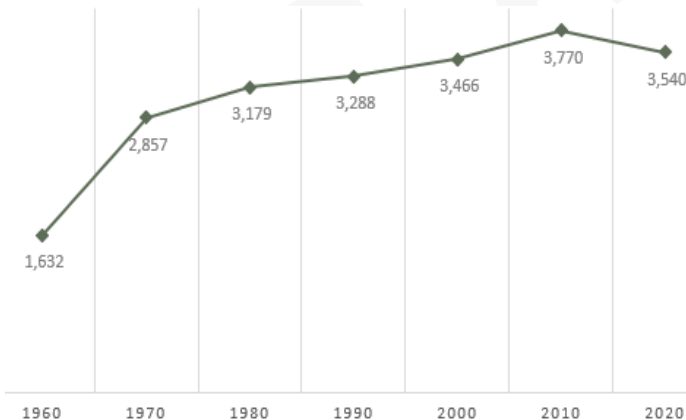


Figure A-1: Population, 1960-2020 (U.S. Census Bureau)

The residents of the Town are getting older, the median age has increased from 37.7 in 2000 to 45.7 in 2020. The largest age group are children between 5 and 19 (17%), and adults 65 years and over (25%). Between 2010 and 2020, the population of those 60 to 64 years old increased by 182%, and the population of those 65 and older increased by 82%. This rapidly aging population puts pressure on the Town to rethink resident services and the availability of elder care to provide opportunities for residents to stay in Avon as they age.

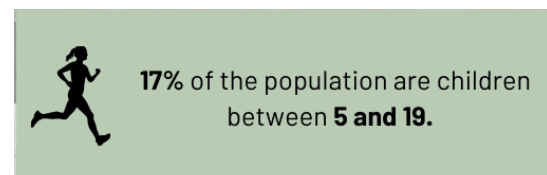
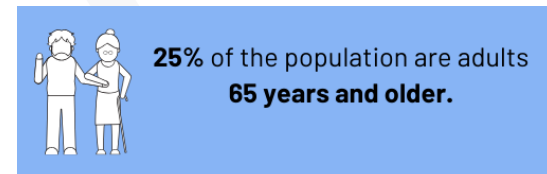
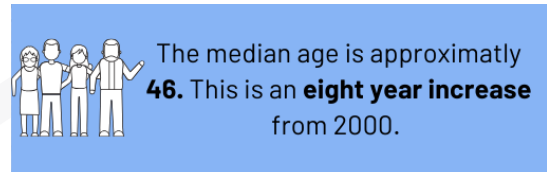
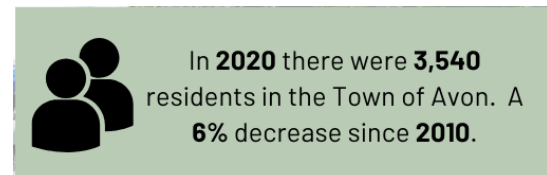


Figure A-2: Population Statistics 2020 (U.S. Census Bureau)

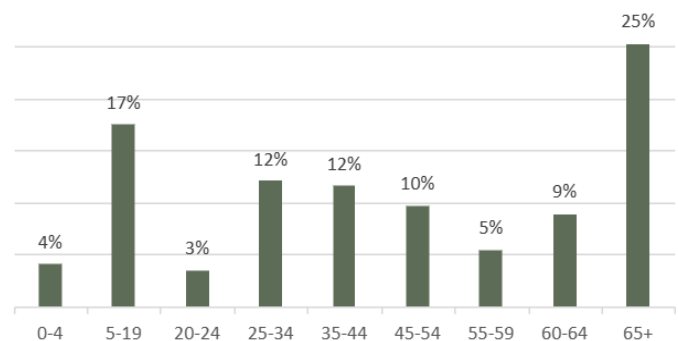


Figure A-3 Population Distribution, 2020 (U.S. Census Bureau)

ECONOMIC INDICATORS

Education

The Town and Village residents primarily attend Avon Central School District (Avon CSD). According to Public School Review Avon High School is one of the top-ranked schools in the County and in the State. Avon CSD has a 92% 4- year graduation rate.

Town residents are very well educated, 82% of individuals 25 and older have at least a high school diploma (including equivalency) and 41% have a bachelor's degree or higher.

The County and the Town of Avon are poised to welcome significant emerging industries, including clean and renewable energy, advanced manufacturing with optics, and agribusiness. It will be critical to retain and attract workers to the area by aligning the curriculum/degrees offered at schools and the jobs available.

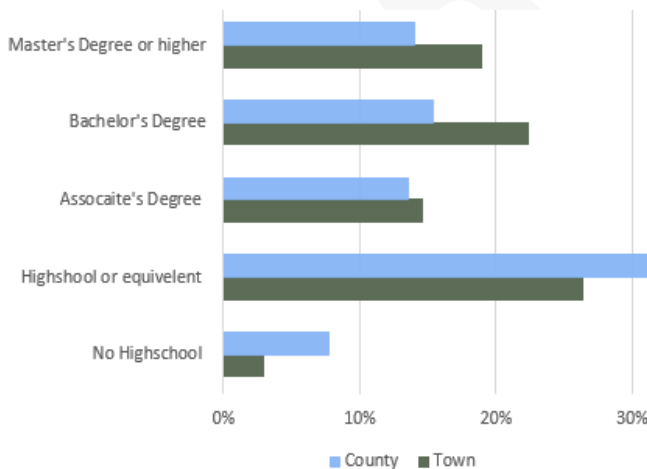


Figure A-4: Educational Attainment 2020 (U.S. Census Bureau)

Employment

63% of Avon residents 16 years and older are in the labor force (approximately 1,970 people). Over 60% of all civilian-employed residents 16 and older have jobs in the Educational and Health Services (43%) and Manufacturing (16.2%) sectors. Town-wide unemployment rate in 2020 was just 2.8%.

Town residents have some of the highest incomes in the county, with a median household income of \$74,375. The household income has increased by approximately 20% over the last ten years within the Town, which is similar to the increase that both the county and the state.

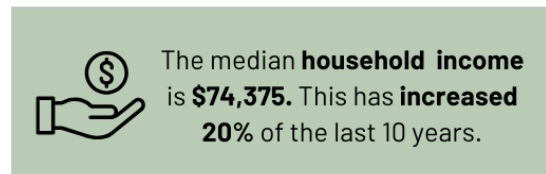
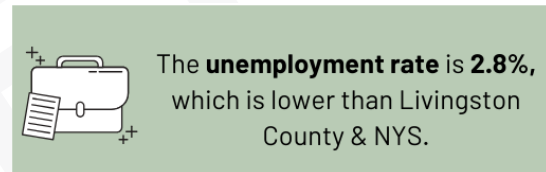
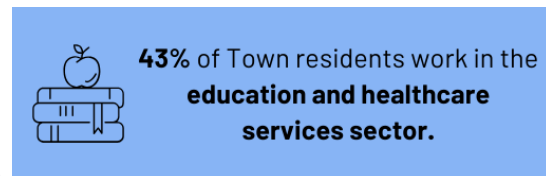


Figure A-5: Economic Statistics 2020 (U.S. Census Bureau)

Significant new development in the last twenty years has started to bring more jobs back to the area. Avon is home to two of the largest industrial parks in Livingston County, situating Avon as a prime destination for new development. Two well-established manufacturing plants Kraft/Heinz and Barilla America call Avon home. Similar recent developments have added jobs in the healthcare, automotive, and food manufacturing industries. The Livingston County Industrial Development Agency (IDA) show more than \$115 million in private investment over the past 20 years. These investments have brought more than 570 new jobs to Avon.

Other employers of regional residents in the Town and Village include the New York State Department

of Environmental Conservation, National Grid, Grey Metal Products, Star Safety Technologies, and Avon public schools. In Livingston County existing industries are mostly centered around blue-collar in-person jobs in manufacturing, retail trade, accommodations, and white-collar jobs in education, government and administration, and healthcare. Small businesses with less than 20 people represent most of the County's establishments at 93%.

Poverty

The Town has one of the highest median incomes in Livingston County, and Town residents are, on average, less likely to experience poverty or unemployment than those living elsewhere in the county or state. In 2022 the Town poverty level was 7% and 4% of residents were receiving Supplemental Nutrition Assistance Program (SNAP or Food Stamps) benefits.

