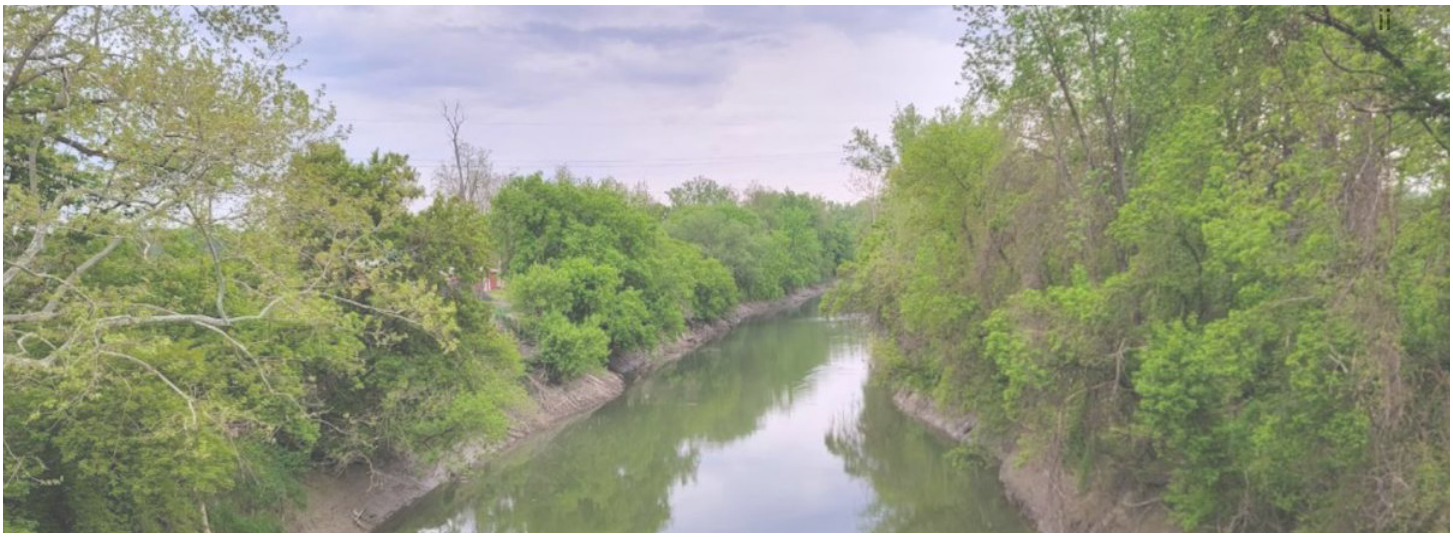
Town of Avon Comprehensive Plan Update

2025

GENESEE/FINGER LAKES
Regional Planning Council



Genesee River (National Weather Service)

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The Town would also like to thank all residents and community stakeholders who contributed to this Plan's vision for the betterment of the greater Avon community. In preparing this Plan, the Town drew upon resources and data from the US Census Bureau, American Community Survey, Livingston County, and the New York State Agricultural Census.

Executive Summary

Located along the banks of the Genesee River within the scenic Genesee Valley in northern Livingston County, lies Avon and its over 6,900 residents (combined Town/Village population). A rural landscape complements the charming small-town essence that Avon has had since its inception in 1789. The deep community desire for the continued longevity of Avon's vision is the foundation on which this Comprehensive Plan was updated; a vision for strategic and balanced growth focused on economic development, transportation improvements, recreation, environmental conservation, and sustainability.

"Our vision for the Town of Avon is to remain a rural community, distinguished by our pastoral vistas and active farms that surround our historic Village. We will be known for our scenic environment, vibrant economy, and high quality of life. In achieving this vision will be guided by sustainable growth and development policies that balance the priorities of residents, stakeholders, and future generations. Our success will be measured by the creation of people-friendly neighborhoods, a strong sense of community, and a deep pride among Avon residents."

This Comprehensive Plan Update presents the shared vision of the future for the Town of Avon, built on the extensive and thoughtful community input, supporting the development of zoning updates, infrastructure projects, and funding strategies. This Plan serves as the Town's strategic blueprint to ensure future development aligns with community priorities and vision.

An important theme within this, and many comprehensive plans, is smart growth. Smart growth is a framework of principles aimed at encouraging a mix of building types and uses, diverse housing and transportation options, development with existing neighborhoods, and robust community engagement. The Town of Avon utilizes these guiding principles to support the desire to enhance the Town's quality of life, protect the environment, and create economic opportunities.

THEMES

To achieve the Town's Vision, in a manner that is consistent with and promotes its values and environmental principles, five main Themes were created to act as pillars supporting the planning and development of the Plan's Policies and Actions.

Avon Thrives

Build a diverse local economy that complements and enhances the existing character and quality of life within the Town. We are committed to supporting the Town's fiscal health and facilitating future growth through investments in public infrastructure, facilities and services, and by promoting the availability of housing.

Main Goals:

1. Encourage desired development in the Town and adopt user-friendly land use regulations that are responsive to recent trends in development.
2. Foster a welcoming environment for new businesses and residents through the provision of adequate and efficient public infrastructure, facilities and services and responsive governance.
3. Encourage the maintenance of existing housing stock and development of affordable housing for all ages and lifestyles.

Avon Moves

Facilitate seamless multimodal travel within and beyond Avon, while supporting the development of transportation infrastructure necessary to accommodate alternative modes of transportation. By enhancing and connecting transportation systems, we aim to provide safe, efficient, and sustainable options for residents and visitors to move throughout the Town, fostering greater accessibility and mobility.

Main Goals:

1. Study the feasibility of and invest in the transportation infrastructure necessary to support alternative modes of transportation to promote the safety of pedestrians and drivers alike.
2. Improve safety for all modes and users of the transportation system.
3. Create an inviting community gateway at the entrances of the Town to warmly welcome visitors to foster a sense of place, identity, and belonging for both residents and newcomers.

Avon Plays

Foster a unified and vibrant community where residents and visitors alike love to live and recreate. We are dedicated to preserving and protecting the Town's unique historic resources and offering ample opportunities for recreation and civic engagement.

Main Goals:

1. Foster a community where people love to live, work, and recreate through investment in and promotion of new and existing community spaces and events.
2. Preserve and protect the Town's unique heritage and historical resources.

Avon Conserves

Conserve and protect Avon's natural resources and rural character, ensuring a sustainable and harmonious environment for future generations. We are committed to supporting and promoting local agricultural industries, recognizing their vital role in preserving the Town's heritage and fostering economic vitality. Through thoughtful stewardship and community collaboration, we aim to balance growth with environmental preservation.

Main Goals:

1. Preserve and protect our natural resources with special emphasis on clean air, clean water, prime farmland and soils of statewide importance.
2. Support, grow and promote our local agricultural industries to maintain the long-term viability of Avon's agricultural and rural character.

Avon Innovates

Promote resiliency, energy efficiency, and sustainable development practices in the Town of Avon. We are dedicated to ensuring that the Town is well-prepared to face future challenges, fostering a vibrant, thriving community that remains adaptable and sustainable. Through thoughtful planning and innovation, we aim to enhance environmental stewardship to improve quality of life for all residents.

Main Goals:

1. Support and manage renewable energy development to preserve Avon's rural character.
2. Improve efficiency and resiliency of Town facilities and operations to save taxpayer money.
3. Encourage a sense of pride in the community by cultivating a culture of environmental awareness and stewardship.

FUTURE LAND USE PLAN

The Future Land Use Plan serves as a guiding vision for future growth, preservation, and development and helps guide the character of specific areas throughout the Town. It is designed to balance economic development, environmental protection, and community character while informing future zoning decisions and land use policies. This plan does not set specific zoning regulations but provides a framework for decision-making over the next few years. Below is an overview of the key land use types identified in the plan and the recommendations.

Agricultural

Agriculture remains the dominant land use in Avon, shaping its rural identity and supporting the local economy. To maintain this character:

- Preserve farmland by limiting non-agricultural development in these areas.
- Support conservation easements and participation in agricultural districts.
- Encourage farming-related businesses while ensuring zoning regulations protect agricultural uses.
- Balance farmland preservation with property owners' rights.

Hamlet Areas

The East Avon Hamlet has historically contained mixed uses, blending residential, commercial, and community spaces. To foster revitalization:

- Encourage mixed-use development to create walkable, community-oriented spaces.
- Implement zoning updates to support appropriate setbacks and design guidelines.
- Establish a community gateway with enhanced streetscaping and signage.
- Promote architectural consistency through design standards.

Residential

Avon's residential areas accommodate a variety of housing types while maintaining open space and rural character. Recommendations include:

- Limited Residential: Encourage single-family homes with a density of 1 unit per acre, focusing on new development near existing infrastructure.
- Rural Residential: Maintain low-density housing (1 unit per 3+ acres) to preserve open space and scenic character.

- Cluster Development: Support compact residential development with green buffers to minimize sprawl.
- Mobile Home Parks: Grandfather in existing parks but restrict new mobile home developments.

Commercial & Industrial

Commercial and industrial activities support economic growth while maintaining community character. The plan recommends:

- Prioritizing commercial development at Exits 9 and 10, particularly in the Crossroads Commerce Park.
- Strengthening zoning codes to ensure appropriate site design, signage, and landscaping for commercial properties.
- Encouraging industrial development that aligns with Avon's rural character and supports job creation.

Public Lands

Public lands, such as parks and government-owned facilities, play an essential role in Avon's community amenities. The plan suggests:

- Maintaining and enhancing public spaces like Papermill Park and other community assets.
- Evaluating opportunities for expanding public access to recreational areas.

Viewshed Protection

Avon's natural beauty and scenic corridors are a priority for residents. To protect these landscapes:

- Establish a Viewshed Protection Overlay to regulate development in sensitive areas.
- Nominate scenic byways along key routes, such as Routes 5 & 20 and Route 15.
- Promote a greenway to connect the Village and East Avon via a multi-use pedestrian and bicycle corridor.

PLAN IMPLEMENTATION

Successful implementation and maintenance of the Plan will require proactive measures by the Town Board, working with community-based organizations, regulatory agencies, county government and the private sector over a period of years. Success will rely heavily on the continued efforts of elected officials, staff, volunteers and other community stakeholders to implement the goals and recommendations.

Pillars of Successful Comprehensive Plan Implementation

1. Strong Leadership & Governance
2. Phased & Prioritized Implementation
3. Community Engagement & Outreach
4. Partner Collaboration & Capacity Building
5. Legal & Regulatory Support
6. Funding
7. Monitoring & Evaluation

With this Comprehensive Plan, the Town of Avon has the tools and guidance necessary to fulfill its future aspirations and the structure and basic timeline to create accountability for the community to see these projects, policies, and actions through.

TABLE OF CONTENTS

Chapter 1: Introduction..... Page 1

Chapter 2: Vision & Themes..... Page 5

Theme 1: Avon Thrives..... Page 8

Theme 2: Avon Moves..... Page 12

Theme 3: Avon Plays..... Page 15

Theme 4: Avon Conserves..... Page18

Theme 5: Avon Innovates..... Page 21

Chapter 3: Action Plan..... Page 24

Chapter 4: Future Land Use Plan..... Page 43

Chapter 5: Plan Implementation..... Page 55

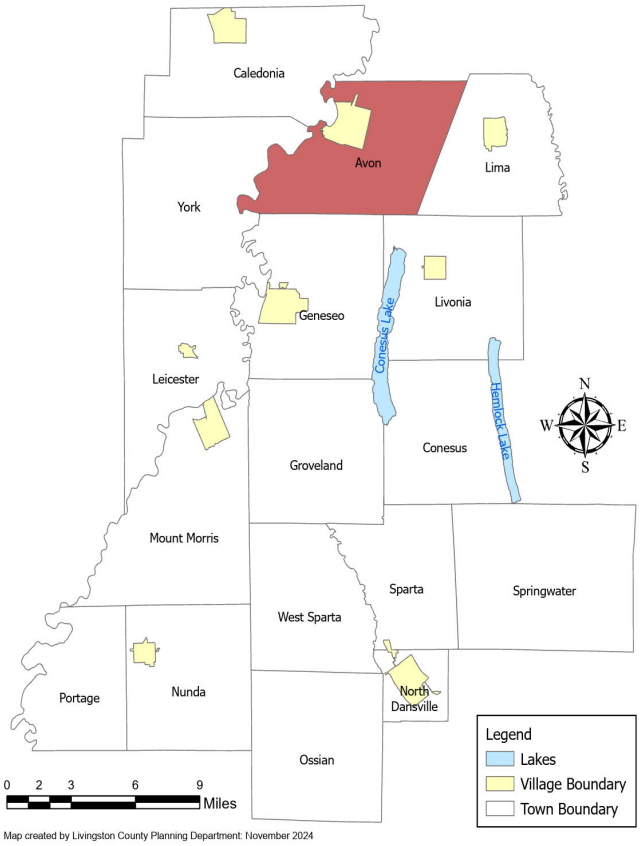
Appendix A: Community Profile..... Page 60

Appendix B: Engagement Report..... Page 86

CHAPTER 1: INTRODUCTION

TOWN OF AVON

The Town of Avon is located in northern Livingston County along the banks of the Genesee River, within the scenic Genesee Valley. Avon is characterized by its rural landscape and small-Town charm. Residents and visitors can enjoy the rich history and character by exploring local parks and historic landmarks and by exploring the beautiful scenery while hiking or biking along the Erie-Attica Trail and the Genesee Valley Greenway. The Town offers a great quality of life for its residents. Avon is within a 15-minute drive of Interstate 90 and a 30-minute drive to the City of Rochester, making it an attractive location for residents who seek the convenience of proximity to jobs and city amenities while enjoying the Town's rural character. Residents strongly value the rural, quiet, and peaceful environment afforded by their natural surroundings, and consistently identify this aspect of the local lifestyle as the primary motivator for living in Avon.



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

AVON'S PLAN UPDATE

Every community needs a vision.

A clearly articulated vision that embodies the shared goals of the Town's residents is essential for guiding structured development. It ensures that any new development or redevelopment aligns with the desires of the community and the character of existing neighborhoods. This Vision helps guide Town planning and land use in an orderly manner, maintaining the desired scale and pace of growth. The Comprehensive Plan ("Plan") will describe the process taken to formulate the Vision for the Town of Avon and identify the steps we must take to achieve it.

The most recent update to the Town's Plan was adopted in December of 2016. Given the changing conditions, growth, and development patterns since the 2016 Plan, it was determined by the Town Board that the Vision and goals for the Town should be reassessed.

Among the most important powers and duties granted by the legislature to a local government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens. [NY Town Law § 272-a(1)(b)]

The 2025 Comprehensive Plan provides a road map for the Town of Avon to guide decision making and planning efforts. The plan details the Vision of the community, defines actionable goals and provides recommendations to shape the future land use and growth. The Plan is organized as follows:

- **Chapter 1: Introduction** Describes the Plan Update process.
- **Chapter 2: Vision & Themes** Defines Avon's Vision for the future and outlines key themes.
- **Chapter 3: Action Plan** Outlines actionable steps to realize the vision and future land use plan.
- **Chapter 4: Future Land Use Plan** Identifies development and land use strategy to realize the Town's Vision.
- **Chapter 5: Plan Implementation** Identifies actions to help guide the Plan over the next decade.

THE PLANNING PROCESS

The 2025 Plan sets forth an updated direction that is reflective of today's community conditions and a Vision for the future of the Town of Avon. The Plan serves as the framework to shape future planning and policy decisions. Developing a comprehensive plan is a process requiring detailed analysis, public engagement, and multiple rounds of feedback from project partners and the community at large. Background information is gathered through the review of prior planning efforts, researching existing environmental and demographic conditions, and soliciting input from a broad section of the community. The update process involved several key steps, each designed to ensure community involvement and input.

Listening Phase: "Where are we now"? Hear from community members about challenges and values to understand existing conditions.

Visioning Phase: "Where are we headed"? Develop a vision for the future.

Action Phase: "How do we get there"? Develop strategies and actions to realize the vision.

Comprehensive Plan Phases

Public Participation

Community engagement is the cornerstone of the comprehensive planning process. Collaboratively developing and updating the Plan not only helps to define the issues and shape a unifying vision, but it also establishes community consensus and fosters stewardship of the Plan, ensuring that residents are invested in its implementation. Throughout the planning process, opportunities were provided to engage Town residents and stakeholders in the development of the Plan's content and to ensure that the Plan incorporates their desires and concerns. The following public engagement methods were employed to ensure meaningful input from residents and local stakeholders.

Plan Steering Committee

The Plan Steering Committee ("Committee") was made up of six Town residents with backgrounds in planning, economic development, environmental engineering, architecture and downtown revitalization, and agriculture. The Committee and Town staff served as a working group that provided guidance and direction at crucial steps throughout the planning process. The Committee members played an active role in soliciting public engagement throughout the planning process. The Committee met monthly from February 2024 until March 2025.

Website

The Town of Avon utilized an engagement website platform called Social Pinpoint. The website hosted surveys and engagement tools, as well as advertised community events and outreach opportunities. Visit the website here: https://engage.gflrpc.org/TownofAvonCompPlan.

May 14, 2024, Open House

The first public engagement event for the Plan Update occurred on May 14, 2024, at 7 pm on the third floor of the Opera Block (17 Genesee Street). Approximately 20 Town and Village residents, members of the Committee, and Town staff were in attendance. The purpose of the Open House was to explain the planning process and how public input would be collected. Attendees participated in brainstorming exercises to identify what the key priorities should be for the Plan Update.

August 13, 2024, Workshop

The second public engagement event for the Plan Update occurred on August 13, 2024, at 7 pm on the third floor of the Opera Block (17 Genesee Street). Approximately 20 Town and Village residents, members of the Committee, and Town staff attended the workshop. The purpose of the workshop was to discuss residents' vision for the future of Avon.

Youth Workshop

On October 18, 2024, a Youth Workshop was held with five senior high school classes at Avon High School. There were approximately 55 students in the five class periods. A presentation was given to each class about New York State local government and comprehensive planning. Each class then discussed what they liked about growing up in Avon and their priorities are for the community.

Community Survey

In addition to in-person public outreach events, the Town also conducted a community-wide survey. The Town utilized an online survey tool to solicit more detailed input about the current state of the Town. The questionnaire was developed with input from the Committee. The survey was hosted on the Town of Avon's engagement website and copies were made available at the Town Hall. Responses

were solicited through various methods, such as links on social media, the Town website, direct emails, Penny Saver advertising, posters and flyers. The survey was also distributed through the Avon Central School District email list and sent to Town businesses. The survey was conducted from March 11 to August 14, 2024, and a total of 231 residents completed the survey.

A detailed report of the public workshops and survey results can be found in Appendix B.

What are your Favorite Things about Avon?

"Open spaces, agricultural and scenic views are some of the best things Avon is known for."

"The rural nature, farms, roadside vegetable stands, open fields and space."

"Small-town charm, beautiful landscapes, away from city traffic."

"Rural character, small-town charm, and quality schools."

Important Considerations

Several important considerations guided the Plan Update process:

1. Smart Growth Planning: The goal of smart growth is to have sensible growth that balances our need for jobs and economic development with our desire to protect our natural environment. Smart growth means making land-use decisions that steer any new growth to the places where it does the economy and the environment the most good. Implementing smart growth principles will bring numerous benefits to Avon, including local job creation, a stronger tax base, enhanced community spirit, and a healthier future for residents.

2. Community Needs and Aspirations: Understanding the needs and aspirations of Avon's residents is fundamental to the planning process. By incorporating feedback from surveys, public workshops, and direct engagement, the Plan reflects the community's desires for economic development, housing, infrastructure, and more.

3. Current Conditions and Future Projections: The Plan incorporates current data and projections to ensure it addresses both present challenges and future opportunities. This includes demographic trends, economic conditions, and environmental considerations.

4. Inclusivity and Accessibility: Ensuring that the planning process was accessible to all community members, including traditionally underrepresented groups, was a priority. Innovative outreach techniques and multiple engagement platforms helped achieve this goal.

5. Implementation: Many aspects of the 2016 Comprehensive Plan are still relevant today, but the Committee found that many of its recommendations were not put into practice. This Plan Update provides tangible goals, actions, and outcome to achieve the stated Vision.

CHAPTER 2:
Vision & Themes

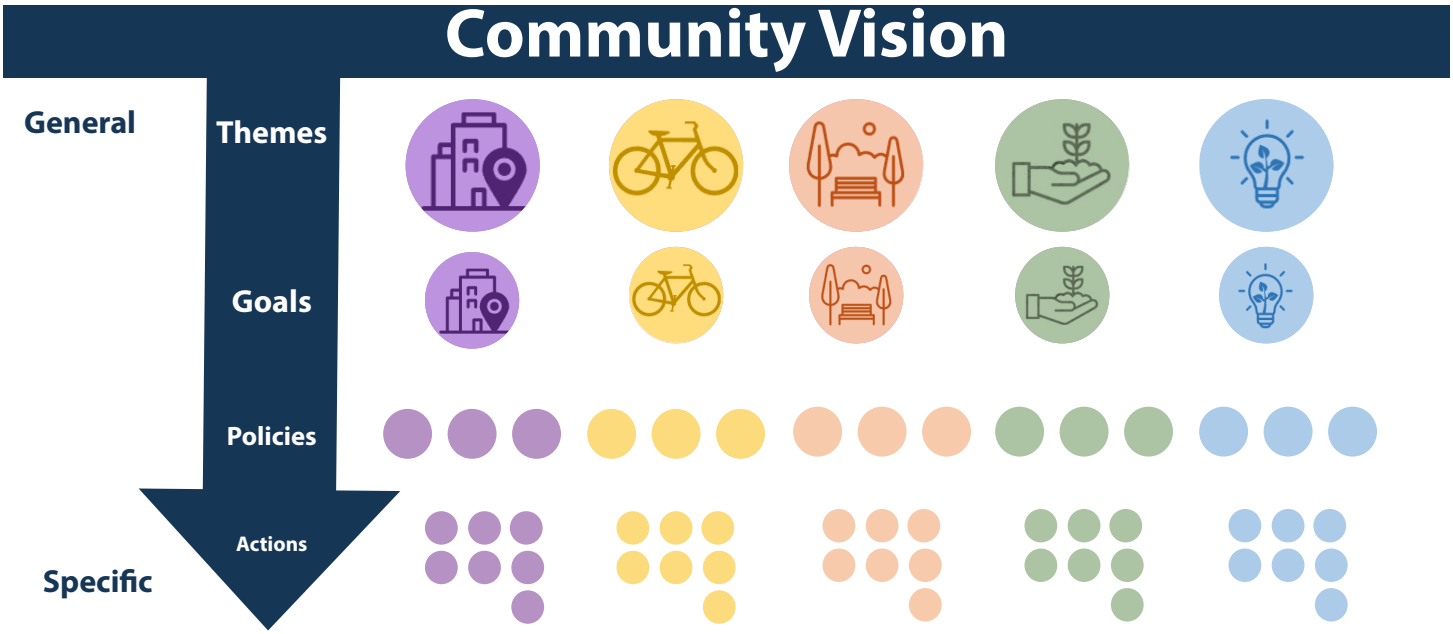
"Our Vision for the Town of Avon is to remain a rural community, distinguished by our pastoral vistas and active farms that surround our historic Village. We will be known for our scenic environment, vibrant economy, and high quality of life. In achieving this Vision, we will be guided by sustainable growth and development policies that balance the priorities of residents, stakeholders, and future generations. Our success will be measured by the creation of people-friendly neighborhoods, a strong sense of community, and a deep pride among Avon residents."

The Town of Avon's Comprehensive Plan establishes a Vision and implementation framework to protect the Town's unique character and provide a more resilient future by improving connectivity, continuing to deliver excellent municipal services, promoting a vibrant economy, and sustainably managing natural resources. In formulating this Vision, five themes emerged:

- Thrives
- Moves
- Plays
- Conserves
- Innovates

Chapters 2 and 3 outline the Town's Vision and the five Themes, each of which is supported by an implementation framework comprising Goals, Policies, and Actions:

- The **Vision** is a general statement about the future of Avon and the aspirations of the community. To make this Vision actionable, it has been divided in five **Themes**, as shown on page 7.
- **Goals** are broad statements that define Avon's desired direction and serve as the foundation for the Town's planning policies.
- **Policies** translate the broader Goals into specific directives for decision-making. Each Policy is broken down into **Actions**, as described in Chapter 3.
- **Actions** are discrete, specific activities that should be implemented to achieve the Plan's Goals and Policies. An Action may take the form of a **Big Move**: zoning regulations, Town operations, studies, plans, programs, and inter-agency cooperation between Town, Village, County or other local agencies. Actions may be implemented in the short-, mid- or long-term, or on an ongoing basis.



Comprehensive Plan Structure

Theme 1 Avon Thrives | Right-Sized Economic Development

Key Words: Economy, development, public infrastructure, facilities, services, and housing. Page 8

Theme 2 Avon Moves | Transportation & Mobility

Key Words: Multimodal travel, alternative modes (biking, walking), safety, and accessibility. Page 12

Theme 3 Avon Plays | Recreation & Culture

Key Words: Recreation, history, and civic engagement. Page15

Theme 4 Avon Conserves | Agriculture & Natural Resources

Key Words: Natural resources, rural character, and agriculture. Page18

Theme 5 Avon Innovates | Sustainability & Resiliency

Key Words: Resiliency, energy efficiency, and sustainable development practices. Page 21

Theme 1: Avon Thrives| Right-Sized Economic Development

Ariel view of Avon (Livingston County IDA)

Guiding Principle: Build a diverse local economy that complements and enhances the existing character and quality of life within the Town.

We are committed to supporting the Town's fiscal health and facilitating future growth through investments in public infrastructure, facilities and services, and by promoting the availability of housing.

The Guiding Principle for this Theme focuses on the Town of Avon's economic health, opportunities for economic growth, and promoting development that aligns with the residents' appreciation of the rural character of the community. Surrounded by agricultural lands, scenic views, and an abundance of natural resources, there is a strong desire to protect undeveloped open space while supporting new growth and development of local businesses. Incremental and appropriately scaled growth will be important for preserving the small-town charm of Avon. Also, a priority is the redevelopment, rehabilitation, and adaptive reuse of vacant or dilapidated structures within the Town.

Drivers of Planning

Throughout the planning process, residents indicated that supporting existing local businesses and attracting new small businesses was a priority. To encourage appropriate development, the Town will need to prioritize areas to expand infrastructure which is necessary for the operation of local businesses, organizations, and industries.

Commercial and industrial development should be prioritized in areas adjacent to I-390 Exits 9 and 10 due to the availability of infrastructure, current zoning, and similar land use. Housing development should be prioritized adjacent to the Village. Development in East Avon Hamlet should also be prioritized. Priority development areas are indicated by a ★ on the Future Land Use Map on page 45.

Since 2020, there has been an eight-year increase in the median age of Town residents (from 37.7 to 45.7), and 25% of the population is 65 years or older. As the residents of Avon continue to age, the housing stock will need to support the changing needs and demands of residents. The Town's existing neighborhoods can provide the opportunity to integrate a variety of new housing types into the community to meet these demands. Housing options for seniors and older adults who wish to age in place will be important to accommodate the Town's relatively high proportion of older adults.

Key Findings

- 25% of the population of the Town of Avon is 65 years older.
- Over half of all housing units in the Town were built before 1960.
- Over 50% of survey respondents stated that they wanted to see development prioritized in the Crossroads Commerce Park adjacent to I-390 Exit 10.
- 35% stated that they would like to see development at I-390 Exit 9.

Smart Growth Connection

Smart growth encourages development of neighborhoods that satisfy most of the ordinary daily needs of residents. This requires allowing mixed-use developments, providing diverse housing, retail, entertainment, employment opportunities, and community buildings. Much of the feedback received as part of this Plan Update process indicated that residents want to maintain and enhance the rural character of the community while also strengthening the local economy. There has been a resounding concern about lack of community resources, such as a community recreation center and other community facilities; residents also want to see increased support and resources for small businesses.

Goals & Policies

Goal T1: Encourage desired development in the Town and adopt user-friendly land use regulations that are responsive to recent trends in development.

Policy T1.1: Attract new investments and business, as identified in previous plans and studies. Update zoning regulations to reflect recent development trends, to accommodate desired uses and to incorporate comprehensive design standards.

Policy T1.2: Direct public funding for infrastructure and development to priority areas. Avoid development that requires new infrastructure in environmentally sensitive or rural areas near productive farmland.

Goal T2: Foster a welcoming environment for new businesses and residents through the provision of adequate and efficient public infrastructure, facilities, and services, and responsive governance.

Policy T2.1: Identify high-priority infrastructure needs and pursue related improvements.

Policy T2.2: Invest in efforts to address dilapidated, unsafe or abandoned structures, nuisance conditions and blight; to promote the maintenance of public facilities; and to improve the overall appearance of the Town.

Goal T3: Encourage the maintenance of existing housing stock and development of affordable housing for all ages and lifestyles.

Policy T3.1: Support the development of more affordable and well-distributed housing.

Each policy is broken down into specific **Actions** that will need to be implemented to carry out the Plan's Goals. Chapter 3 provides a detailed course of action to guide future land use and development in the Town. See the Implementation Table on page 25 for each of the **Thrives** Goals, Policies, and Actions along with a timeline, and lead partners.

Funding Resources

- Empire State Development Restore New York Communities Initiative
- New York State Department of State Local Government Efficiency Grant Program
- U.S. Department of Housing & Community Renewal Community Development Block Grant
- New York State Smart Growth Community Planning & Zoning Program
- New York State Environmental Protection Fund
- New York State Homes & Community Renewal Pro-Housing Community Program
- New York State Homes & Community Renewal New York Main Street Program

SUCCESS STORY: Matthews Buses

Matthews Buses, one of North America's leading school bus manufacturers, opened a 35,000 square-foot, state-of-the-art school bus facility in the summer of 2020. In 2019, Mathews Buses purchased and renovated the East Avon Plaza after it had been vacant for over ten years. The facility includes an 11,000-square-foot service and an inspection shop, a 12,000 square foot body/paint/collision shop, a 3,400 square foot parts department, a 1,700 square foot training facility, and a 7,000-square-foot of office space, with room for future expansion. The facility is one of the largest dedicated school bus service and support centers in New York State. At the facility, geothermal heating and cooling equipment, as well as efficient LED lighting, were installed to increase energy efficiency, performance, and sustainability. The facility employs approximately 40 people and serves school districts across Western New York.

Matthews Buses Avon Location (Mathews Buses)

Theme 2: Avon Moves | Transportation & Mobility

I-390 Exit 10 (New York State Department of Transportation)

Guiding Principle: Facilitate seamless multimodal travel within and beyond Avon, while supporting the development of transportation infrastructure necessary to accommodate alternative modes of transportation.

By enhancing and connecting transportation systems, we aim to provide safe, efficient, and sustainable options for residents and visitors to move throughout the Town, fostering greater accessibility and mobility.

Transportation is a fundamental component of our everyday life. A connected, integrated, and safe transportation system directly contributes to the long-term success and livability of the community. The intent of this Theme is to identify opportunities to sustain a safe and diversified transportation system to serve the needs of all Town residents.

Drivers of Planning

Interstate 390 Expressway has two interchanges in the Town, making Avon an integral and highly accessible part of the Rochester metropolitan area. Routes 5 & 20 run east-west through the Town and connect Avon to the neighboring Towns of Lima and Caledonia. Routes 5 & 20 connect to Route 39 in the Village, offering a direct connection to the Town of Geneseo to the south. Around 86% of people who commute in and out of Avon are driving alone.

A majority of those who took the 2024 community survey indicated that their transportation needs are being met due to having access to a personal vehicle. However, 20% felt that their transportation needs are not being met in the Town. According to the U.S. Census, 4% of the population in Avon does not have access to a vehicle.

While there are currently no plans to increase public transportation in the Town, other alternatives such as sidewalks, bike lanes, or separated multi-use trails should be a priority to support aging adults and student populations.

Key Findings

- 20% of survey respondents feel that their transportation needs are not being met.
- It was indicated during outreach that there is lack of safe connections between East Avon and the Village along Routes 5&20. There is a desire for improved infrastructure that supports walkers and bikers, and other active transportation.
- It was indicated during outreach that there is a desire for a gateway at Town entrances to encourage pedestrian safety and tourism.

Smart Growth Connection

Transportation is a major factor in how communities develop and evolve. Land use decisions and transportation must be considered together to achieve a balance among transportation modes, including walking, biking, and driving. A connected, integrated, safe transportation system directly contributes to the long-term success and livability of the community. The development of self-sufficient neighborhoods facilitates walkability and helps reduce traffic speeds and increase safety.

Designating community gateways within the Town will serve as a focal point for access to various amenities, services, and transportation options, often incorporating principles of walkability, mixed-use development, and attractive design. This aligns with the smart growth principles by creating a more sustainable and connected community.

Goals & Policies

Goal M1: Study the feasibility of and invest in transportation infrastructure necessary to support alternative modes of transportation to promote the safety of pedestrians and drivers alike.

Policy M1.1: Promote alternative modes of transportation for Town residents of all ages.

Goal M2: Improve safety for all modes and users of the transportation system.

Policy M2.1: Invest in Infrastructure and safety improvements.

Policy M2.2: Incorporate the recommendations in the State Routes 5 & 20 Land Use and Access Management Plan to improve access and safety along the corridors.

Goal M3: Create an inviting community gateway at the entrances of the Town to warmly welcome visitors and foster a sense of place, identity, and belonging for both residents and visitors.

Policy M3.1: Establish community gateways at key entrances into the Town such as Routes 5 and 20.

Each policy is broken down into specific **Actions** that will need to be implemented to carry out the Plan's Goals. Chapter 3 provides a detailed course of action to guide future land use and development in the Town of Avon. See the Implementation Table on page 29 for each of the **Moves** Goals, Policies, and Actions along with a timeline, and lead partners.

Funding Resources

- Federal Highway Administration Transportation Alternative Program (TAP)
- Genesee Transportation Council Unified Planning Work Program (UPWP) funding
- Federal Highway Administration (FWHA) Safe Routes to School Program
- U.S. Department of Housing & Community Renewal Community Development Block Grant
- New York State Smart Growth Community Planning & Zoning Program
- New York State Homes & Community Renewal New York Main Street Program

Theme 3: Avon Plays | Recreation & Culture

Five Arch Bridge (Larry Tetamore, Tetamore Photographic)

Guiding Principle: Foster a unified and vibrant community where residents and visitors alike love to live and recreate.

We are dedicated to preserving and protecting the Town's unique historic resources and offering ample opportunities for recreation and civic engagement.

Providing residents with access to leisure activities promotes physical health and enhances the overall quality of life. Recreational and cultural activities are key components of creating a well-rounded and livable community. The intent of this Theme is to outline strategies to develop and maintain parks, playgrounds, green spaces, and other recreational amenities, as well as identify opportunities for additional recreation amenities.

Drivers of Planning

Throughout the planning process, residents of all ages indicated that they would like to see more and improved recreational opportunities, with a strong interest in the development of a community recreation center. Residents have stated that they are interested in more multi-use and nature trails, playgrounds, and picnic shelters, as well as maintaining passive open space for recreation. Students indicated that they also wanted more recreational activities for young people, including a skating rink, bowling alley, or arcade. Many students felt that they needed to leave the Town to hang out with people their own age.

Key Findings

- It was indicated during outreach that there is a strong community support for the development of a community recreation center in the Town.
- It was indicated during outreach that there is strong support of additional outdoor recreational opportunities in the Town.
- Avon High School seniors indicated that there are not enough activities for them in the Town.

Smart Growth Connection

A cohesive community is one where residents flourish through enjoyable living, recreational activities, civic engagement, and local pride. Smart growth opportunities, such as the creation of a greenway, parks, and trails, developing a community recreation center, and promoting active, healthy lifestyles were all identified during the inventory, outreach, and analysis phase of the planning process.

Goals & Policies

Goal P1: Foster a community where people love to live, work, and recreate through investment in and promotion of new and existing community spaces and events.

Policy P1.1: Evaluate long-term use, maintenance, and operations of community spaces.

Policy P1.2: Enhance community engagement and local pride among Town residents.

Goal P2: Preserve and protect the Town's unique heritage and historical resources.

Policy P2.1: Partner with the Village and the Avon Preservation and Historical Society to identify historic resources within the Town and ensure their preservation and/or enhancement, as appropriate.

Each policy is broken down into specific **Actions** that will need to be implemented to carry out the Comprehensive Plan's Goals. Chapter 3 provides a detailed course of action to guide future land use and development in the Town of Avon. See the Implementation Table on page 33 for each of the **Plays** Goals, Policies, and Actions along with a timeline, and lead partners.

Funding Resources

- New York State Parks, Recreation and Historic Preservation Park & Trail Partnership Grant Program
- U.S. Department of Agriculture Facility Grants
- U.S. Environmental Protection Agency Recreation Economy for Rural Communities Initiative

SUCCESS STORY: Opera Hall Restoration

The Avon Opera Block is one of the most historically significant structures in the Village. The Italianate style Opera Hall was built in 1876, and despite suffering vacancy and disrepair for many years, the structure maintained much of its interior and exterior architectural integrity. The Town purchased the Opera House and the adjoining Bank of Avon buildings in 2005 and received a state grant to renovate the historic building.

The initial rehabilitation work joined the two structures from the inside by installing a new central stairwell. Both buildings utilize energy efficient geothermal heating and cooling systems. The first and second floor spaces were renovated and are now home to Avon's Town Hall.

The Town renovated the third floor using American Rescue Plan funds from Livingston County. The newly renovated space provides residents with a centralized place to gather and celebrate events and will enhance the Town's efforts to draw visitors to the area for performances, festivals and other culturally significant events. The Opera Block building is on the National Register of Historic Places.

Opera Block Grand Opening Celebration February 2024 (The Daily News)

Theme 4: Avon Conserves | Agriculture & Natural Resources

Windy Acres (Larry Tetamore, Tetamore Photographic)

Guiding Principle: Conserve and protect Avon's natural resources and rural character, ensuring a sustainable and harmonious environment for future generations.

We are committed to supporting and promoting local agricultural industries, recognizing their vital role in preserving the Town's heritage and fostering economic vitality. Through thoughtful stewardship and community collaboration, we aim to balance growth with environmental preservation.

The Guiding Principle for this Theme focuses on the Town of Avon's rural landscape, which is defined by its agricultural and forestry lands, undeveloped open space, and protected natural areas. The Town's unique network of waterways and forests are strongly valued by residents and warrant protection for future generations to enjoy. As evidenced by survey responses and feedback, community members agree that the protection of open space and the conservation of these critical resources remain a priority.

Drivers of Planning

Avon has enjoyed a long tradition of farming and agriculture is a critical driver of the local economy. Approximately 75% of the land within the town is dedicated to agricultural uses, over half of which is used for growing field crops. Changing land uses coupled with fluctuating market demands challenge traditional farming practices and impact Avon's agricultural landscape. Since 1990, the Town has seen a 9% decrease in acres dedicated to agricultural uses.

Development pressures for large-scale solar energy facilities have increased in recent years due to New York State incentivizing solar energy to meet clean energy goals. In order to protect prime soils, and preserve the natural resources, beauty, nature, and character, the Town has found it necessary to properly site and regulate solar energy systems. These development pressures will require a proactive approach to farmland protection ensuring the future viability of these productive lands.

Throughout the planning process, residents indicated that natural resources and the agricultural history of Avon are important and should be celebrated and preserved. As part of the 2024 community survey, respondents ranked the importance of preserving and protecting natural and shared open space farmland and scenic views in the Town. Of the 221 respondents, 90% stated that preserving and protecting scenic views, natural and shared open space, and farmland is either important or very important.

Key Findings

- 63% of survey respondents indicated that it was very important to protect natural and shared open spaces for recreation.
- 69% of survey respondents indicated that it was very important to protect farmland.
- 61% of survey respondents indicated that it was very important to protect viewsheds.

Smart Growth Connection

Smart growth and land conservation are closely related concepts. Smart growth focuses on managing development to minimize environmental footprint, while land conservation focuses on preserving natural areas from development altogether. The Town places a high value on rural character as defined by its open space, agriculture, natural areas, and close-knit communities. It will be important for the Town to balance land conservation and development.

Goals & Policies

Goal C1: Preserve and protect our natural resources, with special emphasis on clean air, clean water, prime farmland, and soils of statewide importance.

Policy C1.1: Develop natural resources inventories and related planning documents.

Policy C1.2: Update land use regulations to better preserve and protect the Town's important environmental features and natural resources.

Goal C2: Support, grow and promote our local agricultural industries to maintain the long-term viability of Avon's agricultural and rural character.

Policy C2.1: Support the growth and operations of local farms and agribusinesses.

Policy C2.2: Promote opportunities for public education, recreation, and enrichment of the Town's agricultural heritage and farming economy.

Each Policy is broken down into specific **Actions** that will need to be implemented to carry out the Comprehensive Plan's Goals. Chapter 3 provides a detailed course of action to guide future land use and development in the Town of Avon. See the Implementation Table on page 36 for each of the **Conserves** Goals, Policies, and Actions along with a timeline, and lead partners.

Funding Resources

- Department of Agriculture and Markets Farmland Protection Planning Grant
- Smart Growth Community Planning and Zoning Grant U.S. Environmental Protection Agency Recreation Economy for Rural Communities Initiative

SUCCESS STORY: Worm Power

Worm Power was founded in 2003 with a vision to establish a bridge between animal and plant agriculture. The waste created by cattle has valuable nutrient and microbial components that cannot be used in its current form. Farmers are able to reuse some of this waste to fertilize their crops, but the vast majority of the waste has to be disposed of. Worm Power created a solution to this challenge by converting that waste into a usable and valuable product.

With over 80,000 square feet of covered and indoor space, Worm Power is one of the largest controlled environment vermicomposting facilities in the world. Worms produce 100% organic castings and worm-worked material that is then converted to a liquid extract. Worm Power Liquid Extract improves soil health as well as the growth and strength of plants. Worm Power is the largest producer of a worm casting liquid extract that is 100% sourced from worm castings. Worm Power liquid extract is used throughout the world in commercial agriculture, golf courses, landscaping, and by home gardeners.

Worm Power Facility in Avon (Worm Power)

Theme 5: Avon Innovates| Sustainability & Resiliency

Solar Installation near Avon High School (Hunt Engineers)

Guiding Principle: Promote resiliency, energy efficiency, and sustainable development practices in the Town of Avon. We are dedicated to ensuring that the Town is well-prepared to face future challenges, fostering a vibrant, thriving community that remains adaptable and sustainable. Through thoughtful planning and innovation, we aim to enhance environmental stewardship to improve quality of life for all residents.

The Guiding Principle focuses on the need to balance resiliency and sustainability investments with the protection of valuable agricultural resources while meeting the energy demands of the Town.

Drivers of Planning

In July 2019, the New York State Governor signed the Climate Leadership and Community Protection Act (CLCPA) into law. The CLCPA is New York State's ambitious emissions reduction plan, which establishes a goal of making electricity 70% renewable by 2030 and 100% carbon neutral by 2040 and implementing 6,000 MW of solar by 2025 and 3,000 MW of energy storage by 2030. The Town of Avon has played a role in advancing the CLCPA through several solar installations; however, it is evident that renewable energy development and the preservation of productive farmland are competing priorities.

Throughout the planning process, there were mixed opinions about large-scale renewable energy projects. There are a number of residents who do not want to see any further large-scale renewable energy development within the Town. If the Town continues to attract large scale solar development, such projects should be judiciously sited in accordance with the Town's current solar regulations to protect prime and productive farmland.

A majority of survey respondents support investments in small-scale renewable energy that individuals install on their own properties, such as building-mounted solar panels and geothermal heat pumps. Small-scale installations would benefit residents and Town operations with minimal impact on valuable agricultural resources.

Smart Growth Connection

There is an interest in balancing resiliency investment with the protection of valuable agricultural resources, and the unique energy needs of the Town. The smart growth principles and green energy development work in tandem to create more sustainable communities by reducing carbon emissions and promoting the efficient use of land resource and land use.

Key Findings

- An increase in severe weather events presents a need to improve the resiliency of the Town's infrastructure, and survey responses indicate that this is a priority of Town residents.
- During the outreach phase, Town residents responded with mixed views about the desirability of further large-scale renewable energy development
- There is a general support small-scale renewable energy that individuals install on their own properties.

Goals & Policies

Goal I1: Support and manage renewable energy development to preserve Avon's rural character.

Policy I1.1: Support the expansion of desired clean energy opportunities throughout the Town.

Goal I2: Improve efficiency and resiliency of Town facilities and operations to save taxpayer money.

Policy I2.1: Participate in state programs and pursue grants that reward communities for being energy efficient and resilient.

Policy I2.2: Evaluate, study, and implement programs to improve energy efficiency and emergency preparedness in government facilities and operations.

Goal I3: Encourage a sense of pride in the community by cultivating a culture of environmental awareness and stewardship.

Policy I3.1: Offer community workshops that educate the public about ways to be more energy efficient, reduce energy consumption and build public support for additional conservation measures.

Each policy is broken down into specific **Actions** that will need to be implemented to carry out the Comprehensive Plan's Goals. Chapter 3 provides a detailed course of action to guide future land use and development in the Town of Avon. See the Implementation Table on page 39 for each of the **Innovates** Goals, Policies, and Actions along with a timeline, and lead partners.

Funding Resources

- New York State Research & Development Authority (NYSERDA) Clean Energy Communities program
- New York State Department of Environmental Conservation (NYS DEC) Climate Smart Communities Grant
- New York State Environmental Facilities Corporation Green Innovation Grant Program

CHAPTER 3: ACTION PLAN

Chapter 3 offers a set of Implementation Tables with guidance, designed to support Avon's decision-making on funding and activity priorities, ultimately driving the realization of the Plan's Vision over the next ten years. Implementation of this Plan will require strong leadership from the Town Supervisor and Town Board, with cooperation and assistance from the Planning Board, Zoning Board of Appeals and Town staff and committees, as well as some outside organizations and agencies. While this Plan identifies priorities and provides implementation strategies, the ultimate authority rests with the Town Board to determine which implementation actions will be pursued and when.