Affordability

While many statistics only look at the median home price or average mortgage or rent to determine the affordability of an area, there is more to affordable housing than a mortgage or rent. Transportation costs are the second-biggest budget item for most households and this cost has an important relationship with the location and cost of housing.

The Housing + Transportation Index (H+T) shows the combined cost of housing and transportation as a percentage of the median area household income. The ideal percentage for housing affordability is 30% of a household's income while the ideal percentage for transportation affordability is 15%. Overall Town residents spend approximately 49% of their income on housing and transportation costs, which is slightly higher than the ideal 45% of household income.

In general, the housing in the Town of Avon is

Private Investment		Jobs Created
TOTALS	\$115,958,239	574
Barilla	\$100,000,000	142
DP Tool	\$1,920,000	103
Welford Industries	\$615,350	30
Evening Star Coffee Roasters	\$296,900	3
Quicklees	\$6,300,000	14
Joyful Beginnings	\$1,003,200	24
Matthew's Buses	\$1,800,000	71
UET Controls	\$375,000	8
Piranha Milling and Paving	\$1,947,000	29
CP Ward	\$1,040,000	67
Mortalis Brewing Company	\$300,000	30
Partyman Catering	\$360,789	53

Figure A-6: Total Private Investment and Job Creation over the last 20 Years (Livingston County IDA)

considered affordable in relation to the median income, even with the increase in sales price over the last several years. On average residents spend about 24% of their income on housing costs.

However, the Town has high transportation costs with respect to income, making living in the Town less affordable overall. On average residents spend 25% of their income on transportation costs. Due to the rural nature and limited public transportation options, households often have multiple vehicles and must drive farther distances.

The average household vehicle miles traveled (VMT) per year is 21,201 miles and annual transportation costs are \$14,971 per year. VMT represents the average annual auto travel as modeled for the typical household. This includes commute travel as well as other daily auto trips.



20% of income on housing costs



25% of income on transportation costs

Figure A-7: H+T Analysis, 2020

HOUSING

There is a total of 1,788 housing units in the town of Avon, which is an 11% increase in the housing stock from 2010. There are approximately 2 people per household on average. Housing consists primarily of single-family, owner-occupied homes on rural lots. This is typical of other similar rural towns in the area. 68% of all homes are single-family detached homes, 20% are mobile homes, and 12% are homes with 2 or more units. Most of the multi-family homes are located in the Village.

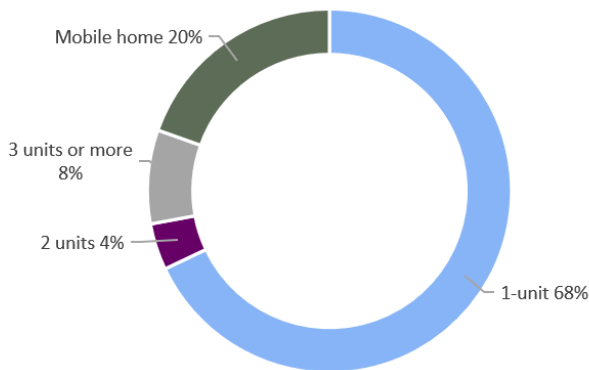


Figure A-8: Housing Type, 2020 (U.S. Census Bureau)

20% of all homes were built before 1939 or earlier and 41% of all housing was built between 1939 and 1960. Older housing stock can require more frequent and expensive changes to modernize or maintain quality. While some residents will have the resources to invest in older homes, many residents may not. This may be especially true for first-time home buyers and aging residents looking to downsize or transition to senior housing.

Housing Tenure

75% of all units in the Town are owner-occupied, which is on par with the owner-occupancy rate in the County. There has been a 7% increase in renter-occupied units since 2010. Compared to the County, The town of Avon has a low rate of housing vacancy (4.6% versus 11%). The housing vacancy

rate has remained fairly consistent since 2010. The low vacancy rate and low percentage of renters may be attributed to the low density and rural character, as multi-family homes are more likely to be found in the village.

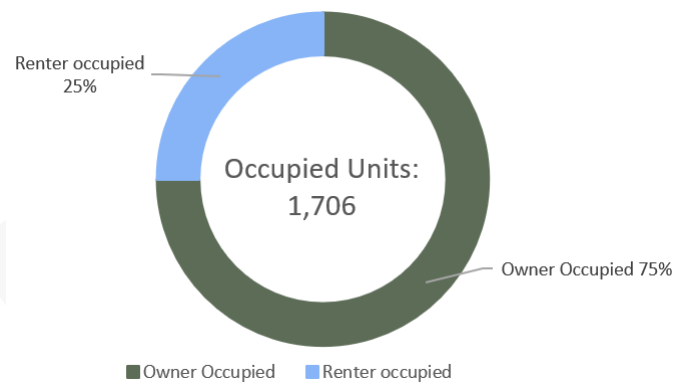


Figure A-9: Renter vs. Owner Occupied, 2020 (U.S. Census Bureau)

Home Value

The Town of Avon home value in 2022 was \$176,300 which is higher than the Livingston County median home value of \$159,900. Home values in both the Town of Avon and Livingston County slightly increased from 2016 to 2019, seeing on average a 1.5% annual increase. However, between 2019 and 2022 home values skyrocketed in the Town like they did in many places, increasing by 18%. Sales prices during this time also skyrocketed; the average sales price increased 33% from \$152,500 to \$230,000. High housing values benefit the town tax base and individual residents when they sell their homes, but high housing costs also weigh on current residents and prevent new or young residents from being able to afford a home in the Town.

Rental Costs

The median rent in 2022 in the Town of Avon is \$1,090 per month. Rent is lower in the Town than it is in the Village, but both are more expensive than in Livingston County. Median rent in the Town of Avon has increased by \$364 a month since 2010.

TRANSPORTATION

Avon's location in the Rochester metropolitan area, combined with excellent transportation access, provides major opportunities for residents and industry. Avon's proximity to Rochester provides access to a wide range of economic assets, services, and amenities. In addition, Avon offers convenient access to the Greater Rochester International Airport and several quality universities and colleges in the region. The transportation system of the Town connects Avon to local and regional resources through interstate highways, railways, transit, and trails. (Map 1).

Road System

The Town of Avon is served by one interstate highway, four state routes, four county routes, and many town roads. The Town is responsible for maintaining the more than 44 miles of town roads within its borders. The Interstate 390 Expressway has two interchanges in the Town, making Avon an integral and highly accessible part of the Rochester metropolitan area. The two interchanges connect with the other major routes that traverse the Town: Route 15, and Routes 5 & 20. The City of Rochester and Town of Henrietta are respectively only a 30 and 20-minute drive north of Avon via Interstate 390 or Route 15. Routes 5 & 20 run east-west through the Town and connect Avon to the neighboring Towns of Caledonia, Lima, and West Bloomfield. Routes 5 & 20 connect to Route 39 in the Village offering a direct connection to the Town of Geneseo to the south.

Commuting Patterns

According to the U.S. Census OnTheMap data for 2021, almost 85% of residents of the Town work outside of the Town limits, however, employment opportunities draw many regional residents to work within Avon. Approximately 3,000 people live in the Town and Village of Avon and are employed outside the area, and about 2,600 people are employed in the Town and Village from other communities. Many residents are willing to make the commute of around 30-40 minutes to Rochester, however, many residents do work in the Village of Avon, as well as nearby Geneseo and Honeoye Falls. The average commute time for Avon residents is 24 minutes, which is lower than the 33-minute commute time in New York State.

Given the rural nature of the Town, 86.2% of all workers 16 and older drove alone to work, and 9% of all workers worked from home in the Town of Avon. 2.2% of workers carpooled to work, and less than one percent of workers took public transportation.