Each of the Policies are broken down to specific Actions. These **Actions** are specific items that should be implemented to carry out the Plan's Goals. These actions will fall into **Big Moves:**

- **Z:** Zoning regulation updates to guide future land use development
- **O:** Operational changes with organizational and/or financial impacts
- **S:** Studies to identify solutions to specific challenges at key locations in Town
- **PL:** Plans to guide decision-making and actions
- **PR:** Programs established to address a particular problem
- **IC:** Inter-agency Cooperation between Town, Village, County or other local agencies

It is not realistic to expect that all of the action items will be implemented immediately. Those items that are priority actions for the Town are identified an * and should be completed as soon as possible. Other items are classified as either **Short-Term** actions that should be implemented within 2 years, **Medium-Term** 3-5 years, **Long- Term** actions are targeted for implementation over a 5 year time frame, or ongoing initiatives with no definitive time frame.

Each Action also identifies the lead Town department or committee, State and County partners, and the potential need for outside consultant support. Some of the partners include, but are not limited to:

- TB: Town Board
- PB: Planning Board
- ZBA: Zoning Board of Appeals
- CEO: Code Enforcement Officer
- IDA: Livingston County Industrial Development Agency
- RTS: Regional Transit Service
- NYSERDA: New York State Energy Research and Development Authority
- DOT: New York State or County Department of transportation
- HWY: Town Highway Department

THEME 1: AVON THRIVES | Right-Sized Economic Development

Guiding Principle: Build a diverse local economy that complements and enhances the existing character and quality of life within the Town. We are committed to supporting the Town's fiscal health and facilitating future growth through investments in public infrastructure, facilities and services, and by promoting the availability of housing.

Goal T1: Encourage desired development in the Town and adopt user-friendly land use regulations that are responsive to recent trends in development.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy T1.1: Attract new investments and business, as identified in previous plans and studies. Update zoning regulations to reflect recent development trends, to accommodate desired uses and to incorporate comprehensive design standards.		Ongoing	PL Z	TB CEO IDA
*	Action 1: Review the intent and application of commercial and industrial zoning districts and update the zoning law necessary to attract investments that align with the Town's desired aesthetic and future land use pattern.	Short-term	Z	ZBA CEO Consultant
	Action 2: Review the current site plan and land development design criteria (including landscaping, buffering, lighting, etc), and update as necessary to provide strict aesthetic standards.	Short-term	PL Z	PB CEO
	Action 3: Require formula business to obtain a special use permit to operate.	Mid-term	O Z	ZBA CEO
	Action 4: Collaborate with Livingston County IDA to identify and keep record of sites that are suitable for light industrial development (i.e., appropriate zoning, availability of utilities and access to transportation infrastructure).	Mid-term	IC	TB IDA

Action type key:

- Z: Zoning
- O: Operations
- S: Studies
- PL: Plans
- PR: Programs
- IC: Inter-agency Cooperation

Priority		*Time Frame*	*Action Type*	*Lead*
Policy T1.2: Direct public funding for infrastructure and development to priority areas. Avoid development that requires new infrastructure in environmentally sensitive or rural areas near productive farmland. Priority development areas are mapped on the Future Land Use Map (page 45).		Mid-term	O	TB
	Action 1: Establish priority development areas for residential, commercial and industrial development to promote adaptive reuse of existing structures, prioritizing hamlet-zoned districts, areas adjacent to the Village and other locations with access to infrastructure. Priority development areas are mapped on the Future Land Use Map (page 45) and the Future Studies Map (page 42).	Mid-term	S PL	PB ZBA CEO
*	Action 2: Review the intent and application of the Town's Hamlet Zoning and Mixed-Use Hamlet Zoning Overlay District regulations. Map currently unmapped zoning districts.	Short-term	Z	ZBA CEO
*	Action 3: Identify vacant residential and nonresidential properties for rehabilitation and reuse.	Short-term	Z	ZBA PB CEO
*	Action 4: Using the Site Design Criteria and Land Development Regulations and the Livingston County Down Town Design Guidelines as a model, develop stringent design requirements for hamlet-zoned areas (including such elements as building materials, signage, streetscape, lighting, etc.). Incorporate these requirements in the zoning law to ensure that proposed development in these commercial centers reflects the desired aesthetic character of the Town.	Short-term	Z PR	PB ZBA CEO

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Goal T2: Foster a welcoming environment for new businesses and residents through the provision of adequate and efficient public infrastructure, facilities, and services, and responsive governance.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy T2.1: Identify high-priority infrastructure needs and pursue related improvements.		Ongoing	S PL	TB
	Action 1: Establish and implement an ongoing, multi-year capital improvements program to plan and allocate funds for needed capital projects.	Mid-term	PR O	TB PB
	Action 2: Identify opportunities to extend and improve public water and sanitary sewer facilities to serve priority development areas as identified in the Future Land Use Map (page 45).	Mid-term	S IC	TB
Policy T2.2: Invest in efforts to address dilapidated, unsafe or abandoned structures, nuisance conditions and blight; to promote the maintenance of public facilities; and to improve the overall appearance of the Town.		Short-term	O	TB CEO
	Action 1: Review the property maintenance and other relevant provisions of the Town Code to ensure that it meets current standards and the needs of the community and is properly enforced.	Short-term	O	TB CEO
	Action 2: Commit increased resources to code enforcement.	Short-term	O	TB CEO

Action type key:

- Z: Zoning
- O: Operations
- S: Studies
- PL: Plans
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Goal T3: Encourage the maintenance of existing housing stock and development of affordable housing for all ages and lifestyles.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy T3.1: Support the development of more affordable and well-distributed housing.		Mid-term	PL	TB
	Action 1: Partner with the Village to conduct a housing study to better understand the housing needs in Avon.	Mid-term	S IC	TB Village
	Action 2: Register to become a pro-housing community.	Short-term	PR	TB
*	Action 3: Update the zoning code to allow for a variety of housing types such as accessory dwelling units.	Short-term	Z	ZBA Consultant
*	Action 4: Expedite the permitting process for senior congregate living or group home living.	Short-term	Z	ZBA

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Theme 2: AVON MOVES | Transportation & Mobility

Guiding Principle: Facilitate seamless multimodal travel within and beyond Avon, while supporting the development of transportation infrastructure necessary to accommodate alternative modes of transportation. By enhancing and connecting transportation systems, we aim to provide safe, efficient, and sustainable options for residents and visitors to move throughout the Town, fostering greater accessibility and mobility.

Goal M1: Study the feasibility of and invest in the transportation infrastructure necessary to support alternative modes of transportation to promote the safety of pedestrians and drivers alike.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy M1.1: Promote alternative modes of transportation for Town residents of all ages.		Long-term	PL	TB
	Action 1: Collaborate with RTS to improve public transportation access and connectivity for residents, particularly seniors, to destinations in and around Avon.	Long-term	S IC	TB RTS
	Action 2: Conduct a corridor study for Routes 5 & 20 to determine the feasibility of developing a greenway trail for bicycle and pedestrian use and installing traffic calming elements on Routes 5 & 20 between the Village of Avon and East Avon as shown on the Future Studies Map (page 42).	Short-term	S	TB HWY DOT
	Action 4: Develop and adopt a bicycle and pedestrian master plan and/or a transportation master plan in partnership with the Village to address multi-modal transportation (i.e., walking, biking etc.) and public transportation issues and opportunities.	Mid-term	S IC	TB HWY DOT
*	Action 5: Review and revise site plan review procedures to ensure that circulation and pedestrian access is carefully addressed in the development review and approval process.	Short-term	Z	TB PB ZBA

Action type key:

- Z: Zoning
- O: Operations
- S: Studies
- PL: Plans
- PR: Programs
- IC: Inter-agency Cooperation

Priority		*Time Frame*	*Action Type*	*Lead*
	Action 6: Adopt design guidelines that prioritize pedestrian safety and accessibility throughout the Town.	Mid-term	PL	HWY DOT
	Action 7: Within the Hamlet and Greenbelt areas designated on the Future Land Use Map (page 45), establish development criteria that specifically include provisions for pedestrian and bicycle networks and infrastructure.	Mid-term	PL	HWY
Goal M2: Improve safety for all modes and users of the transportation system.				
Priority		*Time Frame*	*Action Type*	*Lead*
Policy M2.1: Invest in infrastructure and safety improvements.		Long-term	PL	HWY
	Action 1: Install intersection- and pedestrian-level lighting to enhance safety and improve street design and aesthetics. Require lighting that is designed to minimize spillover ("dark sky compliant"), utilizing energy efficient technologies and context-sensitive design.	Long-term	IC	TB HWY
	Action 2: Conduct a traffic and speed study for the Routes 5 & 20 corridor from East Avon and Route 15 from I-390 Exit 9 to the southern border as shown on the Future Studies Map (page 42). An evaluation of roadways may reveal that the posted speed limits or streetscape design of certain roadways should be altered to improve community safety.	Mid-term	S IC	TB HWY
	Action 3: Install traffic calming features to slow traffic and deter through traffic.	Mid-term	IC	TB HWY

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Priority		Time Frame	Action Type	Lead
Policy M2.2: Incorporate the recommendations in the State Routes 5 & 20 Land Use and Access Management Plan to improve access and safety along the corridors.		Long-term	Z	HWY
	Action 1: Minimize the number of curb cuts along Routes 5 & 20 and Route 15. New multi-family, commercial, or industrial development should be required to share driveways wherever possible in an effort to reduce the number of potential conflicts.	Long-term	Z IC	ZBA HWY
*	Action 2: Revise zoning to add maximum setbacks to encourage new development to occur up to the road.	Short-term	Z IC	ZBA HWY
	Action 3: Capitalize on opportunities for new commercial or industrial development to occur directly in front of or behind currently developed areas along Routes 5 & 20 and Route 15. This would help confine the roadside development along these major roads in the Town and make the possibility of shared access more achievable.	Long-term	Z IC	ZBA

Action type key:

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Goal M3: Create an inviting community gateway at the entrances of the Town to warmly welcome visitors and foster a sense of place, identity, and belonging for both residents and visitors.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy M3.1: Identify and establish community gateways at key entrances into the Town, such as Routes 5 & 20 and Route 15, as shown on the Future Land Use Map (page 45).		Mid-term	S IC	TB HWY
	Action 1: Establish design guidelines for the community gateways that include welcome signage, plants, and lighting.	Mid-term	PL	HWY DOT
	Action 2: Work with all applicable public agencies and property owners to develop gateway maintenance plans. Ensure that the necessary maintenance for all improvements is provided, including, but not limited to, seasonal landscaping, regular litter collection, street cleaning, and general landscaping and lighting maintenance. Work with adjacent private property owners to improve maintenance of their properties to enhance the overall appearance of the gateway.	Mid-term	PL IC	PB ZBA Property Owners
	Action 3: Provide incentives for improvements to existing private properties. This may include developing a facade improvement matching grant program.	Mid-term	PL	PB Property Owners

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Theme 3: Avon Plays | Recreation & Culture

Guiding Principle: Foster a unified and vibrant community where residents and visitors alike love to live and recreate. We are dedicated to preserving and protecting the Town's unique historic resources and offering ample opportunities for recreation and civic engagement.

Goal P 1: Foster a community where people love to live, work, and recreate through investment in and promotion of new and existing community spaces and events.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy P1.1: Evaluate long-term use, maintenance, and operations of community space.		Ongoing	PL O	TB Recreation Board
	Action 1: Adopt a parks and recreation master plan identifying all recreation facilities and programs to ensure that the Town is providing adequate range of recreational opportunities.	Mid-term	P	TB Recreation Board
	Action 2: Research the feasibility of a community recreation center or similar shared regional facility. Reach a preliminary agreement to fund, site, construct and manage a local facility which provides age-diverse activities, multipurpose space, flexible programming and a year-round swimming pool to serve as a central focal point of the community.	Long-term	S IC	TB Recreation Board
	Action 3: Invest in the rehabilitation of Papermill Park, installation of security cameras and lighting; replacement of the bridge over the falls; and commissioning community artwork or murals.	Mid-term	O	TB Recreation Board
	Action 4: Promote the use of the Avon Town Hall Opera Block as a community gathering space.	Ongoing	PL	TB Recreation Board

Action type key:

- Z: Zoning
- O: Operations
- S: Studies
- PL: Plans
- PR: Programs
- IC: Inter-agency Cooperation

Priority		Time Frame	Action Type	Lead
	Action 5: Expand trail connections from the east side of Town to the Erie Attica Railroad/Railroad Bed/Genesee Valley Greenway.	Long-term	S	TB Recreation Board
Policy P1.2: Enhance community engagement and local pride among Town residents.		Ongoing	PR	TB Recreation Board
	Action 1: Work with the Village to establish a community calendar for upcoming events and meetings.	Ongoing	PL	TB Recreation Board
	Action 2: Collaborate with volunteer organizations and neighborhood groups to promote community events, volunteerism for maintenance and improvement of public facilities.	Ongoing	PR IC	TB Town Historian Recreation Board
	Action 3: Improve relationships and collaboration with educational institutions.	Ongoing	PR IC	TB Recreation Board

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Goal P2: Preserve and protect the Town's unique heritage and historical resources.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy P2.1: Partner with the Village of Avon and the Avon Preservation and Historical Society to identify historic landmarks within the Town and to ensure their preservation and/or enhancement, as appropriate.		Ongoing	IC	Recreation Board Town Historian Village
	Action 1: Pursue National Register of Historic Places designation for previously unlisted historic sites, structures, or districts.	Long-term	PR IC	Recreation Board Town Historian Village
	Action 2: Install additional historical markers to identify historically significant structures and sites throughout the Town.	Long-term	PR IC	Recreation Board Town Historian Village
	Action 3: Create a map and brochure for the Town, in partnership with the Village and the Avon Preservation and Historical Society, to promote the Town's history and culture.	Short-term	PR IC	Recreation Board Town Historian Village

Action type key:

- Z: Zoning
- O: Operations
- S: Studies
- PL: Plans
- PR: Programs
- IC: Inter-agency Cooperation

Theme 4: Avon Conserves | Agriculture & Natural Resources

Guiding Principle: *Conserve and protect Avon's natural resources and rural character, ensuring a sustainable and harmonious environment for future generations. We are committed to supporting and promoting local agricultural industries, recognizing their vital role in preserving the Town's heritage and fostering economic vitality. Through thoughtful stewardship and community collaboration, we aim to balance growth with environmental preservation.*

Goal C1: Preserve and protect our natural resources, with special emphasis on clean air, water, prime farmland, and soils of statewide importance.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy C1.1: Develop natural resource inventories and related planning documents.		Mid-term	PL	PB TB
	Action 1: Develop and adopt a resource protection plan.	Mid-term	PL	PB TB
	Action 2: Develop and adopt a farmland protection plan.	Short-term	PL	PB TB
	Action 3: Develop a storm water management plan.	Mid-term	PL	PB TB

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- DOT: New York State or County Department of Transportation

Priority		*Time Frame*	*Action Type*	*Lead*
Policy C1.2: Update land use regulations to better preserve and protect the Town's important environmental features and natural resources.		Ongoing	O	PB TB
*	Action 1: Update the Town's zoning law to protect agricultural land and scenic viewsheds through the establishment of an environmental overlay district to be known as the "Agricultural Heritage Overlay (AHO)," as identified on the Future Land Use Map (page 45) Include regulations in the zoning law to limit utility extensions, non-compatible uses, and large-scale renewable energy installations.	Short-term	Z O	PB TB ZBA
*	Action 2: Establish a Scenic Byway, as identified on the Future Land Use Map (page 45), and adopt development regulations applicable to this area, including enhanced buffering and setback requirements.	Short-term	Z	PB TB ZBA
	Action 3: Develop an ecological resiliency plan and map that defines a connected network of natural resources that includes areas with high scenic value, cultural and recreational features, and environmentally sensitive conditions that support the ecosystem of the community.	Mid-term	PL	TB PB

Action type key:

- Z: Zoning
- O: Operations
- S: Studies
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- PR: Programs
- IC: Inter-agency Cooperation

Goal C2: Support, grow and promote our local agricultural industries to maintain the long-term viability of Avon's agricultural and rural character.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy C2.1: Support the growth and operation of local farms and agribusinesses.		Ongoing	PR	PB
	Action 1: Assess and modify existing land use regulations and review procedures as necessary to ensure flexibility in evaluating proposed expansions or modifications of farming operations and agricultural uses.	Short-term	O	TB PB
*	Action 2: Update the agriculture zoning district to include agricultural commerce as a permitted use.	Short-term	Z	ZBA
Policy C2.2: Promote opportunities for public education, recreation and enrichment related to the Town's agricultural heritage and farming economy.		Ongoing	PR	TB NYSERDA
	Action 1: Develop an agriculture resource page on the Town website, listing all farms and agribusinesses located in the Town and highlighting resources and programs available to farmers.	Short-term	PR	TB NYSERDA

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- IDA: Livingston County Industrial Development Agency
- NYSERDA: New York State Energy Research and Development Authority
- DOT: New York State or County Department of Transportation

Theme 5: Avon Innovates | Sustainability & Resiliency

Guiding Principle: *Promote resiliency, energy efficiency, and sustainable development practices in the Town of Avon. We are dedicated to ensuring that the Town is well-prepared to face future challenges, fostering a vibrant, thriving community that remains adaptable and sustainable. Through thoughtful planning and innovation, we aim to enhance environmental stewardship to improve quality of life for all residents.*

Goal I1: Support and manage renewable energy development to preserve Avon's rural character.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy I1.1: Support the expansion of desired clean energy opportunities throughout the Town.		Ongoing	O PL IC	TB CEO Public Water
*	Action 1: Continue to evaluate and update the large-scale renewable solar law to ensure it remains effective and responsive to advancements in solar energy technology while minimizing impacts on agricultural lands, open spaces, and wildlife habitats.	Ongoing	Z	TB ZBA Solar Committee
*	Action 2: Implement standard permit application procedures tailored specifically to clean energy technologies; make permit applications, inspection information, and fee schedules available online; allow for digital permit application submissions using email or a web portal; set reasonable permit fees based on actual cost to administer; and create or utilize an existing inspection checklist for clean energy installations.	Mid-term	Z	TB ZBA Solar Committee CEO PB
	Action 3: The Town should support the professional development and continuing education for Town officials, board members, and code officials to ensure they are up-to-date on changing best practices in renewable energy.	Ongoing	O	TB ZBA Solar Committee PB

Action type key:

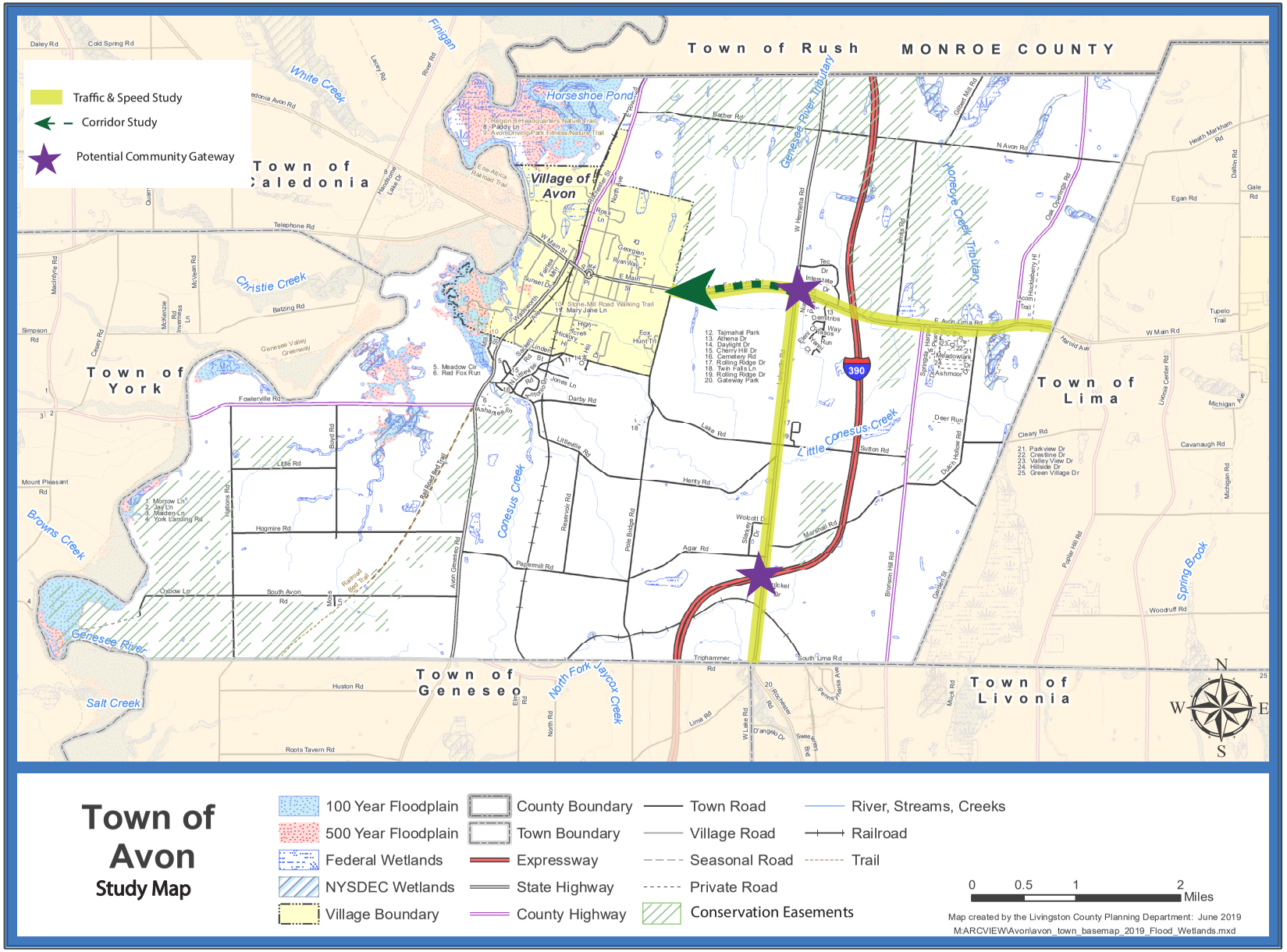
- Z: Zoning
- O: Operations
- S: Studies
- PL: Plans
- PR: Programs
- IC: Inter-agency Cooperation

Goal I2: Improve efficiency and resiliency of Town facilities and operations to save taxpayer money.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy I2.1: Participate in state programs and pursue grants that reward communities for being energy efficient and resilient.		Ongoing	PR IC	TB
	Action 1: Participate in either the Climate Smart Community or Clean Energy Communities program to qualify for grants and technical assistance to build community resilience to climate change.	Ongoing	PR IC	TB
	Action 2: Become a Green Purchasing Community by prioritizing the selection of products and services that are healthier for our community and the environment.	Mid-term	O	TB
Policy I2.2: Evaluate, study, and implement programs to improve energy efficiency and emergency preparedness in government facilities and operations.		Ongoing	PL IC	TB CEO Public Water Consultant
	Action 1: Require energy benchmarking for municipal buildings.	Mid-term	O	TB CEO Town Water
	Action 2: Perform government building energy audits and use a phased approach to auditing a building's energy.	Mid-term	O IC	TB CEO Public Water
	Action 3: Develop, adopt, and update a Town emergency management plan to lessen the impact of emergencies and assist our community in recovering from natural disasters. This plan will include the evaluation of public safety facilities (local police, protection, fire protection, and emergency medical services) to ensure adequate service levels.	Mid-term	PL IC	TB CEO Public Water Consultant

Lead Town department, committee or partner agency key:

- TB: Town Board
- PB: Planning Board
- ZBA: Zoning Board of Appeals
- CEO: Code Enforcement Officer
- HWY: Town Highway Department
- RTS: Regional Transit Service
- IDA: Livingston County Industrial Development Agency
- NYSERDA: New York State Energy Research and Development Authority
- DOT: New York State or County Department of Transportation

Goal I3: Encourage the sense of pride in the community by cultivating a culture of environmental awareness and stewardship.				
Priority		***Time Frame***	***Action Type***	***Lead***
Policy I3.1: Offer community workshops that educate the public about ways to be more energy efficient to reduce energy consumption and build public support for additional conservation measures.		Ongoing	PR	TB NYSERDA
	Action 1: Offer community workshops on energy efficiency audits, weatherization, community solar, and applications for other federal and state cost savings programs.	Ongoing	PR	TB NYSERDA
	Action 2: Offer community workshops on how to reduce food waste.	Ongoing	PR	TB NYSERDA
	Action 3: Introduce energy reduction campaigns to engage residents and businesses in creative ways to reduce their energy use and associated greenhouse gas emissions.	Ongoing	PR	TB NYSERDA



Map 2: Town of Avon Future Studies Map

CHAPTER 4:
FUTURE LAND USE PLAN

A Future Land Use Plan ("Land Use Plan") incorporates Avon's Vision for future growth, preservation, and development and helps guide the character of specific areas throughout the Town. The Land Use Plan aims to preserve key areas, such as neighborhoods and environmentally sensitive sites, while envisioning new development that fits within the established context. The Land Use Plan is a tool that can be used to guide future zoning by visually displaying the goals, visions, and actions of the Comprehensive Plan. "The Land Use Plan identifies areas suitable for development and conservation, prioritizes community priorities, and guides future land use and zoning decisions.

The Land Use Plan is a visual representation of the desired uses and patterns of land use. It identifies areas where certain development is most appropriate and provides a broad overview of future development that aligns with the Town's Vision. The Land Use Plan does not define permitted uses or classifications for specific properties in the Town. The Land Use Plan and accompanying Map on page 45 is intentionally broad, and it does not indicate specific boundaries or current or future zoning designations. However, it is a tool that can be used to guide future zoning decisions and is intended represent the Town's preferences regarding certain categories of development in the Town. The Land Use Map consists of the following land use types:

The Future Land Use Plan and associated maps represent a long-term vision. Land use plan maps are not legally binding and are not zoning maps. The Town may choose to create zoning and regulations that support the Plan, but this section is not regulatory. It is a vision and a guide.

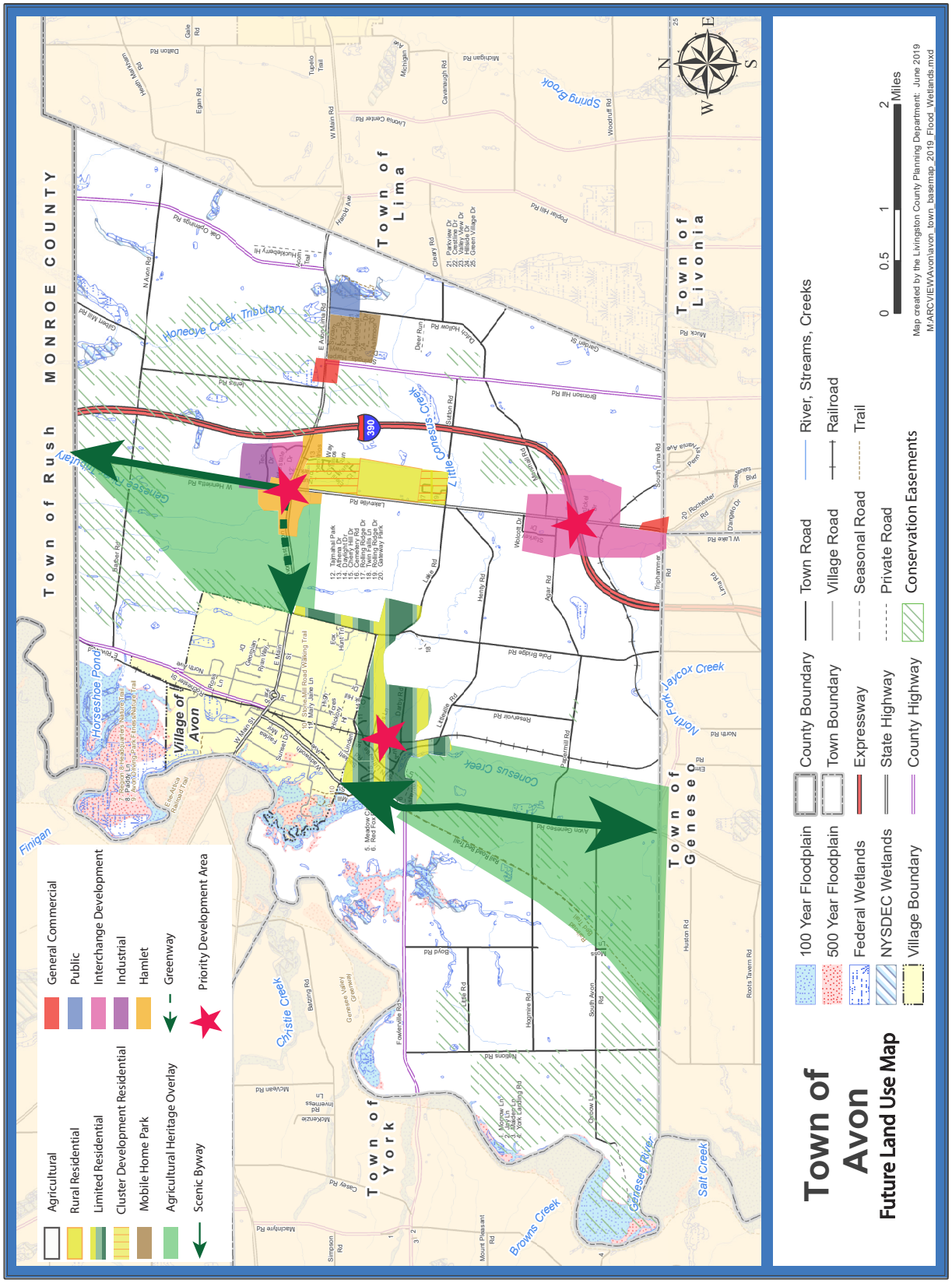
- Agricultural
- Viewsheds
- Hamlet
- Residential
- Public
- Commercial
- Industrial

The Land Use Plan and Map should be used by the Town Board, Planning Board and Zoning Board of Appeals to guide future zoning and land use regulations and prioritize capital improvements and land acquisition over the next decade. It should be noted that the Future Land Use Map is not a regulatory document but provides a helpful resource to Town officials and staff in determining if development proposals are consistent with the general intent of this Comprehensive Plan.

The Land Use Map also shows the location and extent of the 100- and 500-year floodplains as well as the properties that are protected by conservation easements. These elements have been included as it is important to consider the proximity and impact to floodplains and protected lands with future development.

The next pages include the intent of each land use type and any recommended changes to current land use designations.

Nations Road (Larry Tetamore, Tetamore Photographic)



Map 3: Town of Avon Future Land Use Plan

AGRICULTURAL

Agriculture is the dominant land use in Avon, and defines its rural identity, which is highly valued by the community while supporting agribusinesses, local retail, and other service sectors. Many local farmers are committed to preserving their land through participation in the County's Agricultural District by securing conservation easements.

Community engagement conducted over the last three decades consistently shows that preserving the Town's agricultural heritage and rural character remains a top priority for residents. As the community evolves, it will be critical to balance the interests of economic development with preserving Avon's natural landscape.

The white areas on the Land Use Map are designated as Agricultural.

Areas designated as Agriculture in the Land Use Plan are intended to remain predominantly agricultural use. Residential properties within this area are characterized by single family homes with a general density of 1 unit per 3+ acres. Compatible uses include farming, home-based businesses, agriculture-related businesses such as packing, distribution and small-scale processing, natural resource-based businesses, public and recreational uses, and renewable energy development pursuant to Local Law No. 3-2018 (https://ecode360.com/35773954).

Recommendations

The Town should continue to limit the number of non-agricultural uses located in these areas and direct development away from areas with prime agricultural soil. It should be noted that any successful farmland preservation effort must recognize and balance the owner's right to develop their property.

The area designated for Agricultural uses is generally consistent with the Town's Agricultural Zoning District. The Zoning Code indicates that the Agricultural Zoning District gives priority to farming related activities over non-farming activities. Any zoning revisions that are intended to protect farming and preserve farmland should not be undertaken without the support of the local farming community. The Town should continue to work closely with local farm operators, Livingston County, and the Genesee Valley Conservancy to ensure the continued effectiveness of the Agricultural District regulations and, where appropriate, expand the use of conservation easements to preserve the Town's rural character and maintain its strong agricultural base.

The Town should continue to enforce zoning regulations that accommodate a variety of rural residential and business uses. The special permit review process will help protect the character of the area when energy projects and other permitted businesses are proposed for development in these areas. The Town should consider other techniques to protect farming operations from the encroachment of non-farming uses.

Sliding Scale Zoning: This zoning technique would allow a specified number of dwelling units per farm parcel. Base parcel sizes need to be identified at the time such zoning is adopted. Small lot sizes may be required, in order to allow more land to stay in farming. In addition, the maximum lot size on which a non-farm dwelling would be permitted would be one acre with a maximum lot width of 150 feet. Any zoning revisions that are intended to protect farming and preserve farmland should not be undertaken without the support of the local farming community.

VIEWSHED PROTECTION

One of the Town's key priorities is to protect the area's natural beauty and scenic viewsheds. These corridors welcome residents and visitors with undeveloped green space, fostering a strong sense of place and defining the community's distinctive landscape. During the public input process, residents emphasized the desire to protect the scenic beauty of the following corridors:

- Routes 5 & 20 between the Hamlet of East Avon and the Village.
- Route 15 between the Hamlet of East Avon and the northern Town border.
- Route 39 between Fowlerville Road and the southern Town border.

The goal of designating Viewshed Protection areas is to preserve these highly valued scenic vistas by regulating development that could obstruct prominent views from certain locations within the Town.

Recommendations

The following is recommended:

- Adopt zoning regulations to protect viewsheds
- Establish a scenic byway
- Establish a greenway

Viewshed Protective Zoning: To preserve the visual integrity of the corridors identified during the planning process, the Town should consider adopting an Agricultural Heritage Overlay (AHO) zone for the areas shown in **green** on the Land Use Map. This will not only protect valuable and beautiful corridors of the Town but will also reduce the number of non-farming uses that would distract from their natural beauty. The Town can consider the following requirements and limits in the AHO:

- Buildings: Establish limits on building height, building setbacks.
- Lighting: Evaluate lighting for scenic impact.
- Landscaping: Restrict tree removal that would result in clear-cutting and similar practices that impact viewsheds; require landscape buffers around certain uses.

Scenic Byway: Nominate the following road coordinators to be recognized as scenic byway in the Town:

- Route 15 from the northern Town border to Routes 5 & 20.
- Routes 5 & 20 from Route 15 west towards the Village.
- Route 39 from the Village to southern Town border.

The purpose of a scenic byway is to provide a visually appealing driving experience. This could be established to extend beyond the Town and Village of Avon, through inter-municipal coordination with the Town of Geneseo to the south and the Town of Rush to the north. The scenic byway is shown as a **green arrow** on the Land Use Map.

Greenway: The community has expressed a desire to have a pedestrian and bicycle connection between the Village and East Avon along Routes 5 & 20. This could take the form of a single multi-use trail or separate sidewalk and bicycle facilities. The type of facility and exact alignment would need to be determined after additional study and outreach to the community. The greenway is shown as a **green dashed arrow** on the Land Use Map.

View looking east from Rt. 15 (Google Street View, 2022)

View looking north from Rt. 5 & 20 (Google Street View, 2022)

View looking west from Rt. 39 (Google Street View, 2022)

EAST HAMLET AREA

East Avon has historically contained a mix of land uses, including community uses and commercial establishments near residential neighborhoods. The **orange** areas on the future land use map are designated as Hamlet Area land use.

The intent of the East Avon Hamlet Area is to foster the development of a mixed-use, walkable activity center that attracts a variety of business types. The East Avon Hamlet area is considered a priority development area due to community feedback, availability of infrastructure, current zoning, and similar land use; it is indicated by a ★ on the Land Use Map.

The 2024 community survey results indicated that 52% of respondents would like to see the community focus on new commercial development in the Crossroads Commerce Park and 40% indicated that commercial development should be focused in East Avon along Routes 5 & 20. During the planning process, it was also indicated that residents would like to see investment in East Avon that re-establishes its traditional architectural character and see business that fits the community character and provides value to residents.

Over the past decade the Town has taken some of the steps necessary to revitalize the Hamlet. The first was the creation of a conceptual master plan as part of the State Routes 5 & 20 Land Use and Access Management Plan (LUAMP) completed in 2002. In 2007 the Town adopted the Hamlet Commercial District (HCD) and Residential Hamlet Mixed-Use District (RH-M) in an effort to implement some of the LUAMP's recommendations. As of 2025, these Zoning District have not been placed on the official Zoning Map and are not in use.

Recommendations

The following is recommended:

- Amend zoning provisions
- Establish a community gateway
- Set design guidelines

Amend Zoning Provisions: Prior to applying the HCD and RH-M Districts, it is recommended that several provisions be updated, such as reducing the maximum setbacks from 50 feet or 70 feet to 20 feet or 30 feet, respectively. This will create a streetscape that better fits the intent of the East Avon Hamlet Area.

Currently, excavation operations and mobile home parks can be developed with the issuance of a special permit in the HCD and RH-M Zoning Districts. These uses should no longer be permitted in these areas.

Community Gateway: Establish a community gateway within the East Avon Hamlet Area. Gateways are important features that symbolically define Avon, create identity and help people find their way around. A gateway not only indicates that you have entered Avon but will help make the best first impression. Development at gateways should help shape this sense of identity by the nature and quality of landscaping, built form and design features.

Design Guidelines: Establish design guidelines for the East Avon Hamlet area by using the Site Design Criteria and Land Development Regulations developed in 2017 and the Livingston County Downtown Design Guidelines developed in 2021. These guidelines and standards provide design direction for development, re-development, and enhancement of buildings, streetscape, and public open spaces. Sensitive development enhancements, as well as other street and park improvements, will help advance the community goal of fostering a vibrant, inviting, and connected commercial core.

These guidelines address the way buildings should relate to each other, the public realm, and the overall physical appearance of the Hamlet, to ensure a consistent community character. They will help improve the visual aesthetic of local buildings and landscapes, reduce the visual clutter of commercial signs, and promote the integration of individual buildings to create an attractive and cohesive public environment. Basic hamlet design principles should reflect the character of the Town.

Site Planning:

- Minimize commercial setbacks, with buildings close to sidewalks.
- Parking areas should be on the side or rear of the building and visually screened from view. Parking lots between the building and the street should be prohibited. Paved parking and asphalt areas which directly abut the building exterior should be prohibited.
- Adjacent properties should connect or share their driveways and parking areas to limit curb cuts along the main corridor, with the exception of detached dwellings.
- Utilitarian functions such as outdoor storage, dumpsters, loading docks, vehicle service bays and similar areas should be kept in the rear of the building and screened from view.

Building Scale:

- Buildings and public spaces should be proportional to pedestrians, as well as the buildings around them.
- Buildings should be at least two-stories in height or have the scale of a two-story structure.
- Wider facades (greater than 50 feet) should be broken up into smaller visual segments. This can be achieved by using pitched roofs or material variety to discourage the visibility of large areas of blank walls facing the road.
- Prohibit the use of garage doors and loading docks on the front facade.
- Front entry points into the building should be readily visible and highlighted with the use of different massing or separate roof elements.

Architectural Character:

The architectural character of the Routes 5 & 20 corridor is varied and diverse. It is recommended that some basic architectural standards be maintained.

- Wood, brick, or equivalent materials are preferred.
- Non-residential first floors should be mostly transparent with the use of windows and doors.
- Awnings are encouraged.

Signage:

The proper use of signage along the corridor will have a marked impact on the visual appeal of this area.

- The use of a freestanding sign which lists multiple business names or large amounts of information should be avoided.
- Carved or raised lettering is to be encouraged.
- Signs should be sized and placed in a manner that is consistent with the architectural features of the building.
- The lighting of signs could be strictly limited to small, shielded lamps, which produce only the minimum amount of light needed to illuminate the sign surface, mounted to the exterior above or below the sign board.

Landscaping:

- The front yard areas of all commercial properties should be sufficiently landscaped with well-maintained lawn, shrubs, trees and other decorative plantings to create an attractive appearance from the roadway.
- The immediate perimeter around the front facade of the building should be framed with a planting area consisting of bushes, flowers and/or lawn.

Pedestrian Access:

- Building entrances should be easily accessible to pedestrians and oriented toward the street.
- New commercial properties or existing properties seeking site plan approval for significant exterior alterations should be required to provide a sidewalk along the entire parcel frontage.

Traffic:

Slow traffic captures attention and interest at the entrances into the Hamlet. Traffic calming techniques to be considered include:

- Speed trailer telling the driver how fast they are going
- Narrowing the roadway by utilizing pavement markings or curb extensions
- Roundabouts
- Speed bumps/tables

The Visual Preference Survey results indicate that the Town is supportive of building and site design elements that are architecturally pleasing, well landscaped, and pedestrian friendly. The images on this page are the highest scoring from the Visual Preference Survey and are the preferred design of the Hamlet.

PUBLIC

There are several areas designated as Public in the Town. These areas include Papermill Park, the Regional Office of the New York State Department of Environmental Conservation (NYS DEC), and the water storage tank at the eastern Town boundary on the north side of Routes 5 & 20. Public parcels are indicated in **blue** on the Land Use Map.

There are no land use changes for public use.

RESIDENTIAL

Residential land use in the Town of Avon currently accounts for the second largest use of land after agricultural. Given the Town's aging population, future residential uses should strive to provide a variety of housing types to retain and attract residents. It is also highly important to residents that the Town preserves open space, so future residential uses should strive to develop in a way that does not detract from the rural landscape. To accommodate a variety of housing types and avoid sprawl, the following residential future land uses have been identified:

- Limited Residential
- Rural Residential
- Cluster Development
- Mobile Home Park

Residents expressed that preservation of open space and the Town's rural character should be a priority in reviewing future development proposal.

Limited Residential

The Limited Residential area is characterized by single-family neighborhoods with a general density of one unit per acre or more. This area includes the existing single-family homes along Sackett Road, Littleville Road, Darby Road, and Pole Bridge Road. The Limited Residential areas should provide a transition of residential uses from the more densely populated Village to the Town.

Limited Residential is indicated in **yellow** and **green** stripes on the future land use map.

Recommendations

It is recommended that if more housing is built within the Town, and should be specifically prioritized near the resources and infrastructure of the Village. Prioritizing residential development adjacent to the Village will also support Avon residents' desires to protect and preserve agricultural land uses and views. This priority development area is ★ indicated by a on the Land Use Map.

Limited Residential, Antonio Drive (Google Street View, 2023)

Rural Residential

Rural residential areas are characterized by single family homes with a general density of 1 unit per 3+ acres. The areas designated as rural residential will continue the historic development pattern of having larger "estates" or "farmette" style lots. This area includes land along Route 15, between Royal Springs and Rolling Ridge Drive. Town residents have emphasized the importance of encouraging this type of residential development and preserving open space to protect Avon's rural character and natural landscape. The intent of the Rural Residential designation is to strike a balance between the separate aims of maintaining the Town's rural landscape and addressing the need for housing availability.

Rural Residential is indicated in **yellow** on the future land use map.

Recommendations

To accommodate potential housing development in this area it is recommended that the area between Royal Springs and Rolling Ridge Drive be classified as rural residential. This will increase the minimum lot size ranging from one acre to three acres home, allowing for future growth that better fits within the desired character of Avon.

However, smaller lot sizes may be considered if a development proposal demonstrates the preservation of significant open space, such as through the implementation of conservation subdivisions. To facilitate this, the Town should review and update its subdivision law as needed to provide for conservation subdivisions.

Cluster Development

The intent of this area is to tie in with the commercial and industrial development allowed in the East Avon Hamlet Area. Presently there are two cluster developments in this area, Royal Springs and Rolling Ridge Drive, that have an average density of four units per acre. Increased density is permitted in this area. Cluster development is indicated as **yellow** with **orange** on the future land use map.

Recommendations

It is recommended that this area continue to accommodate potential future growth in either Royal Springs or Rolling Ridge Drive; however, to preserve the rural nature of the community and protect open space it is recommended to decrease the size from the 2016 Plan. It is recommended that an approximately 500-foot buffer be established between I-390 and the eastern edge of the already established developments.

Cluster Development Royal Springs (Google Street View, 2022)

Mobile Home Park

The **brown** areas on the future land use map are designated as mobile home park areas.

Recommendations

Current mobile home parks should be grandfathered in; however, the expansions of or the creation of new mobile home parks should not be permitted within the Town.

COMMERCIAL & INDUSTRIAL DEVELOPMENT

A large portion of the commercial activity happens in the Village along Routes 5 & 20 in the Central Business District. Within the Town, businesses are generally located in the areas classified as General Commercial (shown in **red**) and Interchange Development (shown in **pink**).

There are no land use changes for commercial or interchange development.

The **purple** areas on the Future Land use map are industrial areas. The Town has been successful in attracting new industrial and commercial development to the area. This area is primarily zoned Combined General Business /Light Industrial (B-1/LI).

There is no land use changes for Industrial.

Recommendations

The community is supportive of more business development at I-390 exit 9 and 10. According to the 2024 community survey results, 52% of respondents would like to see development prioritized off of Exit 10, specifically in the Crossroads Commerce Park, and 34% respondents would like to see development prioritized off of Exit 9.

This priority development area is indicated by a ★ on the Land Use Map.

It is recommended to consider the first impressions as people enter the Town at these two interchanges when considering the type of commercial development to attract.

The preferred design of the commercial and industrial areas is shown below. The Visual Preference Survey results indicate that the Town is supportive of building and site design elements that are architecturally pleasing. The images are the highest scoring from the Visual Preference Survey.