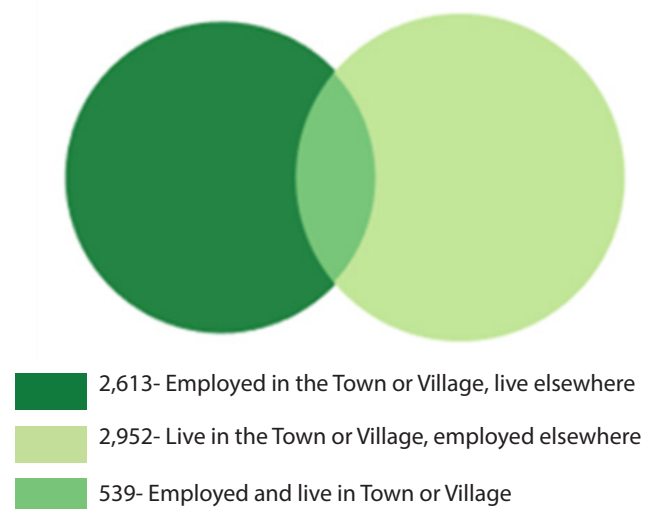


Figure A-10: Inflow/Outflow Job Count, 2021 (U.S. Census OnTheMap)

Public Transportation

The Regional Transit Service (RTS) available in the Town is known as RTS Livingston. Between the Village and Town, residents have access to two RTS routes that connect them to locations throughout Livingston County, and into Rochester and Wyoming Counties on a limited schedule. RTS also operates a Dial-A-Ride service within Livingston County. This service is a curb-to-curb service that customers schedule in advance. Approximately 4% of the Town's population does not have access to a vehicle; and while it is unlikely that public transportation will increase significantly in the Town, other alternatives should be a priority. Alternatives such as carpooling, walking/ biking, car or bike share, as well as delivery services and more connected Dial-A-Ride could see an increase if new businesses and infrastructure are located to enable them.

DEVELOPMENT

The Genesee Finger Lakes Regional Planning Council (G/FLRPC) completes an annual report on building permits for residential, industrial, commercial, community service, and mixed-use building permit data, including subdivision applications and permitted demolitions, as well as rezoning and conversion applications and the number of upgrades and remodels per municipality. This data collection is part of the annual Land Use Monitoring Report (LUMR).

Residential Development

544 residential units were permitted in Livingston County from 2018 through 2022. The growth pattern can be seen mainly in Towns in the northern part of the County in the towns of Avon, Geneseo, and Livonia. In 2022 there were 119 residential building permits representing 127 units reported in Livingston County. The town of Avon had the most permits with 36 permits for 36 units, most of which were manufactured/ mobile homes. The town has

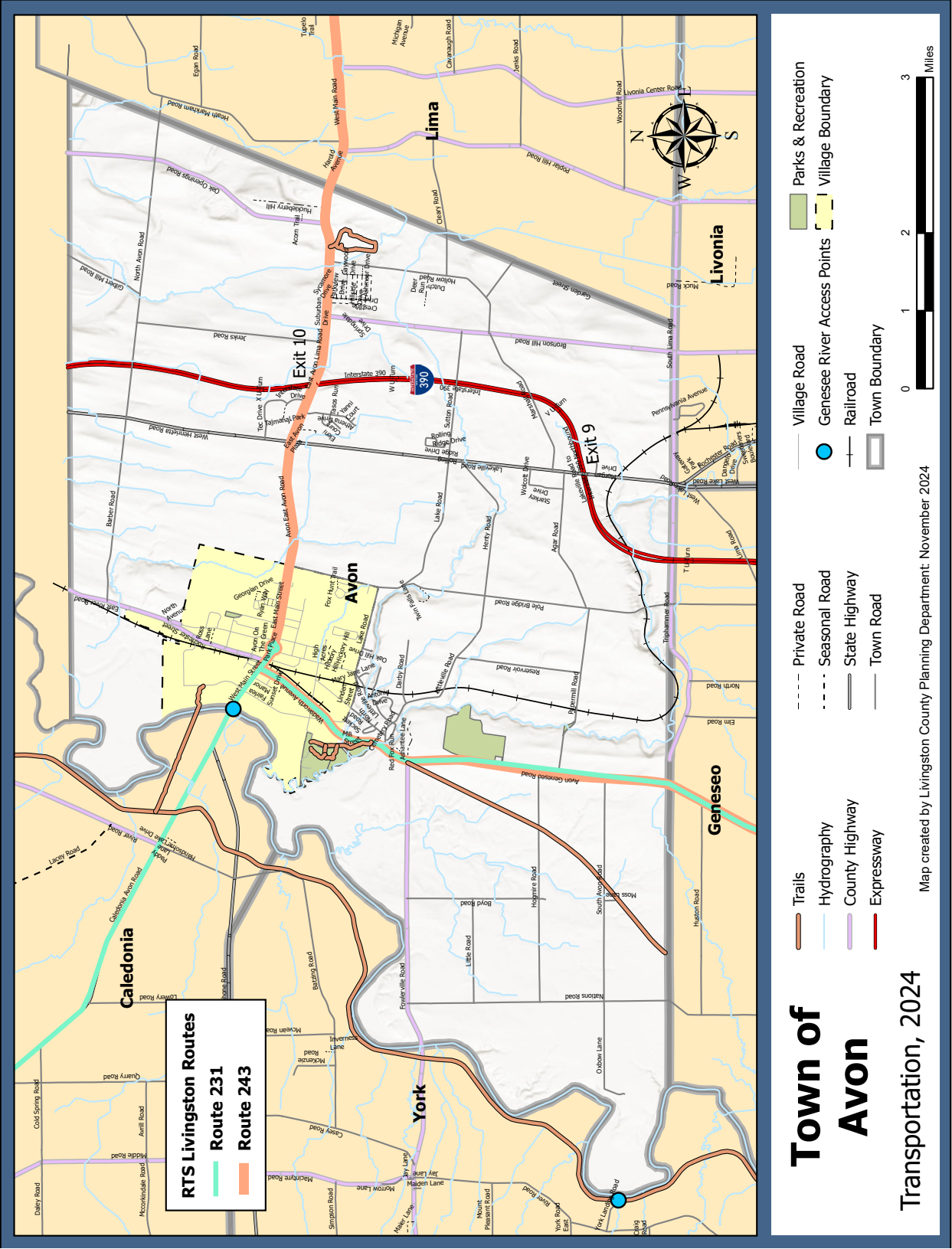
not seen any residential subdivision applications since 2016.

Commercial Development

There were six commercial building permits reported in the county in 2022, two of which were in the Town of Avon. Between 2016 and 2022 eight commercial building permits were issued. These permits are equivalent to approximately 54,000 square feet of commercial development.

Livingston County's Economic Development Dream-O-Vate business competition encourages entrepreneurs to compete for the chance to open a storefront and earn a coveted business start-up package. The program has supported 24 local Livingston County small businesses including Six Sprouts Market in Avon.

Livingston County Economic Development runs a Revolving Loan Fund which offers loans to new or expanding businesses in the county. The goal of this Fund is to facilitate the expansion and retention of business activity within the county, create retail employment opportunities, and maintain and expand the county's commercial and industrial tax base. Livingston County Economic Development has made 47 loans in the last ten years, 87% of which are still operating. In Avon T's on Genesee, Rising Storm Brewing Company have all utilized these funds.



INFRASTRUCTURE & SERVICES

Residents in the town of Avon receive several services. Some are provided by the town, while others are provided by the county or village through shared services agreements.

Town Hall

Currently, the only community area or building in the Town of Avon is the Town Hall which is predominantly used for government functions. The Town Hall is located at 23 Genesee Street in the Village of Avon.

Building & Zoning

The Building and Zoning Department ensures the condition and maintenance of existing buildings and the safe and code-compliance of new construction. Code compliance plays a vital role in the success of businesses and neighborhoods in the town and protects the health, safety, and welfare of the persons who live, work and recreate in Avon. Code Enforcement conducts property and building code inspections and performs necessary code enforcement activity. Code Enforcement will also review building permits.

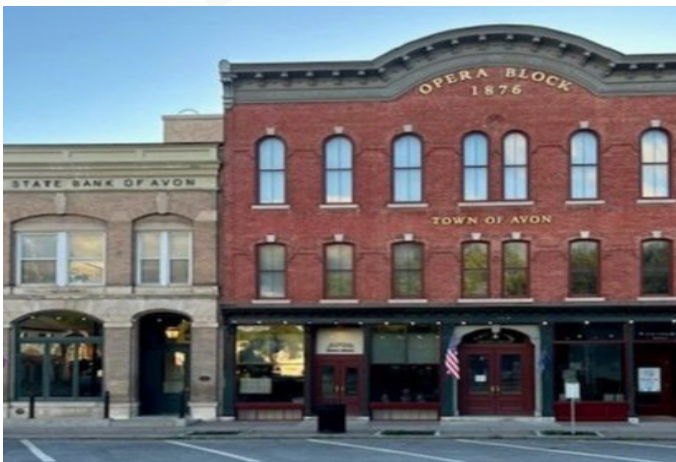


Figure A-11: Avon Town Hall (Town of Avon)

Highway Department

The predominant service provided by the town is the construction and maintenance (including snow removal) of 44 miles of town roads. The Highway Department also operates Avon cleanup days several times.