CHAPTER 5:
PLAN IMPLEMENTATION

Successful implementation and maintenance of the Plan will require proactive measures by the Town Board, working in collaboration with community-based organizations, regulatory agencies, county government and the private sector over a period of years. In looking to the future, the Town understands that the success of this Plan relies on the continued efforts of its elected officials, staff, volunteers and other community stakeholders to implement the Vision and the Goals. A changing economy, demographics, and physical conditions within the Town and region may render these policies less effective or obsolete with time.

By integrating this plan into government processes and continually looking to implement, update and supplement the recommendations and Policies and Actions, the Town will increase the odds of achieving its Vision and Goals.

1. Strong Leadership & Governance

- Technical Expertise: Develop contracts with a planning consultant and/or technical expert to provide regular assistance, as needed, with grant writing, strategic action planning, community engagement, studies, mapping, etc.
- Clear Roles and Responsibilities: Define and communicate the roles of various stakeholders in the implementation process.
- Annual Work Plans and Budgets: Develop achievable annual work plans and associated assignments and budget allocations.

2. Phased & Prioritized Implementation

- Phased Approach: Break down the Plan into manageable phases, focusing on high-priority projects first.
- Comprehensive Plan Implementation Committee: This committee will review the action items that are identified as priorities in the Action Plan and determine what steps are necessary for successful implementation. Working groups or task forces can be formed to tackle specific initiatives and/or general topic areas. Multiple communication channels should be used to keep the community informed about implementation progress.

3. Community Engagement & Outreach

- Regular Community Meetings and Updates: Hold frequent meetings to discuss progress, gather feedback, and maintain transparency. Multiple communication channels should be used to keep the community informed about implementation progress.
- Educational Workshops: Educate the community about the Plan's Vision and Goals and how they can contribute to their implementation.
- Success Stories: Highlight and celebrate successes to maintain momentum.

4. Partner Collaboration & Capacity Building

- Inter-agency Collaboration: Partner with regional planning agencies, neighboring communities, Livingston County, and state agencies to leverage resources and expertise.
- Public-Private Partnerships: Engage with local businesses and non-profits to support implementation through funding, expertise, and volunteerism.
- Training Programs: Provide training and resources to local officials and community members to build capacity for implementation.
- Technical Assistance: Seek technical assistance from experts in rural planning and development.

5. Legal & Regulatory Support

- Policy Alignment: Ensure local policies and regulations support the goals of the Comprehensive Plan.
- Zoning and Land Use Regulations: Update zoning and land use regulations to reflect the plan's recommendations.

6. Funding

- Grants and Funding: Identify and apply for grants and funding opportunities from federal, state, and private sources.
- Budget Allocation: Ensure a portion of the municipal budget is dedicated to implementation activities.

7. Monitoring & Evaluation

- Regular Progress Reports: Publish regular reports on the progress of the Plan's implementation.
- Performance Metrics: Establish key performance indicators to measure success and adjust as needed.

PLAN MAINTENANCE

To ensure that the Comprehensive Plan remains an effective guide for decision-makers over the long-term, the Town Board should conduct major evaluations of the Plan's goals and policies at least once every five years and consider a full evaluation and update every 10 years. The evaluation process should consider:

- Progress in implementing the Plan.
- Changes in community needs and other conditions that form the basis of the Plan.
- Fiscal conditions and the ability to finance public investments recommended by the Plan.
- Community support for the Plan's Vision and Goals and policies.
- Changes in state or federal laws that may impact Plan implementation.

For this Plan to serve as a useful living document, it is important that it be referenced on a regular basis, used as a guide to help decision making, and periodically evaluated. The Town Board should take the following steps to ensure that the Plan remains maintained and relevant to the Town.

1. Establish a Plan update schedule.
2. Designate an annual Comprehensive Plan review session. Implementation strategies will be reviewed to identify progress.
3. Notify and assign other boards, departments or committees of what they need to do to advance their tasks.
4. The Planning Board, Zoning Board of Appeals and Building Department should each maintain an ongoing list of any challenges encountered in the normal enforcement of the Town's local laws. This list should be used to identify potential code improvements to consider at the next appropriate Town or zoning code update opportunity.

Town of Avon Comprehensive Plan Update

2025

Town of Avon Comprehensive Plan Update Appendices

Kindred Rainbows(Larry Tetamore, Tetamore Photographic)

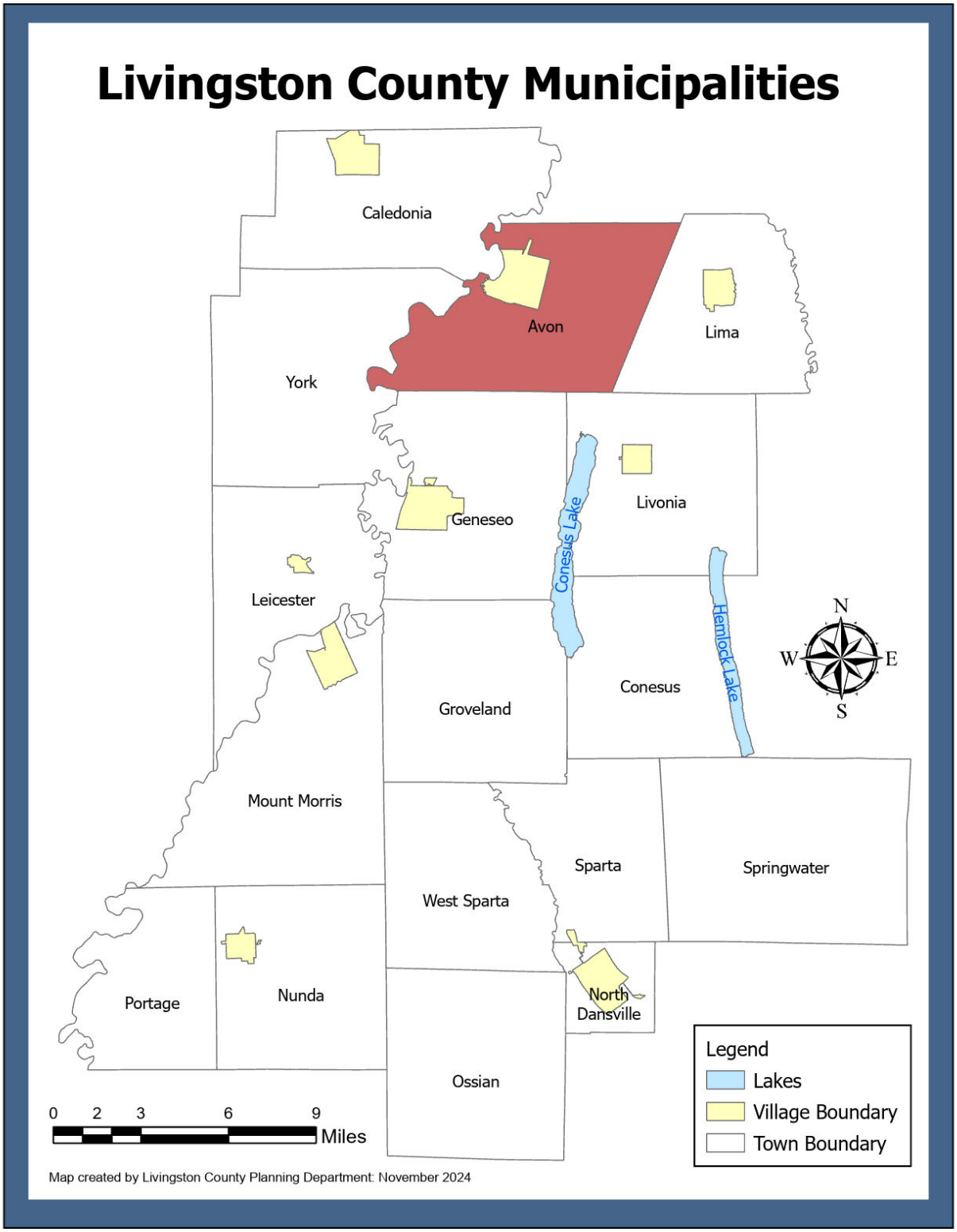
APPENDIX A: COMMUNITY PROFILE

OVERVIEW

Avon is a community in Western New York State, situated along the east bank of the Genesee River and 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 run east to-west highways through the Town, while Interstate 390 connects to the Town in the north and south. The Village of Avon is located entirely within the Town at its northwest corner.

The first permanent settlement in Avon was made in 1789 on 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

All data collected was from the 2020 Census and only includes information about the Town and excludes the Village unless otherwise noted.

Population

In 2020 the Town of Avon had 3,540 residents, a 6% decrease from 2010 after years of slow and steady growth. The combined Town/Village population is 6,900 residents.

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.

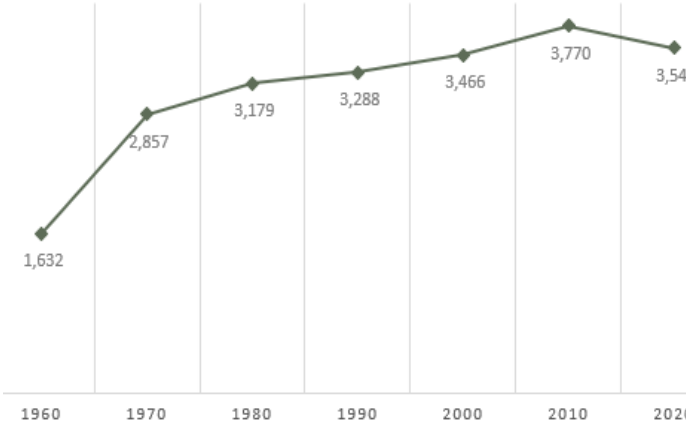


Figure A-1: Population, 1960-2020 (U.S. Census Bureau)

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.

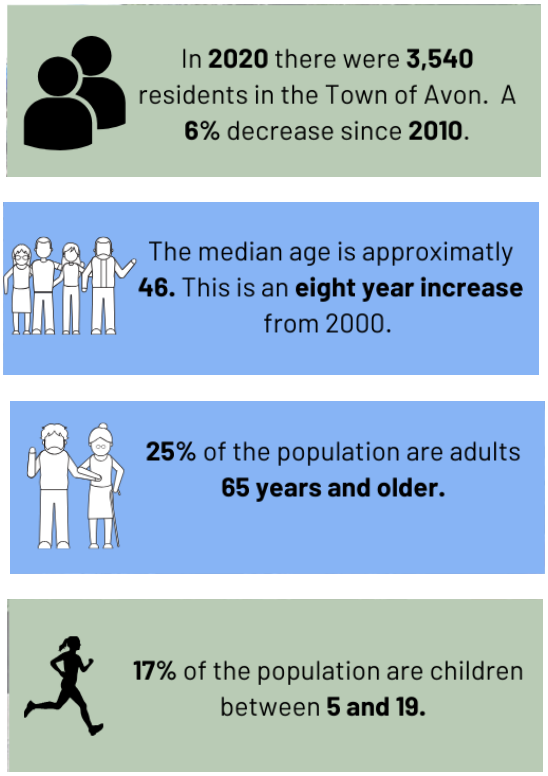


Figure A-2: Population Statistics 2020 (U.S. Census Bureau)

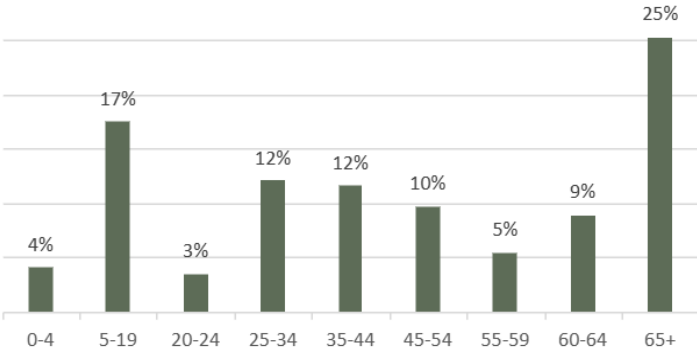


Figure A-3 Population Distribution, 2020 (U.S. Census Bureau)

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% four- 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. Retaining and attracting It will continue to be critical to retain and attract workers to the area by aligning the curriculum/degrees offered at schools and the jobs available.

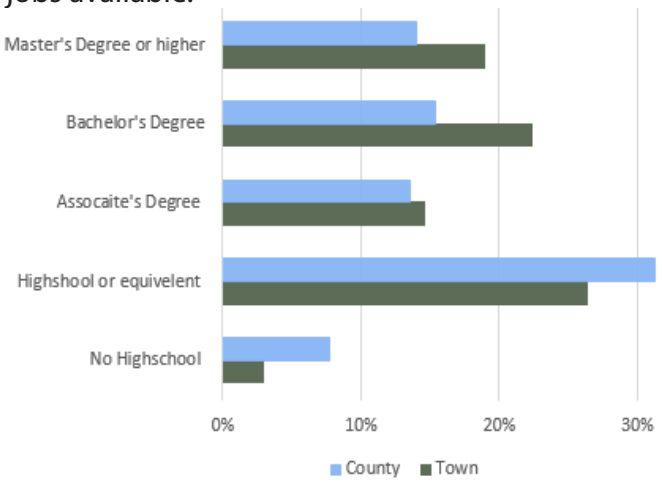


Figure A-4: Educational Attainment 2020 (U.S. Census Bureau)

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 10 years within the Town; similar to the increase that both the County and the State saw during the same time period.

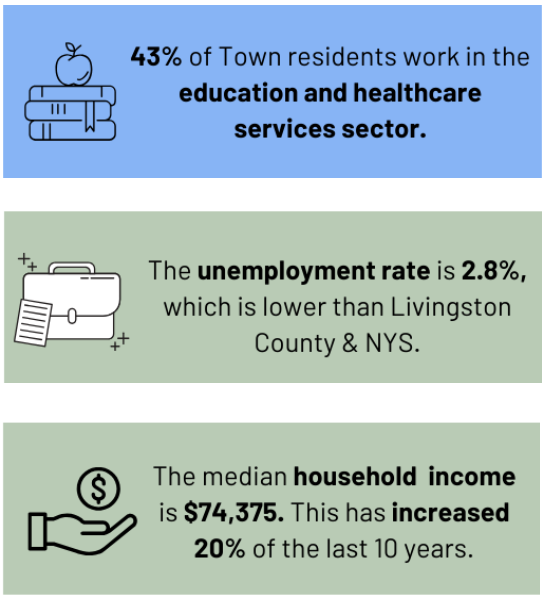


Figure A-5: Economic Statistics 2020 (U.S. Census Bureau)

Significant new developments in the last twenty years have 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) shows more than $115 million in private investment in Avon t 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 Central 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.

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)

In general, housing in the Town of Avon is 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.

20% of income on housing costs

25% of income on transportation costs

Figure A-7: H+T Analysis, 2020

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.

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 two 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 two or more units. Most of the multi-family homes are in the Village.

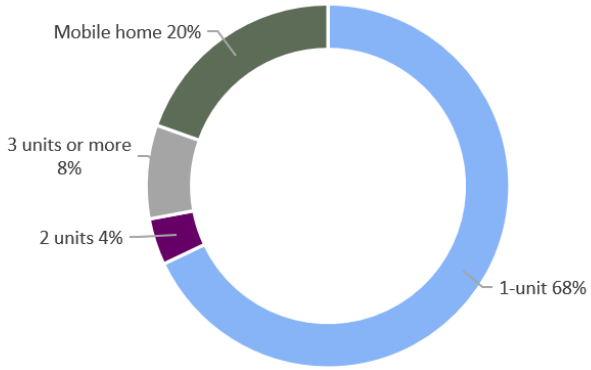


Figure A-8:Housing Type, 2020 (U.S. Census Bureau)

20% of all homes were built before 1939 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.

Home Value

The median home value in Avon 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%. The sales price 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.

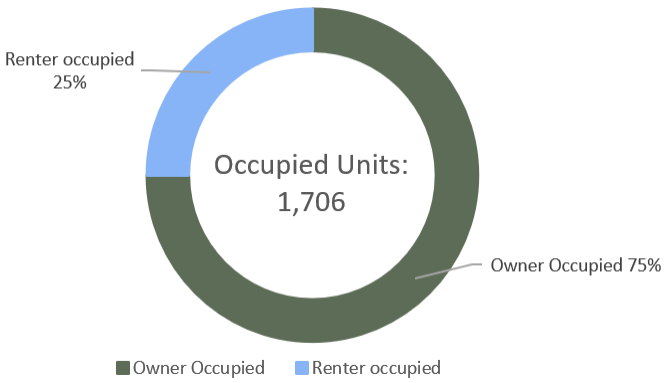


Figure A-9: Renter vs. Owner Occupied, 2020 (U.S. Census Bureau)

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 its proximity to Interstate 390, provides major opportunities for residents and industry, 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 A-2).

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 to 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 1% of workers took public transportation.

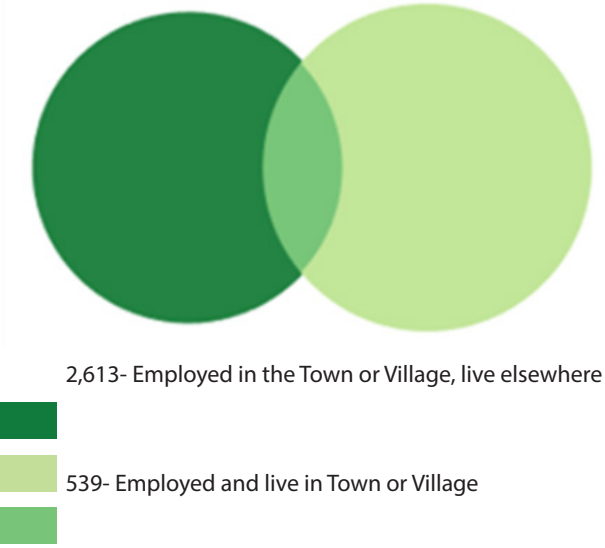


Figure A-10: Inflow/Outflow Job Count, 2021 (U.S. Census OnTheMap)

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 Monroe County 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 do 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 and 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

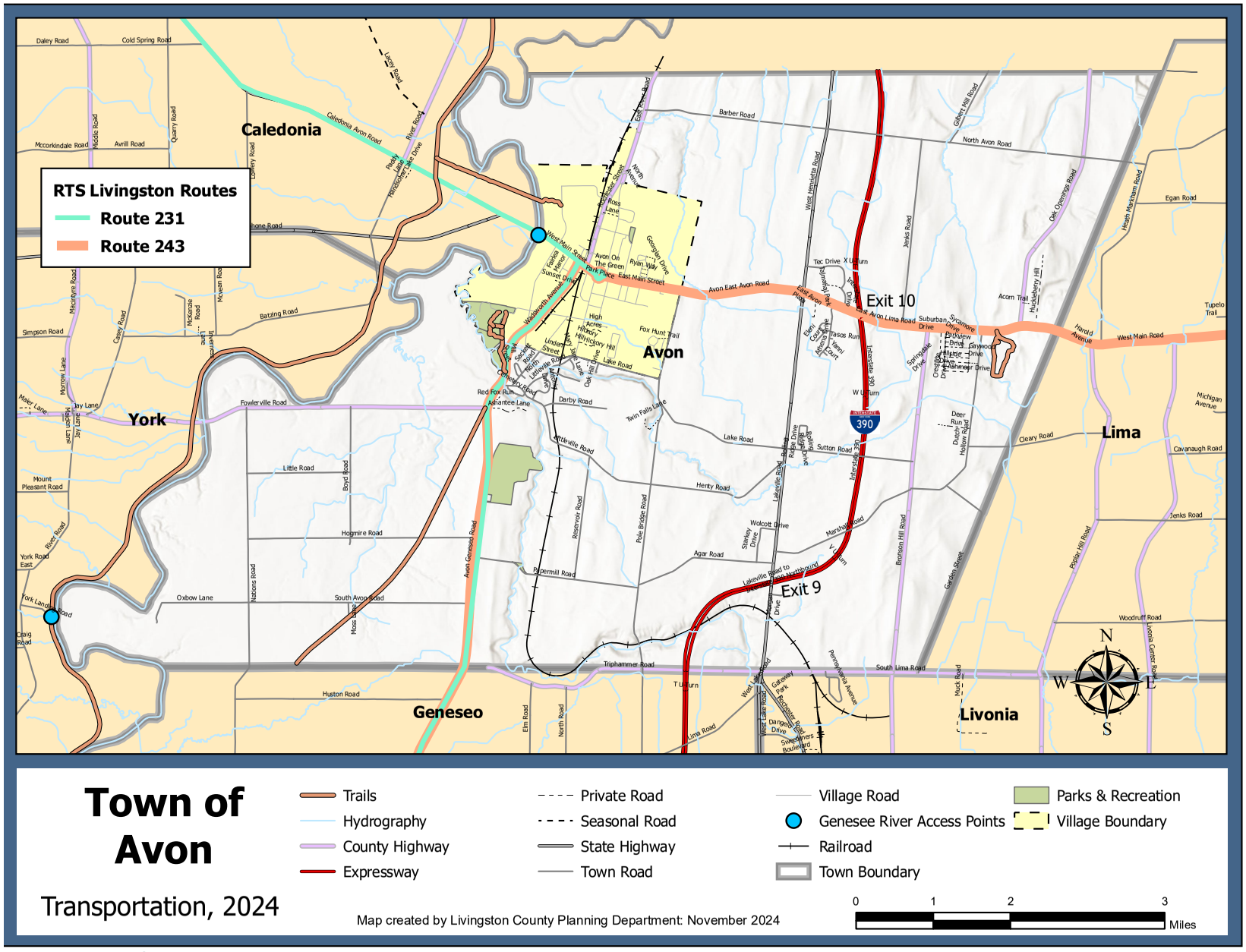
From 2018 through 2022, 544 residential units were permitted in Livingston County. The growth pattern can be seen mainly in Towns in the northern part of the County in the Towns of Avon, Geneseo, and Livonia. In 2022 there were 119 residential building permits representing 127 units reported in Livingston County. The Town of Avon had the most permits with 36 permits for 36 units, most of which were manufactured or 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 10 years, 87% of which are still operating. In Avon, T's on Genesee and Rising Storm Brewing Company both have utilized these funds.



Map A- 2: Town of Avon Transportation System (Livingston County)

INFRASTRUCTURE & SERVICES

Residents in the Town of Avon receive several public 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 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.

In 2024 the Town opened the newly renovated third floor to the public. This space will provide residents a centralized place to gather and participate in events.