Water & Sewer

Town residents and businesses primarily receive water from the village of Avon from Conesus Lake. Water is supplied to approximately 738 service connections serving a population of approximately 3,000 in the Town. The South Avon Water District and the Caledonia #3 Water District also serve residents in the Town.

Much of the town is not served by sewer, with the exception of larger subdivisions. Those served by sewer primarily receive sewer treatment services from the village of Avon and Lakeville wastewater treatment plants. Those without sewer utilize septic systems.

Emergency Services

The town of Avon is served by the East Avon Fire Department which works under the Part Town of Avon Fire District. This district covers approximately 38 square miles and serves 7,000 residents. The East Avon Fire Department operates two stations. The Village of Avon Volunteer Fire Department also serves portions of the Town. Police protection is provided primarily by the state and county. Ambulance service is provided by the county.

AGRICULTURE

Active Farms

According to the 2022 Census of Agriculture, Livingston County has 612 farms making up 196,542 acres of land. While 49 farms closed since the 2017 Census of Agriculture an additional 8,000 acres were put into farm operations. Soils throughout much of the County and the Town have high agricultural potential and are designated as either Prime Farmland or Farmland of Statewide Importance. Agriculture is the highest land use in the Town, contributing to Avon's natural beauty that is heavily valued by its citizens. The Town has 18,220 acres of farmland, 70% of which are considered active.

The distribution of agricultural land uses both within and outside of Agricultural District #2 are shown below. Field Crops are the largest share of farmland in the Town at 10,498 acres, then vacant farmland at 4,628 acres, and dairy farms at 2,680 acres. Field crops include areas that include tillable land utilized for the physical planting of crops. Areas designated as vacant farmland may currently be used for an agricultural purpose such as grazing but may not have been recorded or updated with the NYS Real Property Tax data.

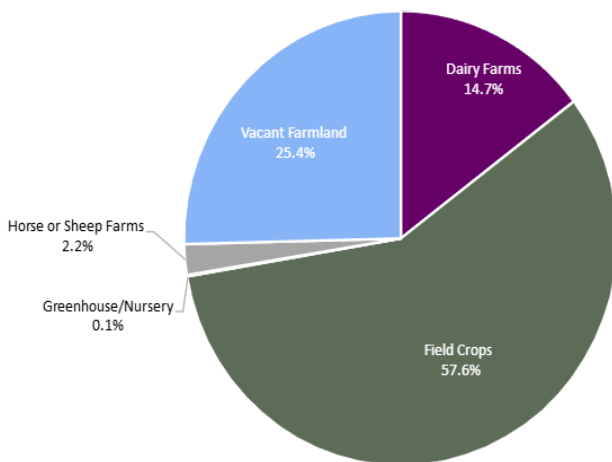


Figure A-12: Distribution of Agricultural Land Uses (Livingston County)

Farmland Protection

To help preserve farmland and to make farming competitive in the face of development pressures, many of the town's agricultural operators and landowners have sought inclusion in the State's Agricultural (Ag) District program, administered locally by the Livingston County Planning Department. Of the town's 18,220 acres of agricultural lands, 72% (13,234 acres) are included in Ag District #2. This District also covers land in the Towns of Lima, Geneseo, Livonia, Groveland, and Conesus. (Map 2)

The Ag District Program was established through the NYS Agricultural Districts Law. This Law is intended to promote agricultural production of land while discouraging non-agricultural development through incentives. The Ag District program provides many economic advantages and local protections to farmers, such as:

- Taxation at agricultural assessment value, not full market value.
- Limitations of local regulations that would unreasonably restrict or regulate farm operations.
- Protection and promotion of sound agricultural practices.
- Limitation on local benefit assessments for local levies or fees.
- Requirement for notice and impact assessment of government-sponsored development in an Ag District.

Ag Districts are areas that predominantly consist of viable agricultural land and promote the continued farming and preservation of these lands. Land in the Ag District can include areas that are actively farmed, idle, forested, residential, and commercial where at least 50% of the parcel is dedicated to farmland.

Agricultural Exemptions also provide similar financial benefits to landowners and farmers in the form of a tax exemption and refund of sales tax paid. In order to qualify the farmland must meet certain annual sales thresholds and land use requirements. Map 3 shows all parcels in Ag District #2 and those with agricultural exemptions.

Livingston County Farmland Protection Plan

The Livingston County Farmland Protection Plan (2006) analyzed the foundations of Livingston County's agricultural economy and provided recommendations for structural economic development programming to ultimately enhance the future of local agriculture. The result of the process is a series of findings relative to agricultural business and land use conditions. 13 recommendations for action were made to improve conditions and advance the agricultural industry and local communities.

Prime Farmland & Farmland of Statewide Importance

Livingston County has one of the State's highest concentrations of Prime and Productive Soils (map 3). These soils are highly suitable for vegetable and field crop production and generally considered highly developable. Well over half of the Town of Avon has been designated as prime farmland totaling 14,901 acres.

Prime farmland represents areas where the soil provides the best combination of characteristics for producing food, feed, forage, fiber, and other crops with minimal adverse environmental impacts. Prime soils generally display the following conditions:

- Have the quality to produce sustained high yields when managed according to acceptable farming methods.
- Consistently produces the most food and fiber with the least fertilizer, labor and energy requirements.

- Have an adequate and dependable water supply and are permeable to water and air. Have a favorable temperature and growing season. Contain acceptable pH, salt content, and few or no rocks.
- Are not excessively erodible or saturated with water for a long period of time.

Additionally, there are 1,711 acres of soils of statewide importance within the Town. Farmland of Statewide Importance may not exhibit all the characteristics of prime soils but include characteristics that are favorable for the production of food, feed, fiber, forage, and oilseed crops. Generally, these soils include those that are nearly prime and produce high yields of crops when treated and managed according to modern farming methods, such as proper drainage or ditching. If conditions are favorable, some may produce crop yields as high as prime farmland.

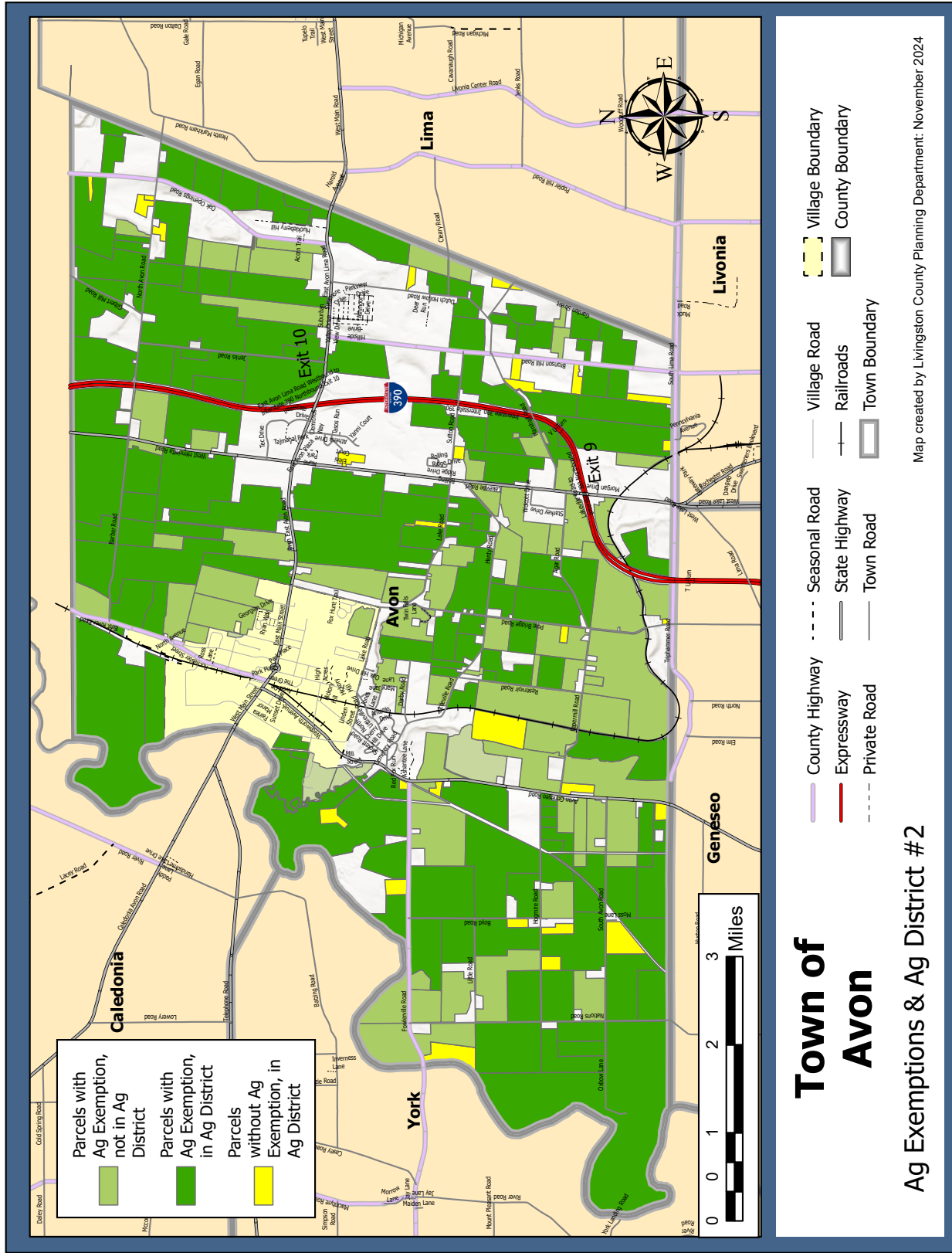
Conservation Easements

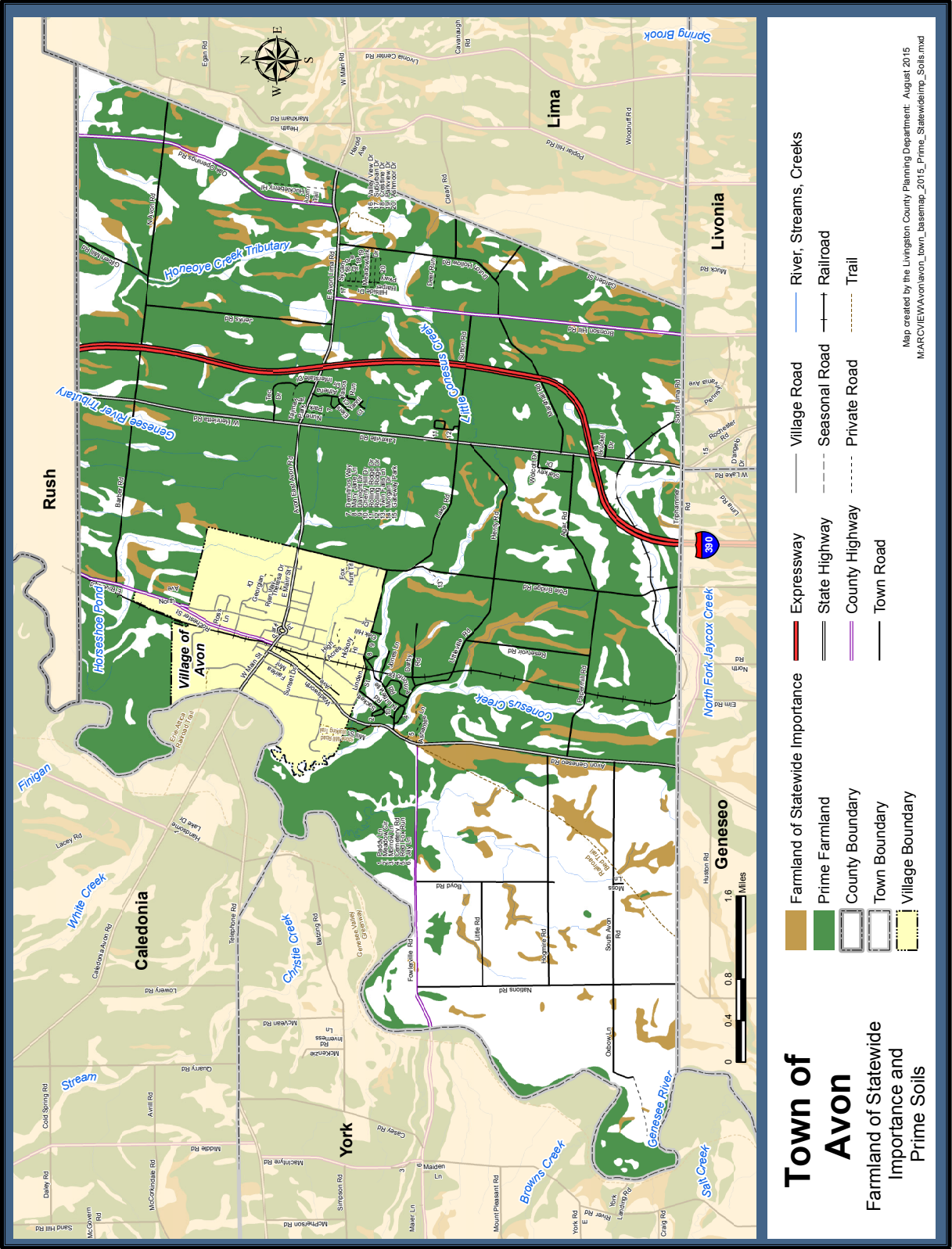
23% of Avon's total land acreage is protected via a conservation easement which protects natural resources by restricting non-compatible development. The Genesee Valley Conservancy holds 38 easements cover 5,792 acres of land (including the Railroad Bed Trail). Most of the Town's conservation easements are in two areas; one in the southwestern corner of the Town and a second adjacent to I-390 in the northeast corner of the Town as shown in Map 4.

The general intent for protecting lands in perpetuity from development via conservation easement is to protect open space and the agricultural, scenic, recreational, historic, and/or ecological resources they contain. Easements help to maintain the character of the Town of Avon by ensuring the land's agricultural and aesthetic quality remains unaltered for the future.