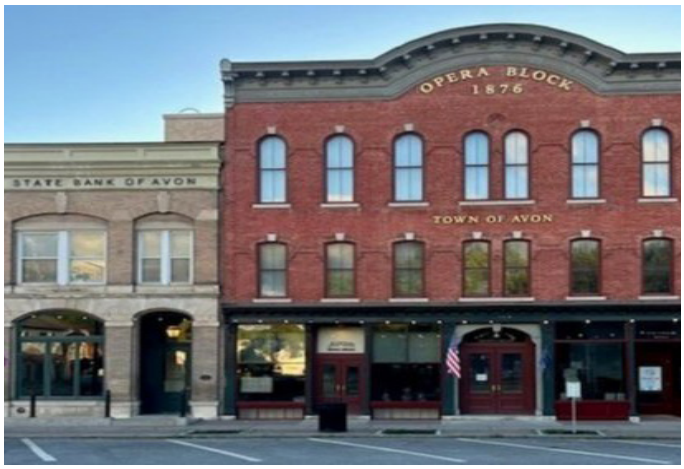


Figure A-11: Avon Town Hall (Town of Avon)

Building & Zoning

The Building and Zoning Department ensures the condition and maintenance of existing buildings and the safety 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 people who live, work and recreate in Avon. Code Enforcement conducts property and building code inspections. Code Enforcement will also review building permits.

Highway Department

In terms of expenditures, the Town's primary service is the construction and maintenance of its 44 miles of roads, including snow removals. The Highway Department also operates Avon cleanup days several times per year.

Water & Sewer

Town residents and businesses with public water primarily receive water from the Village of Avon Water System from the Conesus Lake Watershed. 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 No. 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 is part of the 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 have closed since the 2017 Census of Agriculture, an additional 8,000 acres were put into farm operations. Soil 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 primary land use in the Town, contributing to Avon's natural beauty that is highly valued by its citizens. The Town has 18,220 acres of farmland, 70% of which are considered active.

Figure A-12 illustrates the distribution of agricultural land uses both within and outside Agricultural District No. 2. 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 of 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.

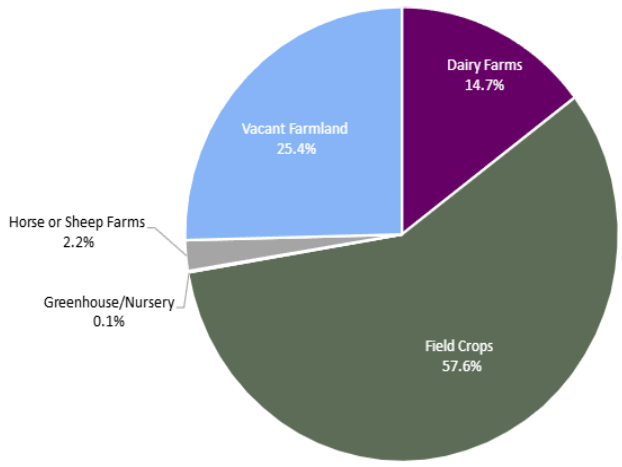


Figure A-12: Distribution of Agricultural Land Uses (Livingston County)

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 No. 2. This District also covers land in the Towns of Lima, Geneseo, Livonia, Groveland, and Conesus (Map A-3).

The Ag District Program was established through the NYS Agricultural Districts Law. This law is intended to provide incentives which promote agricultural production of land while discouraging non-agricultural development. 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. To qualify the farmland must meet certain annual sales thresholds and land use requirements.

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 related 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 A-4). These soils are highly suitable for vegetable and field crop production and are 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.

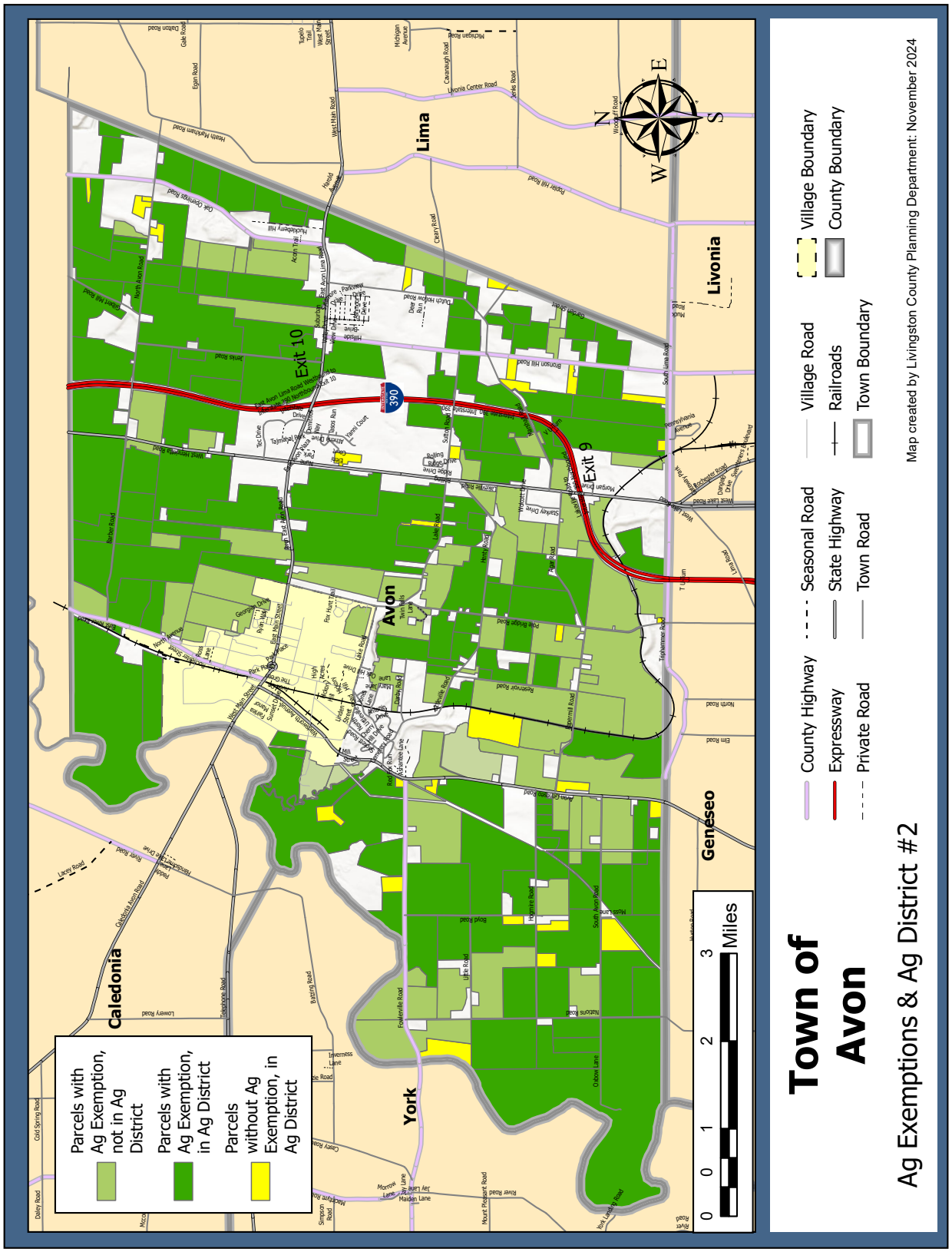
Conservation Easements

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 covering 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 A-5.

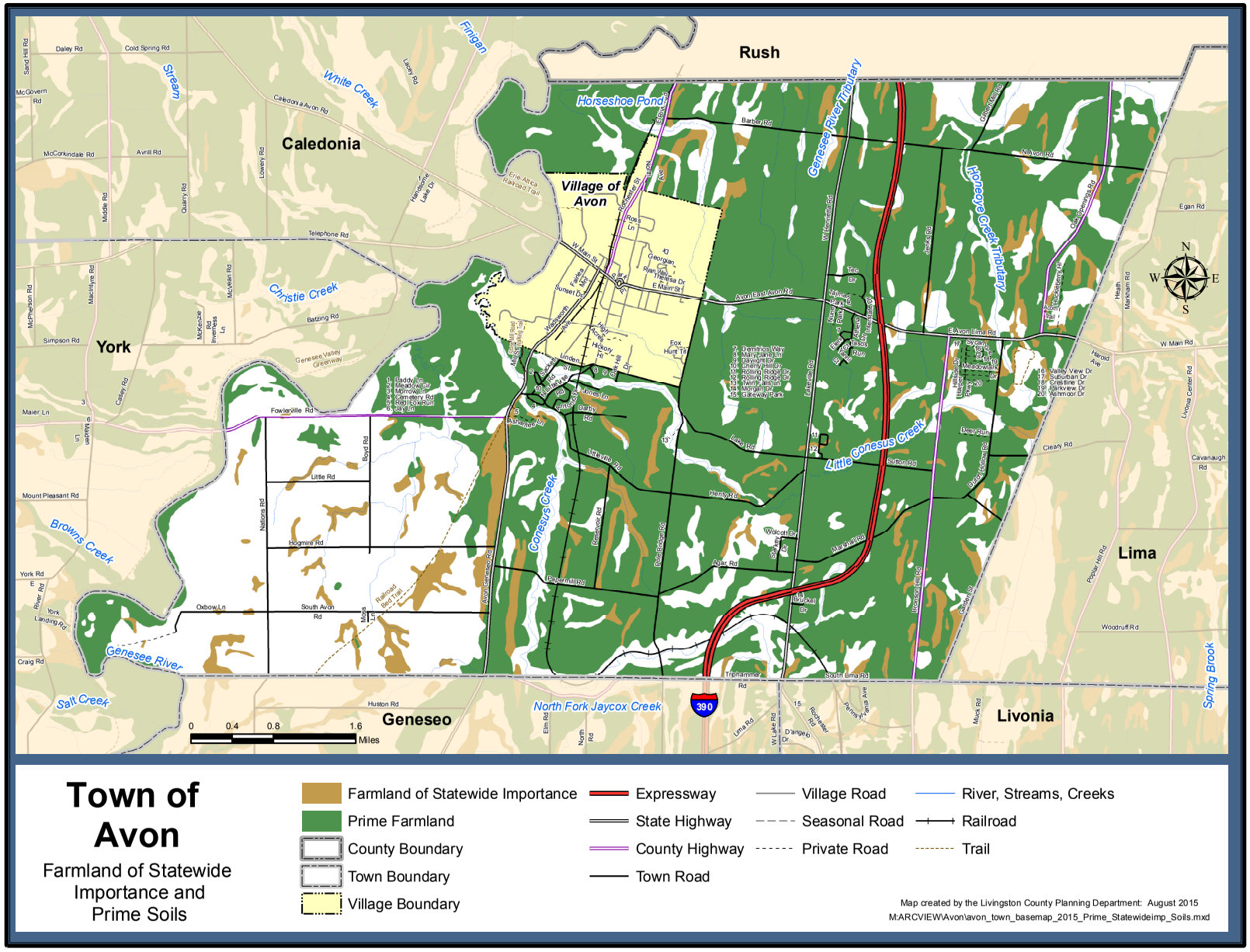
The general intent for protecting lands in perpetuity from development via conservation easement is to protect open space and the agricultural, scenic, recreational, historic, and/or ecological resources they contain. Easements help to maintain the character of the Town of Avon by ensuring the land's 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, but they both 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 NYS DEC is an additional conservation effort within Avon. In 2013, the NYS 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-3: Town of Avon Agricultural Exemptions & Ag. District (Livingston County)


Rush
Caledonia
Village of Avon
York
Lima
Livonia
Geneseo
Horseshoe Pond
Genesee River Tributary
Horseye Creek Tributary
Little Conesus Creek
Conesus Creek
Christie Creek
White Creek
Stream
Fringan
Browns Creek
Genesee River
Salt Creek
North Fork Jaycox Creek
Spring Brook
Daley Rd
Cold Spring Rd
Caledonia Avon Rd
McGovern Rd
McConkindale Rd
Avrill Rd
Middle Rd
Quarry Rd
Lowery Rd
Telephone Rd
Batzing Rd
Simpson Rd
Maier Ln
Fowlerville Rd
Mount Pleasant Rd
Little Rd
Boyd Rd
Nations Rd
Hogmire Rd
Oxbow Ln
South Avon Rd
York Rd
Craig Rd
Huston Rd
Barber Rd
Egan Rd
W Main Rd
E Avon Lima Rd
Avon East Avon Rd
Cleary Rd
Lake Rd
Plank Rd
Agar Rd
Papermill Rd
Triphammer Rd
South Lima Rd
Woodruff Rd
Cavanaugh Rd
Livonia Center Rd
Poplar Hill Rd
Gibson Hill Rd
Mack Rd
Elm Rd
North Rd
W Lake Rd
Lima Rd
Rochester Rd
Pearce Kinne Ave
Barbby Rd
Lakeville Rd
Sutton Rd
Big Tree Rd
Wolcott Dr
Sibley Dr
Bridgewood Dr
Fox Hunt Trl
Georgian Dr
Ryan Way
Theresa Dr
E Main St
W Main St
Rose Ln
Sunset Dr
Linden Ave
Hickory Hl
Cobblestone Rd
Wadsworth Ave
Mill Street Road
Erie Attica Railroad Trail
Railroad Bed Trail
Moss Ln
Avon Geneseo Rd
Beckwith Rd
Pine Ridge Rd
Nature Park Rd
Jones Rd
Harold Ave
Heath
Markham Rd
Meadowview Dr
Valley View Dr
Suburban Dr
Crestline Dr
Skyview Dr
Ashmoor Dr
Beaty Run
Stream
Fairview Dr
Rolling Ridge Dr
Shelby Pl
Mary Lane Dr
Drumlin Run
Gateway Park
Meadowlark Dr
Lafayette Rd
Jones Ln
Barbby Rd
Little Rd
Hickory Hl
Linden Ave
Fox Hunt Trl
Georgian Dr
Ryan Way
Theresa Dr
E Main St
Rose Ln
Sunset Dr
Wadsworth Ave
Mill Street Road
Cobblestone Rd
Avon East Avon Rd
Nature Park Rd
Jones Rd
Harold Ave
Heath
Markham Rd
Meadowview Dr
Valley View Dr
Suburban Dr
Crestline Dr
Skyview Dr
Ashmoor Dr
Beaty Run
Stream
Fairview Dr
Rolling Ridge Dr
Shelby Pl
Mary Lane Dr
Drumlin Run
Gateway Park
Lafayette Rd
Jones Ln
Barbby Rd
Little Rd
Boyd Rd
Nations Rd
Hogmire Rd
Oxbow Ln
South Avon Rd
York Rd
Craig Rd
Huston Rd
Barber Rd
Egan Rd
W Main Rd
E Avon Lima Rd
Avon East Avon Rd
Cleary Rd
Lake Rd
Plank Rd
Agar Rd
Papermill Rd
Triphammer Rd
South Lima Rd
Woodruff Rd
Cavanaugh Rd
Livonia Center Rd
Poplar Hill Rd
Gibson Hill Rd
Mack Rd
Elm Rd
North Rd
W Lake Rd
Lima Rd
Rochester Rd
Pearce Kinne Ave
Barbby Rd
Lakeville Rd
Sutton Rd
Big Tree Rd
Wolcott Dr
Sibley Dr
Bridgewood Dr
Fox Hunt Trl
Georgian Dr
Ryan Way
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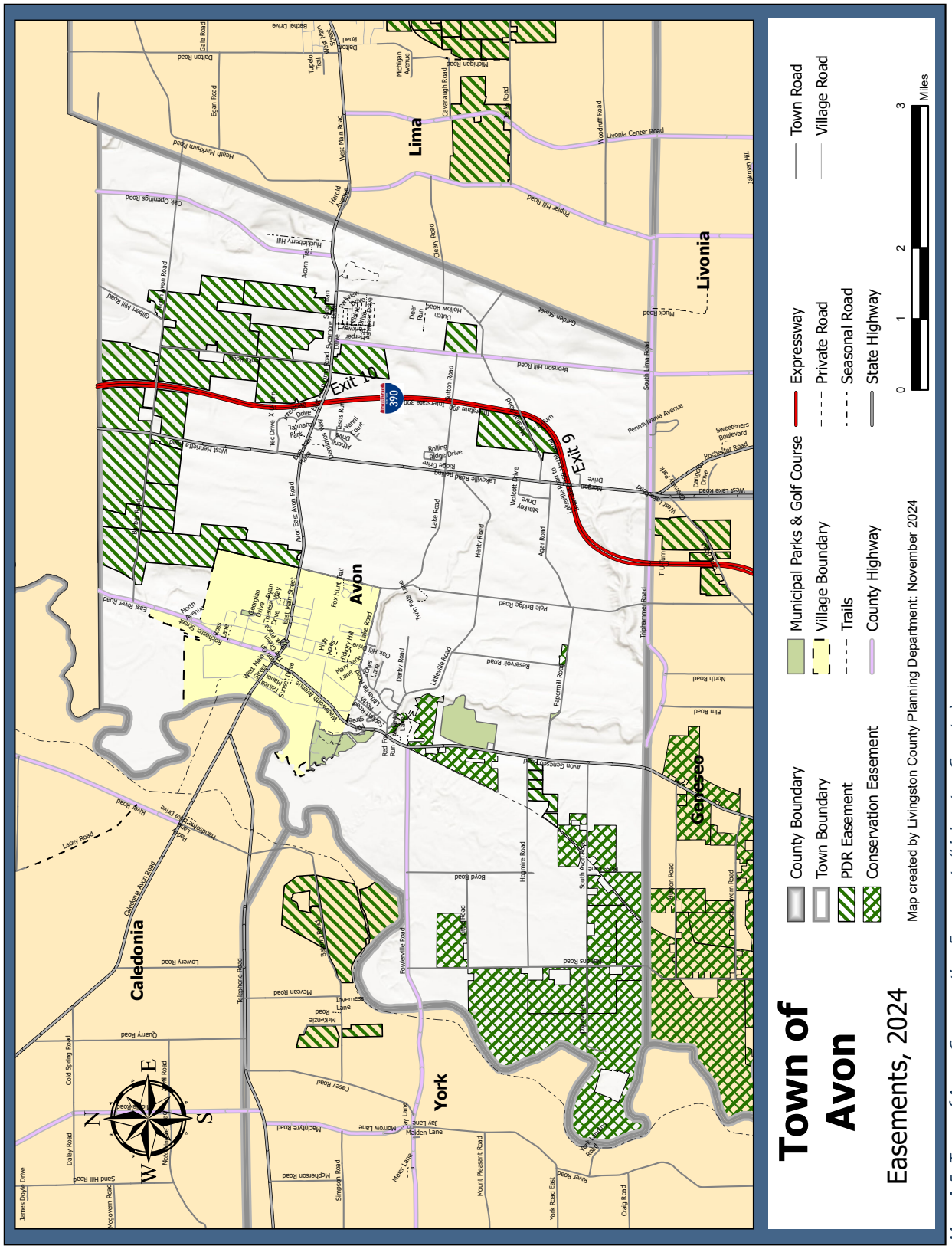
Railroad Bed Trail
Moss Ln
Avon Geneseo Rd
Beckwith Rd
Pine Ridge



Map A-5: Town of Avon Conservation Easements (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 & 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 section 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.

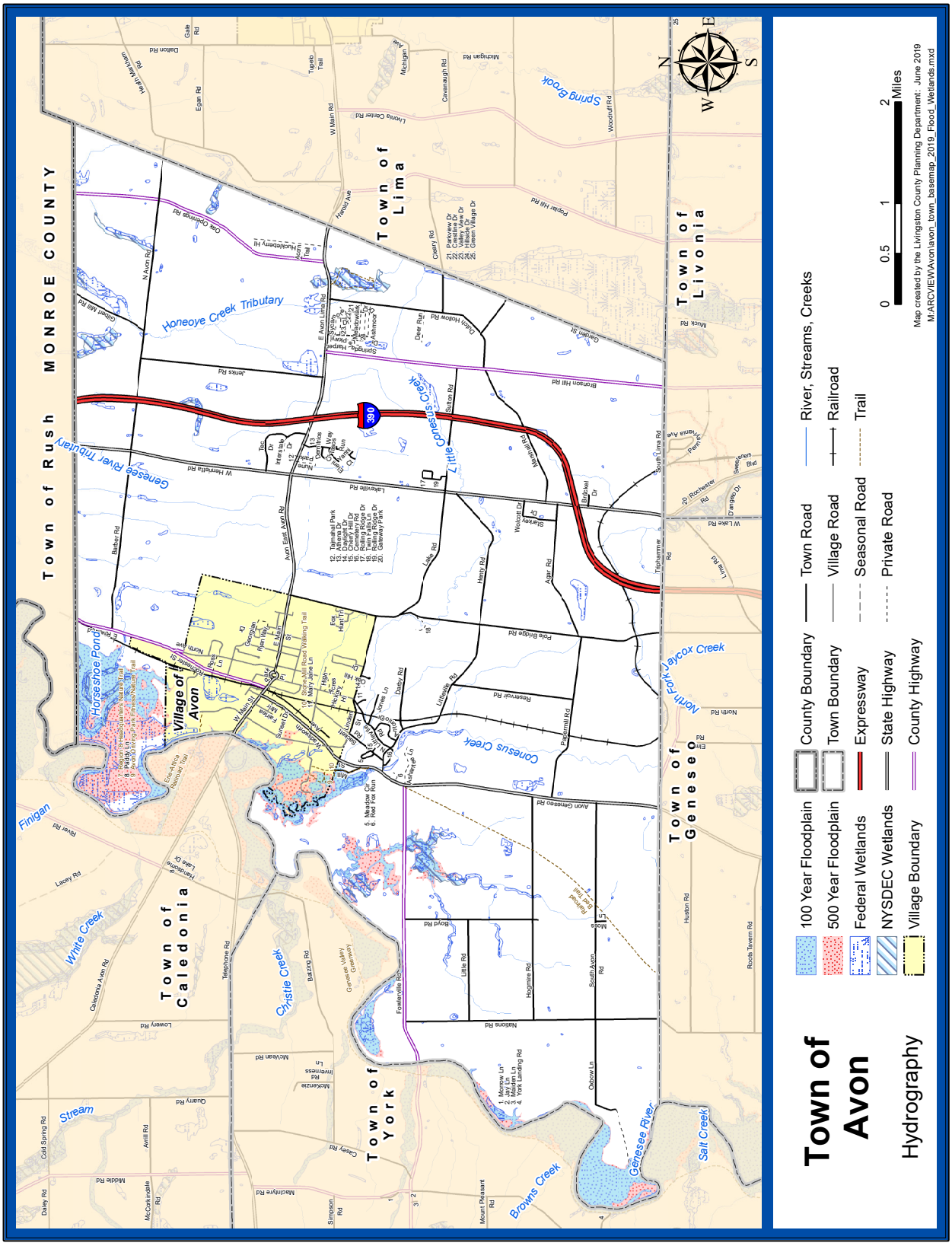
There are minor streams and tributaries throughout the Town, including Little Conesus Creek, Genesee River Tributary, and Honeoye Creek Tributary. The Town has several other water bodies, including Horseshoe Pond and Markham Pond, located in the northwestern corner. Both ponds are remnant sections of 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 water 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, and 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 equaling 78 MW of electricity There are currently seven large-scale solar installations (over 25 MW) in the Town..

The solar array at Avon Central Schools provides equivalent of 100% of the annual electric usage of the district's facilities. 10,428, 145-watt photovoltaic panels output over 1.9 million kWh of electricity

annually. The array was constructed on property adjacent to the high school parking lot.

The Town of Avon's solar zoning ordinance is one of the most rigorous in the region while being responsive to advancements in renewable energy. The Town's 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 also 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, and 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 DEC 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 under 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 permitted through the Office of Renewable Energy Siting (ORES), under the regulations of §94-C of the NY Executive Law.

LAND USE SUMMARY

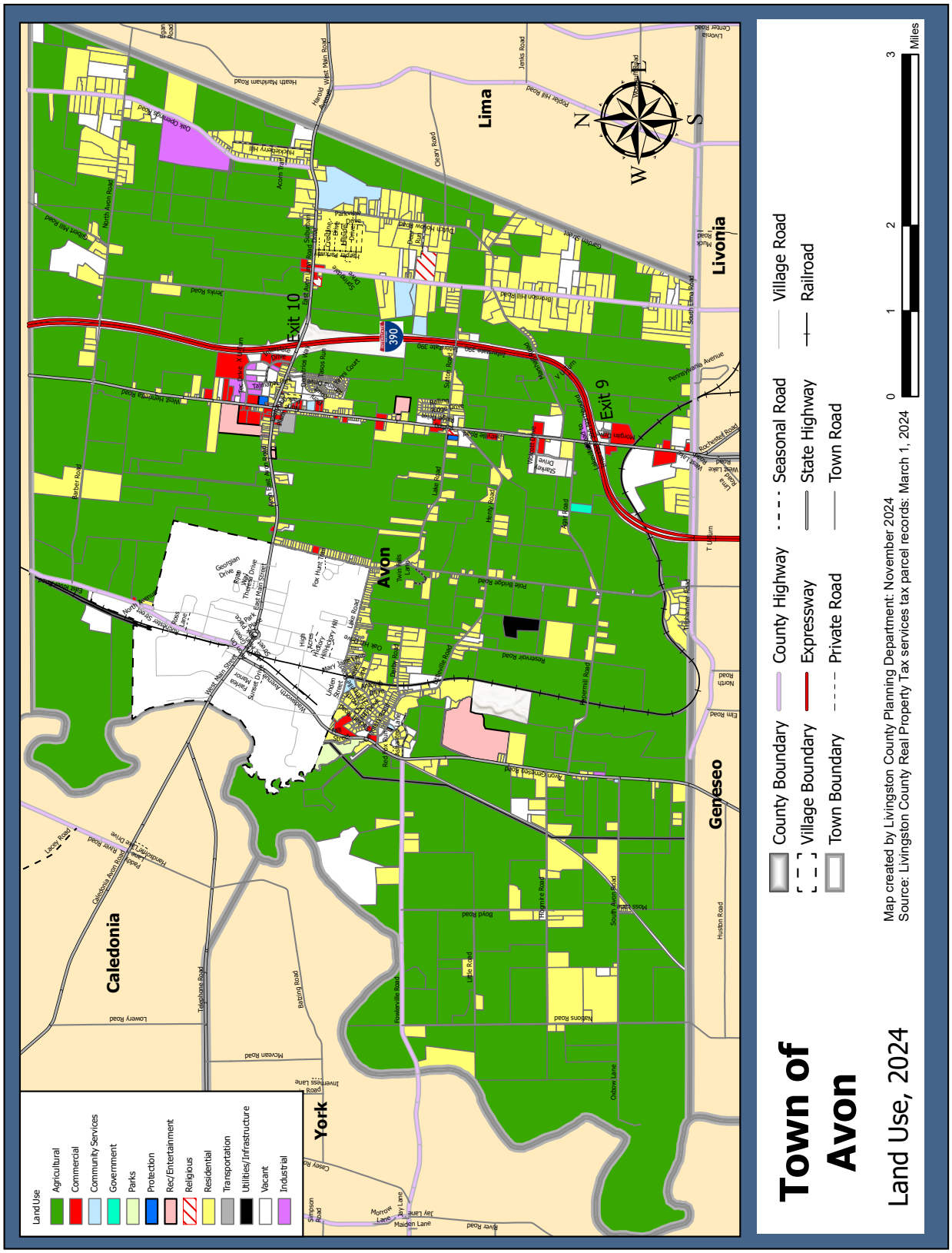
Most of the Town's land use is devoted to agriculture The general land use development pattern of Avon is concentrated along primary travel routes, with development located along the road frontages, while the interior portions contain woodlots, farms, and open space. The table below indicates the current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

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, 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 provided below.

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)

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 ensure the development of safe, convenient and attractive shopping and service facilities.

Light Industrial (LI): Provide areas which may accommodate certain non-nuisance industrial uses and providing 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 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.

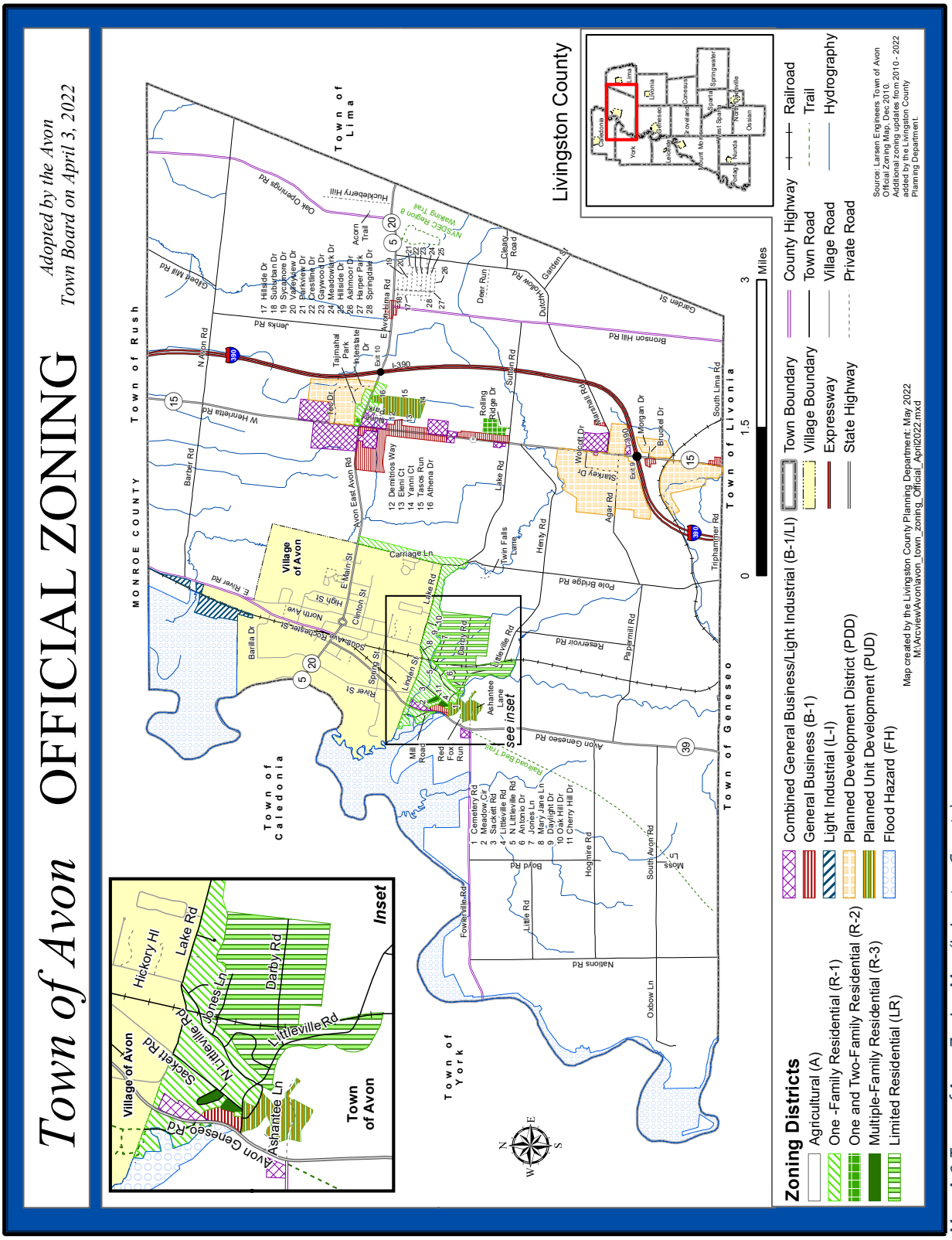
Flood Hazard Overlay (FH): This Special Flood Hazard Area operates as an overlay district. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled the "Flood Insurance Study for the Town of Avon, of Livingston County, New 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 & 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 use 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. This area includes property bound to the north, 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.



Map A-8: Town of Avon Zoning Map (Livingston County)

APPENDIX B: ENGAGEMENT REPORT

THE IMPORTANCE OF ENGAGEMENT

Community input is integral to the planning process. The engagement of stakeholders and community members provides an opportunity for input on the Town's future vision. Community members, landowners, stakeholders, elected officials, and local organizations have vested interest in the success of the Plan and must become partners in its implementation.

MAY 14, 2024, OPEN HOUSE

The first public engagement event for the Plan Update occurred on May 14, 2024, at 7 pm on the third floor of the Opera Block Building, 17 Genesee Street, Avon, NY. The purpose of the Open House was to explain the planning process and how public input will be collected. A prioritization exercise was also conducted.

Jenny Loewenstein of the Genesee/Finger Lakes Regional Planning Council (G/FRLRPC) and Paul Drozdiel, Committee Chair, were in attendance. 20 Town and Village residents and Steering Committee members were in attendance. Mr. Drozdiel gave an introduction, and a presentation was given by Ms. Loewenstein. The presentation provided an overview of the Comprehensive Plan update process, including the Plan Update timeline and engagement activities. The presentation also provided an overview of smart growth. After the presentation, time for questions was available and a prioritization exercise was conducted.

The slides from this event can be found on the following pages.

Prioritization Exercise

Attendees placed their six red dots onto the following topic areas to indicate that they were a priority for them in the Plan Update.

- Housing
- Economic and Business Development
- Infrastructure (transportation, renewable energy, broadband, and utilities)
- Natural Resources (land use, agriculture, parks, and recreation)
- Town Services and Government
- Other Issues

Housing

Housing received 12 dots.

- We need options for aging in place, and for independent aging. Single-family, freestanding houses are the preferred type of development.

Economic and Business Development

Economic and business development received 26 dots.

- We want small local businesses that provide "priority services within the region"
- It's more important to keep the "small Town charm" than necessarily staying a "small Town"

Infrastructure

- Infrastructure received 26 dots.
- People are interested in learning more about the new solar laws.
- The water tower and related issues came up.

Natural Resources

Natural resources reviewed the most dots, representing the top priority to the group (43 total dots)

- "Don't invade the farmland with development"
- Avon should be an "experiential place" with lots of outdoor recreation opportunities
- We are "blessed with vistas" and should protect them.
- We should emphasize our "streams, woods, and the relationship with nature that has been fostered for generations"
- The east Avon wetlands should get attention
- There's a big interest in 'protecting farmland' and in getting local farm goods sold here in Avon.

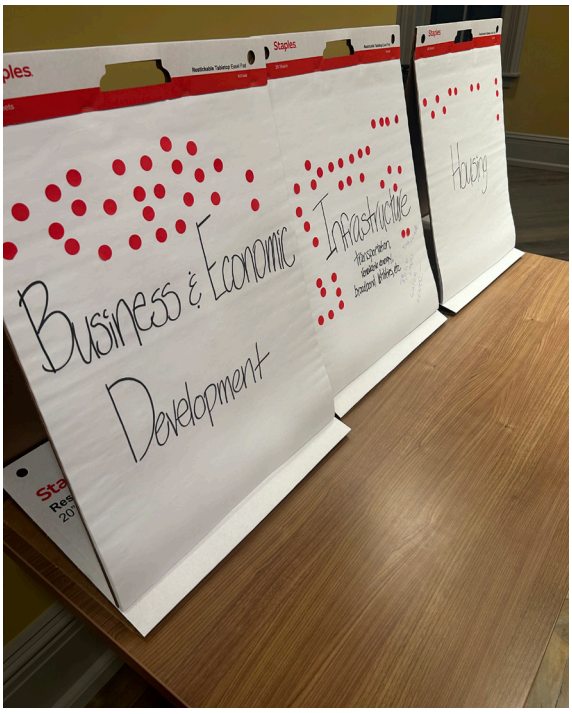


Figure B-1: Prioritization Exercise

Town Services and Government

Town services and government received 14 dots

- "Our ambulance and fire are currently volunteers and we're going to have a problem"
- Expand public water and sewer

Other Issues

The other category received two dots. This category was reserved for starting conversations about topics that were not on the other posters.

- People responded better to 'resiliency' than to other 'green development' language.
- We want to be a place of choice and one with choices.
- People interested in 'legislation and the benefits from the 'What IS a comp plan, and what is it NOT' slides.

Welcome!

Please share your favorite thing about the Town of Avon on the poster at the front of the room.

1

Town of Avon Comprehensive Plan Update

Open House
May 14, 2024
7:00pm

2

Agenda

- Introductions
- Presentation:
  - What is a comprehensive plan & why are we updating it?
  - Town of Avon's process
  - Ways to engage
- Q&A
- Prioritization exercise
- Discussion

3

Who is Genesee/Finger Lakes Regional Planning Council

- Local planning council serving the nine-county Genesee- Finger Lakes region.
- We work with municipalities throughout the region providing planning and local government technical assistance.
- The Town of Avon has contracted with us to provide technical assistance in updating the comprehensive plan.

4

Comprehensive Plan Committee

Paul Drozdziel, Chair
Director, Project Management and Grounds, RIT
Avon Town Board
Chair, Avon Village Planning Board

Liam Coyne
Coyne Farms
Livingston County Traffic Safety Board

Collin T Hayes
Legal Editor, General Code
Avon Town Planning Board Livingston County Planning Board
Avon Rotary
Board Secretary, Genesee Valley Rotary Camp

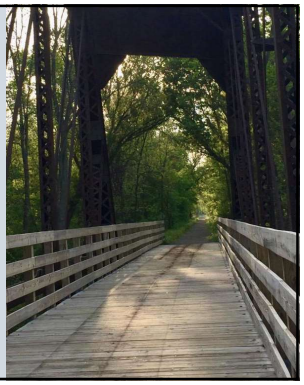
Nicole Martin
AIA, LEED AP, Architect, In. Site
Avon PTA, Past Programs & Recruitment Chair
Membership Committee Chair, Friends of the Avon Library

Christopher Sterner
Project Manager, Rumbell Group
Avon Town Planning Board

Maureen Wheeler
Deputy Director, Livingston County Economic Development
Livingston County Tourism Board
Avon Free Library Board
Avon Holiday Spectacular Committee

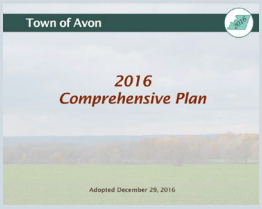
What is a Comprehensive Plan?

- Goals and a vision for the future of a community.
- The Plan informs several Town functions:
  - Budgeting and capital improvement
  - Cultural and economic development efforts
  - Grant acquisition
  - Zoning, subdivision, and land development



Why Update the Comprehensive Plan?

The Town of Avon's current Comprehensive Plan was adopted on December 29, 2016, and may not reflect the challenges and opportunities the Town of Avon currently faces today or will face in the future.



- Build on previous plans & studies
- Incorporate Smart Growth principles
- Incorporate renewable energy best practices
- Leverage public input & support

7

Benefits of a Plan

- Represents policy & priorities by the Town.
- Provides direction for decision-makers.
- Increases the Town's standing in the face of legal challenges.
- Increases the chance of receiving funding.
- Fosters economic development.
- Strengthens community partnerships.
- Provides a forum for discussion.

8

Topic Areas

- Municipal & Community Services
- Housing
- Transportation
- Economy
- Agriculture
- Natural Resources, Parks, & Recreation
- Energy
- Current & Future Land Use

9

Smart Growth

Smart growth covers a range of development and conservation strategies that help protect our health and natural environment and make the Town more attractive, economically stronger, and more socially diverse.

10

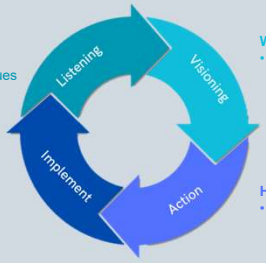
Smart Growth Principles

- Mix of land uses
- Compact development & developing within existing neighborhoods
- Housing choice
- Walkable neighborhoods & transportation choices
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

www.smartgrowthamerica.org

Avon Planning Process

Where are we now?
- Hear from the Community about challenges and values
- Understand existing conditions



Where are we headed?
- Develop a vision for the future

Adopt & Implement the Plan

How do we get there?
- Strategies to realize the vision

Avon Planning Timeline

13

Ways to Engage

- Visit the Project Website
- Attend Public Meetings & Events
- Participate in Surveys & Online Discussions

Project Website

https://engage.gflrpc.org/TownofAvonCompPlan

14

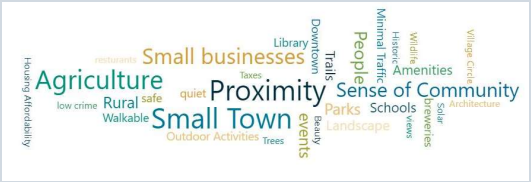
Preliminary Survey Results

- Survey opened on March 11
- Currently have 171 survey responses
- 30% of respondents are between 40-49
- 45% of respondents have lived in Avon for over 20 years

15

Preliminary Survey Results

What is your favorite parts about the Town:



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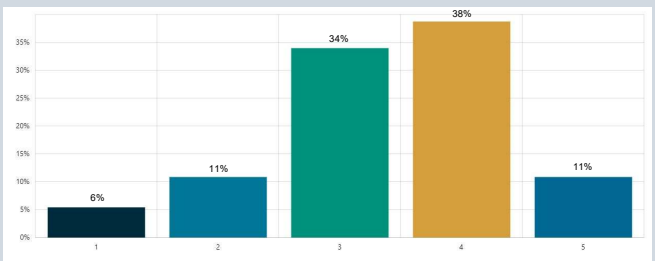
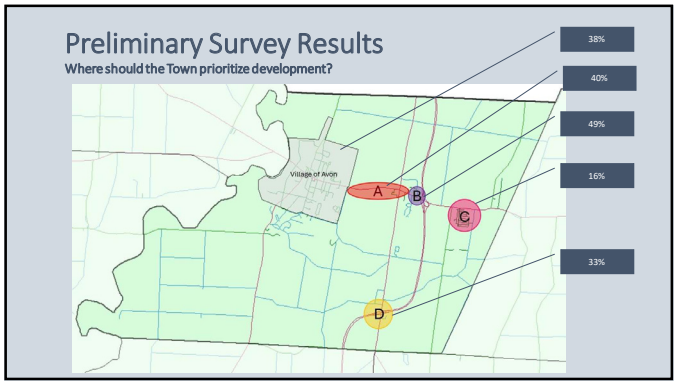
Preliminary Survey Results

If you could change one thing about the Town, what would it be?

Preliminary Survey Results

How do you view the changes that have taken place in the last 10 years in the Town?





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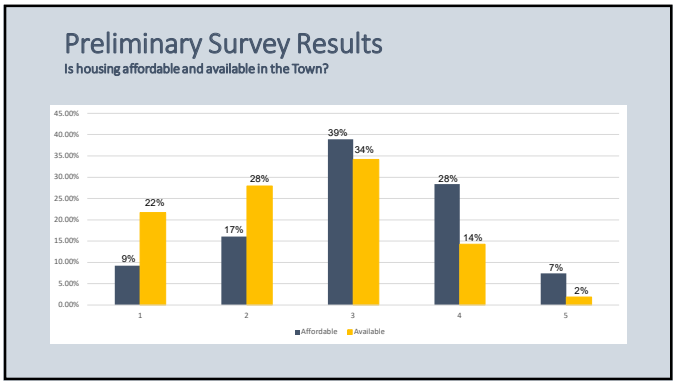

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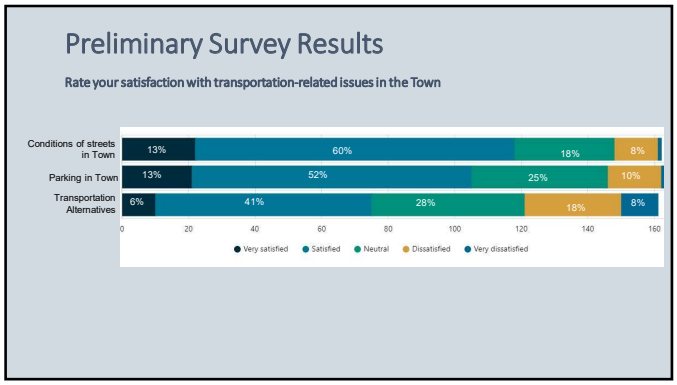

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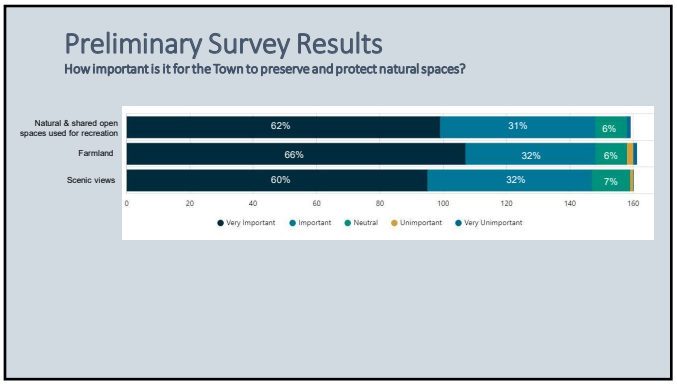


22

Prioritization Exercise

Directions: take a dot and place it next to the topic(s) that you feel should take the highest priority. You can use all your dots on one topic, or you can spread them around.

Everyone will have **six** dots

AUGUST 13, 2024, VISIONING WORKSHOP

The second public engagement event for the Plan Update occurred on August 13, 2024, at 7 pm on the third floor of the Opera Block Building, 17 Genesee Street, Avon, NY. The purpose of the Workshop was to discuss residents' vision for the future of Avon. A visioning exercise and visual preference activities were conducted. Jenny Loewenstein of the Genesee/Finger Lakes Regional Planning Council (G/FLRPC) and Paul Drozdiel, Committee Chair, were in attendance. 20 Town and Village residents and Steering Committee members were in attendance. Mr. Drozdiel gave an introduction, and a presentation was given by Ms. Loewenstein. The presentation provided an overview and update of the Comprehensive Plan Update process. After the presentation, visioning and visual preference activities were conducted by residents.

Figure B-2 & 3: Visioning Workshop

Visioning Exercise

At each table every participant had a visioning activity sheet. Each person wrote down their answers to the following questions:

- Image: What do you want the Town to be like in the next 10- 30 years? What is the Town known for, and what do you want it to be known for?
- Assets: What are the assets of the Town that should be capitalized on? What things in the Town enhance the quality of life and provide opportunities?
- Actions: What actions should be taken to enhance the image and assets of the Town?
- Value: What convictions and beliefs should guide the Town's actions?