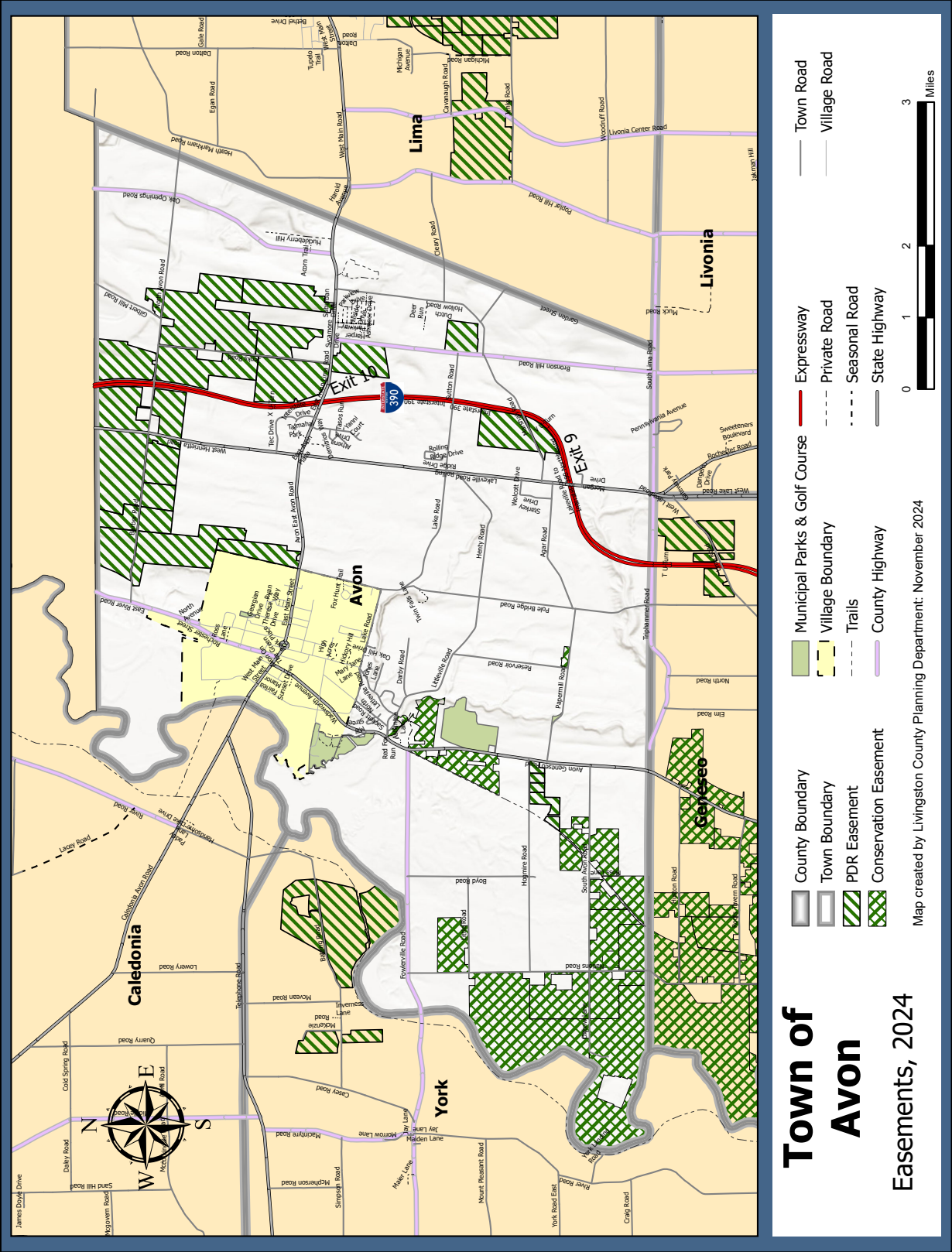
There are two processes utilized to create conservation easements: purchase of development rights (PDR) and donated conservation easements. The PDR and donated conservation easement programs vary slightly in their execution they have similar results. In a PDR program, the landowner receives compensation from a third party for selling the rights to development on that parcel. Donated conservation easements are development rights that are donated by the landowner. In both programs, landowners may also receive estate, income, or wildlife habitat tax benefits. In Livingston County, the PDR and donated conservation easement programs are generally run through the Genesee Valley Conservancy.

The Natural Heritage Program of the DEC is an additional conservation effort within Avon. In 2013, the DEC designated two areas within Avon as significant sites due to the presence of rare and endangered plants and animals. This includes an area south of the Village from the Genesee River to Route 39, and an area east of Route 390 and north of North Avon Road.





Map A-4: Town of Avon Farmland of Statewide Importance & Prime Soils (Livingston County)



NATURAL RESOURCES

Water Bodies

The Genesee River and its tributaries form the primary drainage system for stormwater in the Town. The river is the dominant feature of the town's western boundary. Due to the river's irregular contour, little development has occurred alongside it, preserving significant viewsheds and recreational opportunities. The Genesee River is intersected by two bridge crossings in the Town, at Routes 5 and 20, which provides a public access point in the Village. Another bridge crossing is located at Fowlerville Road.

Conesus Creek meanders through much of the southwestern sections of Avon, starting at the north end of Conesus Lake and draining into the Genesee River. It has eroded deep valleys in several locations and has shaped the distinctive topography of the Ashantee/Littleville area just south of the Village. Papermill Park and the Five-Arch Bridge both provide areas for public access to Conesus Creek.

There are minor streams and tributaries throughout the town, including Little Conesus Creek, Genesee River Tributary, and Honeoye Creek Tributary. The Town has several other water bodies including Horseshoe Pond and Markham Pond, located in the northwestern corner. Both ponds are remnant sections of the Genesee River before it changed course and are called oxbow lakes. None of the town's water bodies are very large, totaling approximately 75 acres.

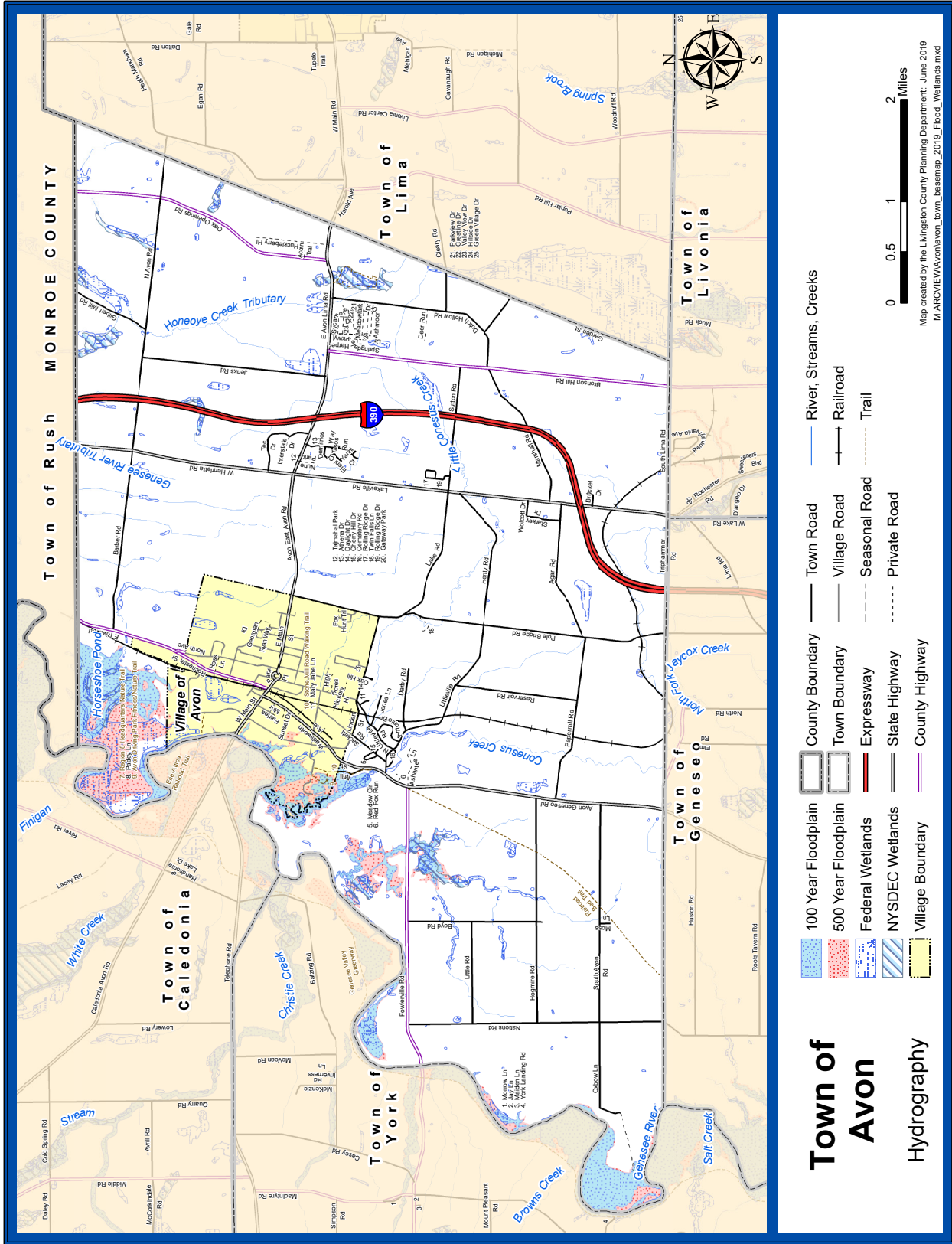
Flood Plains

Floodplains in the town of Avon are located principally along the Genesee River and Conesus Creek. These areas temporarily store excess water caused by heavy rain or melting snow. By diverting and storing water overflows, floodplains help to minimize downstream bank erosion and

property destruction. Floodplain areas may be periodically submerged by flood waters; therefore, they are generally not suitable for development. Development controls are designed to protect the floodplains and flood ways and limit the damage to property that could occur during flood events. The Town and Village of Avon have both enacted floodplain management regulations and are subject to the regulations set forth by the NYS DEC and Federal Emergency Management Agency (FEMA).

Wetlands

Wetlands are areas covered by shallow water, either permanently or for periods long enough to support the growth of aquatic and semi-aquatic vegetation. Benefits of wetland areas include groundwater discharge and recharge, water quality maintenance, wildlife habitat, and flood and storm drainage protection. Wetlands also provide great opportunities for recreation and environmental education. Regulated wetlands in Avon are split between NYS DEC wetlands, which are relatively small in size and dispersed throughout the Town, and federal wetlands, which may be commonly referred to as swamps, bogs or marshes, are not officially designated as wetlands by the NYS DEC.



Map A-6: Town of Avon Hydrology (Livingston County)

RECREATION

Avon boasts extensive recreation opportunities and natural resources for residents and visitors. Visitors and residents can enjoy the rich history and character of the Town and Village by exploring local parks and historic landmarks.

Trails

The Town has access to three regional trails, the Genesee Valley Greenway, the Erie-Attica Railroad Trail, and the Railroad Bed Trail. The Erie-Attica Railroad Trail and Railroad Bed Trail are two local Rails-to-Trails projects, with the planned expansion of the Erie-Attica Railroad Trail ongoing. The Genesee Valley Greenway generally follows the Genesee River. To the north, the Genesee Valley Greenway runs through Monroe County, tying into the Genesee Riverway Trail. Additionally, residents have access to a Nature Trail at the NYS DEC Region 8 Headquarters to the south of East Avon Lima Road at the eastern border of the Town. The Stone Mill Road walking trail also connects residents to the Avon Driving Park and Five Arch Bridge.

Parks

The Town of Avon has several well-utilized parks:

- Avon Driving Park
- Berry's Park
- Case Memorial Park
- Circle Park
- Five Arch Bridge
- Papermill Park
- Wadsworth Park

RENEWABLE ENERGY

Large-scale renewable energy facilities are playing a key role in achieving New York's climate and energy goals of generating 70% of the electricity used in New York from renewable sources by 2030. In 2022 New York State generated a total of 36,924 gigawatt hours of renewable electricity, which is equivalent to 29% of all electricity generated in the state. Wind power was responsible for 13.1% of all renewable electricity generation and solar power, including behind-the-meter (BTM) solar which generates power primarily for personal use, was responsible for 12.9%. Large-scale renewable energy companies are choosing to locate within Livingston County due to several favorable factors:

- Proximity to substations, distribution lines, and transmission lines
- Available electric capacity
- Landowner interest in leasing and reasonable leasing rates
- Available open, cleared, relatively flat lands

Solar Development

Avon is located at the heart of one of New York's most impactful solar-powered decarbonization areas. As a result of the statewide goals Livingston County, including Avon is experiencing a significant increase in renewable energy development, primarily solar development. As of April 2024, Livingston County had 419 solar projects equally 78 MW of electricity. The array that powers Avon Central Schools was the largest in the state at the time, and has produced more than 12.4 gigawatts in less than 10 years. There are currently seven large-scale solar installations (over 25mw) in the Town.

The Town of Avon's solar zoning ordinance is one of the most progressive in our region, and it has been recommended as a precedent to other

communities. The Town of Avon solar laws were updated in February 2024 and be viewed at <https://ecode360.com/35773954>. The Local Law was adopted according to New York State Town Law §§261, 263, and 264, which authorize the Town of Avon to adopt zoning provisions that advance and protect the health, safety, and welfare of the community. The Town Board of the Town of Avon recognizes that solar energy is a clean, readily available, and renewable energy source and the Town of Avon intends to accommodate the use of solar energy systems. However, the Town Board finds it is necessary to properly site and regulate solar energy systems to protect residential uses, Prime Farmland, Farmland of Statewide Importance, business areas, and other land uses, to preserve the natural resources, overall beauty, nature, and character of the Town.

Type 2 Solar Energy systems are intended to produce energy for off site sale to and consumption by one or more customers. The Town Board has intentionally limited the location and size of Type 2 systems. Type 2 systems are not permitted on any portion of a lot, parcel or property that:

- Is listed on either the New York State or National Registry of Historic Places.
- Exhibits evidence of clear-cutting or significant deforestation.
- Requires the removal or disturbance of a contiguous one acre or more of Mature Forest
- Is within a Special Flood Hazard Areas defined by the NYS Department of Environmental Conservation or a floodplain as established by the Federal Emergency Management Agency.
- Is within lands that are restricted by any form of conservation easement.

Type 2 Solar Energy systems must be located on parcels with a minimum lot size of 25 acres. For lots that are 40 acres or more in size Type 2 systems cannot exceed 25 acres of lot coverage. For lots

under 40 acres, the Type 2 system cannot exceed 60% of the total parcel size. The intent is to protect the valuable resources and benefits of Prime Farmland and Farmland of Statewide Importance. The Town will not grant variances or hardship requests to permit increased coverage by Type 2 systems on Prime Farmland and/or Farmland of Statewide Importance.

Smaller solar facilities under 25 megawatts (MW) are permitted at the local level using Town zoning regulations. New major renewable energy facilities equal to or greater than 25 MW are required to seek approval through the State-level review process, subject to review and permitting through the Office of Renewable Energy Siting (ORES), under 94-C regulations.

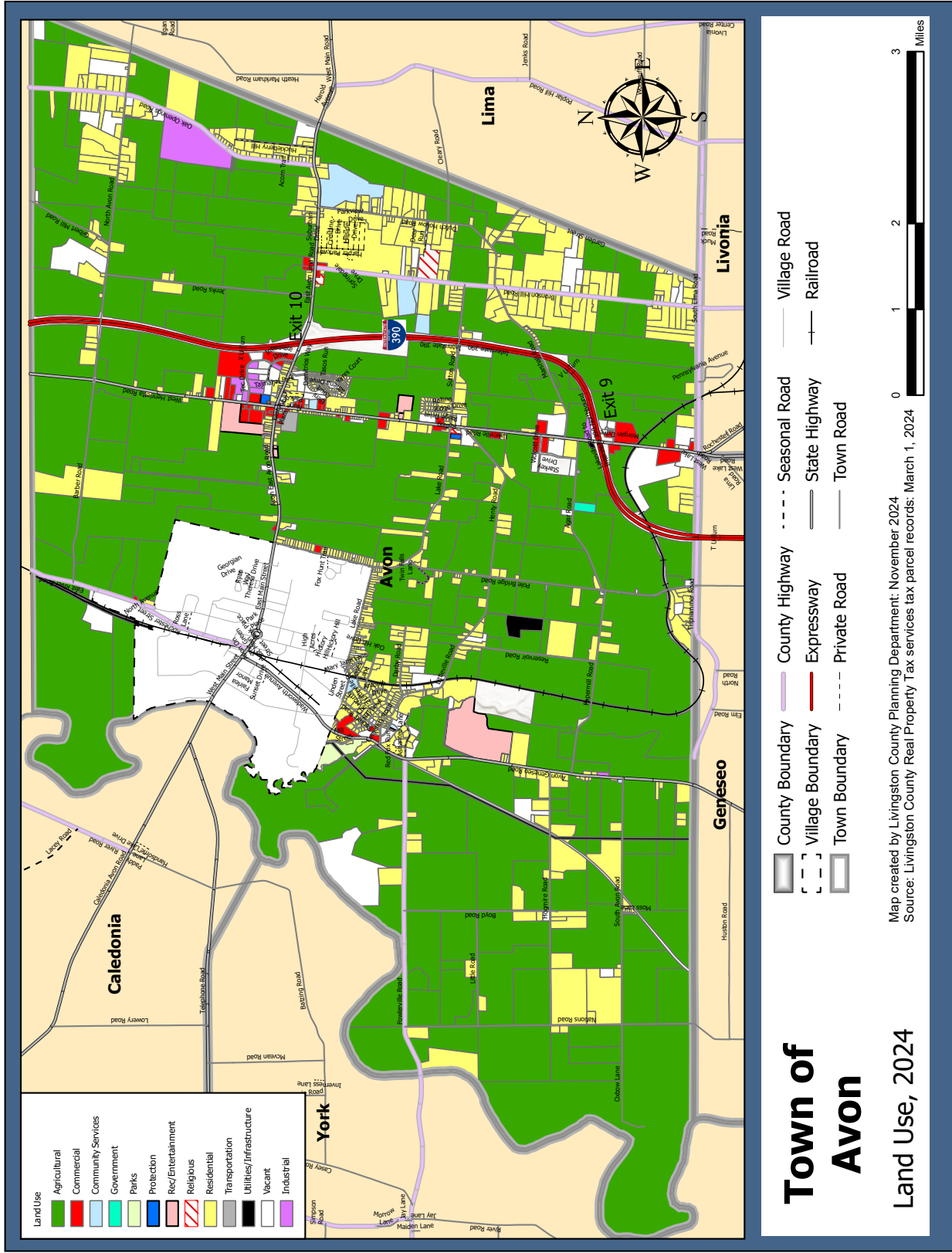
LAND USE SUMMARY

Most of the town's land use is devoted to agriculture. The general land use development pattern of Avon is generally concentrated along primary travel routes, with development located along the road frontages while the interior portions contain woodlots, farms, and open space. The table below indicates the current breakdown of land use categories within the Town. 80% of the Town's acreage remains undeveloped, of which 94% is used for farmland. The majority of (78%) the developed land in the Town includes residential uses, which are comprised mostly of single-family detached homes.

Agriculture is the largest share of land use within the Town, Avon has experienced a net loss of approximately 1,800 acres of farmland to development since 1990. During this same period, the Town's undeveloped lands decreased by a total of 15%. There has been significant residential growth in the Town since 1990 (85%). It should be noted, however, that rental-based residential properties, such as apartments are generally classified as commercial, revenue-generating operations. Additionally, some residential parcels may be part of an existing farm operation but are classified as residential on the land use map due to the existence of an occupied home on the property.

Land Use Category	Acres	% of total acres	% of developed land
Agriculture	18,220	75%	-
Residential	3,724	15%	78%
Vacant	935	4%	
Commercial	269	1%	6%
Recreation and Entertainment	189	1%	4%
Community/Government/Religious	312	1%	7%
Industrial	312	1%	7%
Public Services	266	1%	6%
Public Park and Conservation Land	185	1%	-
Total Developed	4,760	20%	-
Total Undeveloped	19,341	80%	-

Figure A-13: Land Use Summary (Livingston County)



Map A-7: Town of Avon Land Use Map (Livingston County)

ZONING

The most recent Zoning update was in April 2022. The town of Avon utilizes 11 zoning districts throughout the town to permit business, residential, industrial, and agricultural uses in desired areas. Figure A-14 indicates the relative size of each mapped district by acreage. A listing of the town's general Agricultural, Residential, Business, and Industrial Districts and their intent statements are listed below.

Agricultural

Agricultural (A): Preserve agricultural use whenever possible in recognition of the important economic, environmental, and aesthetic contributions that agriculture provides to the community. Due to the unique benefits of agriculture, the uses and lot requirements in this district are designed to encourage the continued use of the land for agricultural production and related activities.

Residential

One-Family Residential (R-1): Provide areas within the town for low-density single-family development at a maximum density of approximately two units per acre. This district also provides for other specified uses which are compatible with the quiet enjoyment of the residences permitted throughout the district.

One/Two-Family Residential (R-2): Provide areas within the town for single- and two-family homes at a somewhat greater density than allowed in R-1 Districts. The primary use of this district is meant to be residential in nature; however, certain other uses are allowed which are intended to not conflict with the enjoyment of private residences.

Multiple-Family Residential (R-3): Provide areas within the Town of Avon which will accommodate apartment and townhouse developments thereby offering a wider choice of residential opportunities

to residents. The intent is to achieve an overall density not likely to create traffic loads or public utility demands substantially in excess of R-1 and R-2 Districts.

Business/Industrial

General Business (B-1): Provide areas which will accommodate small scale commercial uses for residents within convenient traveling distance. The standards provided herein are designed to assure the development of safe, convenient and attractive shopping and service facilities.

Light Industrial (LI): Provide areas which may accommodate certain non-nuisance industrial uses as well as to provide local employment opportunities. Industrial uses should have characteristics which are compatible with the rural character of the town and should be appropriately sited, such as in industrial parks, when possible. This district specifically excludes residences, due to the potential for conflicts between land uses.

Combined Business/Industrial (B-1/LI): Permitted principal uses shall be any use permitted in the Light Industrial District or in the General Business District.

Special Districts

Planned Development (PDD): The intent of this district is to permit the development of land for commercial and industrial purposes where tracts of land suitable in location, area and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of land proposed for such development shall be determined by reference to the Comprehensive Plan, other plans and official policies used to guide development in the Town, and the existing and prospective character of surrounding land uses. The application of a planned development district shall result in development with certain advantages over that which would be obtained under conventional

zoning; provide a development framework that obtains commercial and industrial business activity that improves the economic development of the community; result in the preservation and enhancement of the natural features of the site; result in land uses and physical site arrangements which are not contemplated under conventional zoning but which would further the development goals of the town; reduce improvement costs through more efficient arrangement of varied land uses, buildings, circulation systems and infrastructure; and result in the promotion of the general health, safety and welfare of the town.

Planned Unit Development (PUD): The intent of the planned unit development provision is to provide a greater degree of flexibility for the development of large tracts of land proposed for development under a single or corporate ownership, which proposes to provide residential, commercial and industrial activities on the same parcel in a planned, controlled environment. A planned unit development proposal may contain both individual building sites and common property which are proposed for development as an integrated mixed land use unit. Limited retail and service commercial uses, closely related to the residential sections of a proposed planned unit development, are encouraged to provide a limited, daily convenience level of nearby shopping needs in a manner blending area land uses into an aesthetically complementary whole, within the framework of the Comprehensive Plan.

Flood Hazard Overlay (FH): This Special Flood Hazard Area operates as an overlay district. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled the "Flood Insurance Study for the Town of Avon, of Livingston County, New York," dated August 15, 1978, with accompanying Flood Insurance Rate

Maps and Flood Boundary and Floodway Maps, is hereby adopted and declared to be a part of this chapter. The Flood Insurance Study and maps are on file at the office of the Clerk of the Town of Avon. A development permit is to be issued on any construction within a Hazard Area, and general standards for construction and development are to be followed.

Unmapped Zoning Districts

Hamlet Commercial District (HCD): It is the intent of this district to recognize the unique qualities and character of hamlet areas and enhance their long-established and historic community values. It is the intent of the Hamlet Commercial District to implement the recommendations of the Routes 5 and 20 Land Use and Access Management Plan and the Joint Town and Village of Avon Comprehensive Plan by providing opportunities for reasoned and compatible redevelopment/expansion of existing businesses and to allow flexibility in development options. Furthermore, it is the intent of this district to encourage the combination and redevelopment of small lots into larger, more attractive development sites, and to transition the intensity of development from predominantly commercial and industrial areas to residential and agricultural areas.

Residential Hamlet Mixed Use District (RH-M): It is the intent of Hamlet districts to maintain the unique historic qualities and characteristics of hamlet areas, and to implement the recommendations of the Routes 5 and 20 Land Use and Access Management Plan and the Joint Town and Village of Avon Comprehensive Plan for these areas. It is the intent of the Hamlet Mixed Use District (RH-M) to provide opportunities for creative mixed uses of predominantly residential structures within the hamlet to allow flexibility in development options, and to provide incentives for maintenance and improvement of property. Furthermore, it is the intent of this district to create transition areas

between more intense commercial and industrial uses surrounding the hamlet and commercial use in the core areas of the hamlet and less intense residential and agricultural uses.

Excavation Operations Overlay Zone: The Town Board recognizes that the mining and extraction of limestone, sand and gravel within the town of Avon is a desirable and appropriate land use in limited geographic areas where such materials are available

in sufficient quantity. All real property bounded on the northern town boundary (where it meets the town of Rush), bounded on the west by Route 15, bounded on the south by Routes 5 & 20 and bounded by the eastern town boundary (where it meets the town of Lima).

Zoning District		Symbol	Acres
Agriculture		A	20,868.70
Residential			
	One-Family Residential	R-1	279.60
	One/Two- Family Residential	R-2	21.72
	Multi-Family Residential	R-3	5.64
	Limited Residential	LR	236.98
Business/Industrial			
	General Business	B-1	162.92
	Light Industrial	L-1	59.46
	Combined Business/Industrial	B-1/LI	235.70
Special Districts			
	Planned Development District	PDD	599.95
	Planned Unit Development District	PUD	85.52
	Flood Hazard Overlay District	FH	1,824.72

Figure A-14 Zoning Summary (Livingston County)

Town of Avon OFFICIAL ZONING

Adopted by the Avon
Town Board on April 3, 2022