Afterwards participants formed small groups to discuss their vision for Avon and developed a list of key words and phrases. We discussed the lists afterwards.

Image: How Would you like the Town to look in 2035?

+ Symbol indicates the number of times that this word or phrase came up during the activity.

- Public transit and Transportation alternatives **+**
- Trails, fishing, biking, hiking, recreation opportunities, and open spaces **+++**
- Common sense
- Comfortable
- Diverse, growing economy
- A place of choice, with choices
- Connection
- Rural character **+++++**
- Views and vistas **+**
- Small, local retail shops and restaurants
- Vibrant agricultural community **+++**
- Like it does now **++**
- Community gathering spaces **+++++**
- Preserved and historic **+**
- Small Town with active Village Center **+**
- Quiet and peaceful **++**
- Manufacturing
- Family friendly and supports children **++**
- Community **+**
- Inviting **++**
- Well landscaped, sidewalks, public gardens, lots of healthy trees
- Clean and well maintained **++++++**
- Spacious **+++**
- Organized, thoughtful development, and integrated **+++**
- Safe **+++**
- Available and affordable housing options ++
- Unique
- Progressive
- Healthy **++**
- The details matter
- Welcoming and friendly **+**
- Green
- Attractive **+**
- Desirable
- No more solar please
- Well-supported central school system **+**
- Efficient roadways
- More density
- Bustling
- Invested
- Inclusive community
- “Avon Up”
- Great place to live
- Good neighbors

Welcome!

Mapping Activity: Use the markers to draw in areas to preserve and areas to develop using the corresponding colors.

Preserve-Yellow marker

Development-Blue marker

EXAMPLE

1

Town of Avon Comprehensive Plan Update

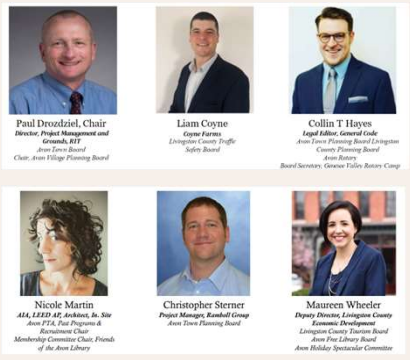
2

Agenda

- Comprehensive Plan Overview
- Visioning Exercise
- Visual Preference Activity
- Questions

3

Comprehensive Plan Committee



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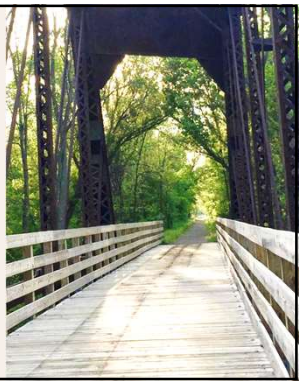
Background

- Avon is updating its Comprehensive plan to better reflect the challenges and opportunities facing the Town today and in the future.
- A Comprehensive Plan provides a vision for the future of the community and the steps needed to make that vision a reality
- The Plan informs several Town functions:
  - Budgeting and capital improvement
  - Cultural and economic development
  - Grant Acquisition
  - Zoning, subdivision, and land development



Avon Planning Timeline

March- May 2024	June-August 2024	August-December 2024	January-February 2025
Listening	Visioning	Action	Implement & Adopt
• Community Survey • Public Workshop	• Public Workshop • Visioning activity survey	• Draft strategies • Draft plan • Public Workshop	• Presentation to the Town Board • Livingston County Approval • Public Hearing • Adoption

Ways to Engage

- Visit the Project Website
- Attend Public Meetings & Events
- Participate in Surveys & Online Discussions

Project Website

https://engage.gflrpc.org/TownofAvonCompPlan

Town Website

https://www.avon-ny.org/town-of-avon/town-home.html

7

8

Visioning

9

What is Visioning?

- Visioning is a KEY part of the comprehensive planning process that informs the Town's future.
- Vision Statements should:
  - Positive, present-tense
  - Towns uniqueness
  - Inclusive
  - People focused

10

Avon's 2016 Comprehensive Plan Vision

Our Vision for the Town of Avon is to remain a rural town identified by our pastoral vistas and active farms that surround our historic Village. We will be a community known for our scenic rural environment, vibrant economy, and desirable quality of life. We will strive to achieve this through sustainable growth and development policies and private sector decision-making. Our ultimate indicators of success will foster people-friendly, inviting neighborhoods, a strong sense of community, and a sense of pride among Avon residents.

Visioning Exercise

1. Write down your answers.
2. Pair up/form small groups and develop a joint list of key words/phrases.
3. We will go around the room and post all answers.
4. We will then come to a consensus about the concepts in the Town's vision.

13

Avon's 2016 Comprehensive Plan Vision

Our Vision for the Town of Avon is to remain a rural town identified by our pastoral vistas and active farms that surround our historic Village. We will be a community known for our scenic rural environment, vibrant economy, and desirable quality of life. We will strive to achieve this through sustainable growth and development policies and private sector decision-making. Our ultimate indicators of success will foster people-friendly, inviting neighborhoods, a strong sense of community, and a sense of pride among Avon residents.

14

Image
What do you want the Town to be like in the next 10- 30 years? What is the Town known for, and what do you want it to be known for?

Assets
What are the assets of the Town that should be capitalized on? What things in the Town enhance the quality of life and provide opportunities?

Actions
What actions should be taken to enhance the image and assets of the Town?

Values
What convictions and beliefs should guide the Town's actions?

15

Visual Preferences

16

Visual Preferences

- Take green stickers and put them on the photos that best represent your vision.
- Take red stickers and put them on photos that do not represent your vision.

Areas to Preserve
- We will look at ways to enhance these areas.

Areas to Develop
- We will look at different development types.

Thank You!

Please Reach Out

Jenny Loewenstein
Sustainability Program Manager, G/FLRPC
Jloewenstein@gflrpc.org

SURVEY RESULTS

The Town of Avon conducted this survey of residents to learn more about their views on issues facing the Town. Gathering input from residents is an important part of the development of a Comprehensive Plan.

The questionnaire was developed by G/FLRPC with input from the Steering Committee. The survey was hosted on the Town of Avon Engagement website that can be found here: https://engage.gflrpc.org/TownofAvonCompPlan. Physical copies were also made available at the Town Hall. Response was garnered using various methods such as links on social media and the Town website, direct emails, Penny Saver advertising, at events, and posters/ flyers. The school district and businesses were directly contacted to take the survey as well.

The survey was conducted from March 11 to August 14, 2024, and in total 231 residents completed the survey.

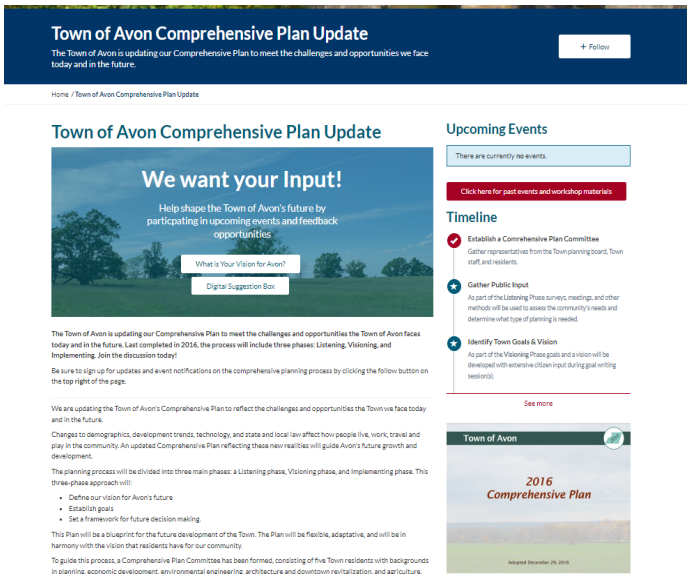


Figure B-4: Engagement Website

About the Respondents

Where do you live in Avon (Required)

231 people responded. 50% of respondents live in the Town, and 48% live in the Village.

If you live in the Town, how many years have you lived here?

208 people responded. Over half of the respondents have lived in Avon for 20 years or more.

What is your age?

230 people responded. Almost half of the respondents were between 50 and 69. No one under the age of 18 completed the survey.

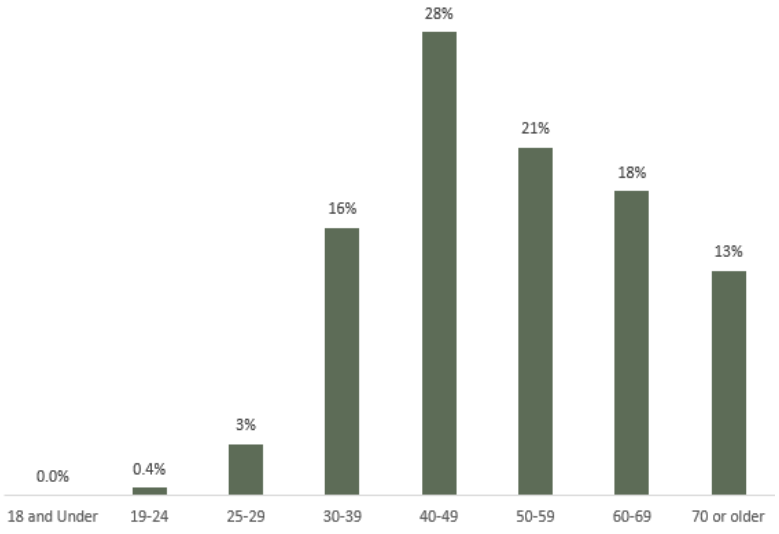


Figure B-5: Respondents Age

Why Avon?

Why do you live in the Town of Avon?

227 people responded. Responders were able to select all answers that applied. Small Town charm was the most selected answer (62%), followed by rural character (44%). 9% of respondents selected 'other.'

Figure B-6: Why Avon Residents Live in Avon

Other responses include:

- *Low crime, close to major shopping area, attractive housing, clean & quiet industry*
- *Love our house.*
- *We wanted a small home on a quiet street.*
- *Spouse employed here for many years.*
- *Location. Far enough from the busy city, but close enough to get there quit for work or shopping.*
- *Close to 390, halfway between my parents and my in-laws.*
- *We found a house we liked, and the community seemed pleasant.*
- *It's not cramped. Countryside. The solar panels have removed some of that need and drive to live here in the country though.*
- *After returning to NY, I overheard a conversation in Pizzaland that was community focused and benevolent. That conversation convinced me Avon was the right Town to live in.*

What is your favorite part of the Town?

203 people responded. The word cloud below shows the keywords that were mentioned. Answers related to the people, small Town, and the proximity to other locations were the top answers. Some responses include:

- *Rural area, parks, friendly people, taxes have stayed low.*
- *Farmland*
- *View of the valley*
- *Quiet, rural, easy access to city/employment.*
- *Small Town feel, rural character, agriculture, easy to get to what we need, and things are mostly simple here.*
- *Feeling of relative safety compared to other areas (even other rural areas).*
- *Quiet, without the bustle of what a larger Town or city would include*
- *Small yet business friendly*
- *Great Town workers, green spaces*
- *Small but close enough to Rochester*
- *Convenient location near where spouse works and can go into Rochester and back out for larger events and restaurants.*
- *Quiet setting, typically peaceful.*
- *Rural character small Town charm and quality schools*
- *Rural area—fields and beautiful scenery. Friendly neighbors who help each other. Out in the country but close to 390 to get to Geneseo or to Rochester.*
- *Rural nature*

Figure B-7: Favorite thing about Avon

If you could change one thing about the Town, what would it be?

188 responses. Some answers were more about changes people would like to see in the Town, and others responded with the types of amenities, facilities, or programs they would like to see added to the Town. The word cloud below shows the keywords that were mentioned. Answers related to the increasing recreational opportunities, amenities, and small businesses within the Town, and reducing large scale solar, and being more mindful of where large scale solar is being sited. Some responses include:

- *Less solar fields*
- *The fire departments should merge and share resources. This would be a benefit to all residents and provide better service.*
- *I wish we had a bigger park for more recreation.*
- *Bringing in more establishments for the kids, especially the middle school to high school ages, they get bored.*
- *I wish we were able to engage and keep smaller business or have a larger variety of places to eat out.*
- *Sidewalks*
- *Encourage more businesses to locate here.*
- *I would love to see a Disc Golf Course and more hiking trails to be built at the School, the Driving Park, or other available outdoor space to give more options to get outside and stay active.*
- *Beautification and business enhancement at the intersection of 15 with 5&20.*

Figure B-8: What would you change in the Town?

How do you view the changes that have taken place in the Town in the last ten years?

202 responses. This question was rated on a 1 to-5 scale, 1 being very negative and 5 being very positive. 37% of people answered 4 on the scale and 35% of people answered 3 on the scale. The average response was a 3.37.

Provide any additional feedback about the Town.
94 people provided additional comments about the Town. Many of which were related to the changes over the last 10 years. Some responses include:

- *Many businesses come & go and there remain vacancies in buildings. We can't seem to find and keep good wholesome business. How can we attract better businesses? Perhaps have a goal to promote health & our heritage.*
- *Street & sidewalk repairs take too long.*
- *Thankful that the water rate has remained stable.*
- *I really wish we could build a large multi-use community recreation center to provide more indoor practice space, meeting space and allow us to host events and tournaments.*
- *We need to make sure that the Town of Avon is accessible for those with disabilities and mobility challenges.*
- *Better pushed communication out to Town residents*
- *I like the Village events that have been happening. Corn Fest, Holiday Spectacular*
- *Mixed feelings about changes over past 10 years.*
- *Reasonable midscale solar development is supporting NYS commitment to renewable energy.*
- *High speed Internet.*
- *Way too many solar farms. Need broader variety of businesses so you don't have to leave Town to shop for necessities.*

Town & Community Services

Please rate your satisfaction of the following Town provided services.
Respondents ranked their satisfaction of emergency services, building department and code enforcement, road maintenance, snow removal, water and sewer services, parks and recreation, and community spaces. 226 people responded to this multi part question. Most people who responded stated that they were very satisfied or satisfied with each of the Town services.

Snow removal received the highest approval rating- 84% of all respondents were either very satisfied or satisfied. Emergency services were also ranked very highly by respondents, 76% were very satisfied or satisfied. Respondents explained their rankings. Some responses include:

- *Emergency services are great & very they are glad located here in Town.*
- *Water & Sewer - Capital Budget needs to be updated for expansion & equipment maintenance and replacement required*
- *Avon does NOT need 2 fire departments.*
- *There are many properties (both business and private) that have an unkempt appearance and look like a storage yard.*
- *I think it would be great if we had more community space or more appealing community space. I'm looking forward to seeing how the 3rd floor of the Opera Block will be utilized*
- *Where I live it seems like we have an issue with water/sewer services once a month.*
- *I would like water and sewer to be extended.*
- *Revitalize Driving Park*
- *Lots of potholes on 5&20*
- *Promote and adopt programs such as safe routes to school, tree Town USA, etc.*

How do you learn about issues impacting the Town?

228 people responded. People could select all the answers that applied and had an opportunity to write in other places they learn about Town news. 82% of respondents said they learn about issues that impact the Town from friends and neighbors, and 61% said from social media. 'Other' responses included:

- *School newsletters/school*
- *Primarily at Chamber of Commerce meetings*
- *Library*
- *Emails*
- *Planning/ Zoning meetings*

Are Town notices transparent and accessible?

174 people responded with mixed reviews. Approximately 37% of respondents found that the Town notices were transparent and accessible, whereas 30% of people found Town notices not to be transparent and easily accessible. Those who reported negatively state that the Town needs to have active social media pages to better provide updates to residents. Others stated that it can be difficult to find updates on the current Town website. Some responses included:

- *I believe more should be done to make residents aware of significant development decisions that impact their lives.*
- *If you don't flip through the whole of the Penny Saver, not really, but the Avon Community Facebook helps.*
- *Hard to find and monitor on the Town website.*
- *Yes, but average person doesn't regularly check Town website daily. Should email or mail to residents.*

Provide any additional feedback on Avon Town Services

51 people provided additional feedback. Many people commented on the Town website needing updating, and better communication to Town residents, road maintenance and repaving, and the inclusion of more community events, activities, and spaces. Some of the responses included:

- *If the website were upgraded, more appealing to navigate, and updated with more interesting info, people might go there more regularly for things. There isn't always a good way to know what is going on or way to find out what Avon has to offer if you are new to the area.*
- *Any Project approval process details should be available to everyone to review.*
- *I think there are a lot of services available that are not advertised well to those who rent in Avon.*
- *My wish is for the Town and the Village to work together.*
- *Hope the swimming program can return. More community events. Do something more for the Corn Festival besides crafters. Love the Holiday Spectacular event.*
- *Need for trails need for improved recreational facilities. Provide any additional feedback on Avon Town Services has to offer if you are new to the area.*
- *It is particularly satisfying that there are actual Town and Village offices, staffed with helpful people available. This conveys a true spirit of public service.*

Town Development

What types of businesses should be encouraged in the Town?

175 people responded. Many people want to see small, local, and family-owned businesses that enhance the quality of life for people who live in Avon, bring in employment opportunities, and attract other people into the Town to spend money.

Approximately 30% of respondents mentioned that they wanted to see more dining options in the Town. Many people want to see a diversity of dining options including fancier/upscale restaurants, coffee shops, cafes and bakeries, as well as a variety of cuisine options. Approximately 14% of people want to see a hardware or supply store in the Town. Many respondents stated that they do not want to see large chain stores. Which is reflected in the next question. The top ten responses were:

1. *Restaurants*
2. *Small businesses*
3. *Hardware stores*
4. *Agricultural businesses*
5. *Retail*
6. *Coffee shop*
7. *Local businesses*
8. *Family friendly*
9. *Entertainment*
10. *Recreation*

Additional responses included:

- *Businesses that promote health & wellness, which is what Avon has historically been known for would be best. We should promote other like businesses that make Avon more of a destination for people to come & shop for these types of things. Or we could promote relaxation & health - like massage, spa treatments, health & specialty eateries, etc.*
- *Small, clean, non-chain businesses.*
- *Dining, shopping options, to offer more options to shop locally. Commercial legitimate businesses that provide quality employment opportunities to grow the tax base for funding and economic purposes, slow but steady Town growth.*
- *Retail businesses (including cannabis), local bar/restaurants, activity destinations (arcade, bowling, escape room, etc.), and any large-scale businesses that can ease our tax burden.*
- *I think all the existing business are great and should continue to be encouraged. I think the Town does well when local businesses are supported and thriving.*
- *Businesses are good community citizens and improve the quality of life of the community.*

What types of business should NOT be encouraged in the Town?

153 people responded. Approximately 27% of respondents do not want the Town to encourage smoke shops and smoking related businesses, 24% of respondents do not want the Town to encourage big box stores or chain stores/restaurants. The top ten responses were:

1. *Smoke shops*
2. *Big box stores*
3. *Solar*
4. *Pizza shops*
5. *Chains*
6. *Adult entertainment*
7. *Polluters*
8. *Businesses not part of the community*
9. *Fast food*
10. *Bars*

Additional responses included:

- *Large corporate businesses*
- *Unhealthy businesses like fast food & those promoting damaging behaviors.*
- *Businesses that have the potential to damage the environment should be discouraged such as those that create air/water/ground pollution.*

- *Big box/chains, anything too industrial or detracts from the small Town feel*
- *Chain restaurants, smoke shops, strip malls, supermarkets*

Where should the Town prioritize development?

201 people responded. This question was based off the map shown below.

A. NYS Routes 5/20 and Route 15 in East Avon
B. Crossroads Commerce Park (Exit 10 I-390)
C. NYS Routes 5/20 East of I-390
D. Along Route 15 Exit 9 I-390
E. Village
F. Other

Respondents could select as many answers as they felt applied. 52% of respondents believed that the Town should prioritize development at the Crossroads Commerce Park (location B). Approximately 4% of the respondents selected 'other.'

Other responses include:

- *If we have manufacturing jobs and people work. They will come to you for a house permit, right?*
- *We should be open to improving and developing all of those areas.*
- *No new development until the empty store fronts have successful businesses in them.*
- *Near Berilla*
- *Fill empty spaces before building new big buildings*
- *Let's do strategic recruitment for the existing buildings in Village & Town.*
- *A: Development shouldn't be all along the corridor, where I'd personally like to see the greenbelt remain. But I would pick the 15/5&20 intersection!*
- *Driving Park*

Figure B-9: Where should development be prioritized in the Town?

Indicate if you feel the Town should encourage or discourage the following development types.

Respondents indicated if they believe the Town should encourage or discourage certain types of development. Development types included mixed-use development (development can be classified as mixed-use if it provides more than one use or purpose within a shared building), industrial, commercial, multi-family/apartments, and single-family residential development.

210 people responded to this multi-part question. Single family residential and commercial development saw the highest number of respondents wanting the Town to encourage these development types. Whereas industrial and multi-family saw the highest number of respondents wanting the Town to discourage those development types.

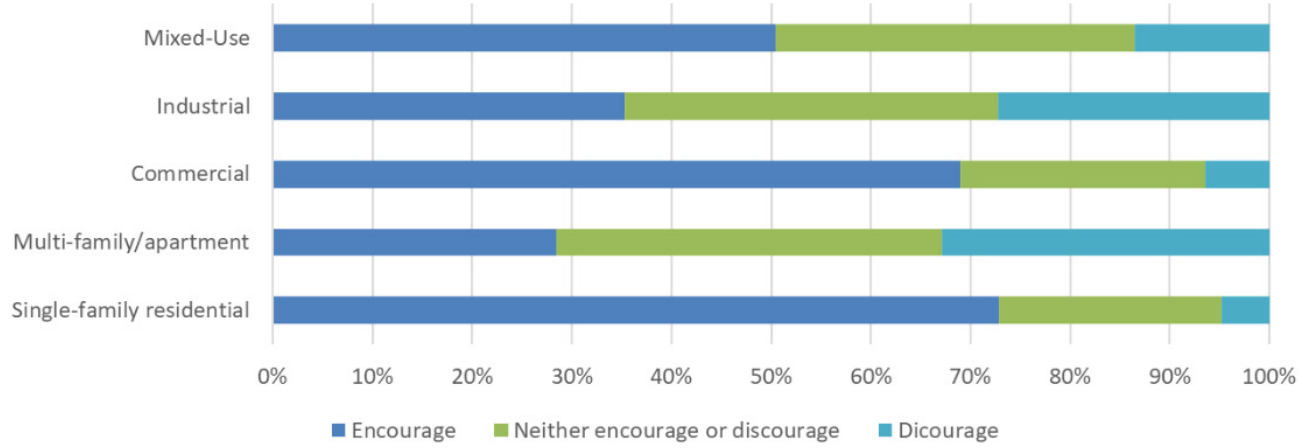


Figure B-9: What type of development be encouraged in the Town?

Provide any additional feedback on development in the Town.

71 people provided additional feedback. Many responses recognize the benefits of new development they indicate the importance of developing in a way that enhances the Town's vibrancy but preserves the rural, small-town character. Some of the responses included:

- *Any development that will bring in tax dollars and/or serve the needs of residents should be encouraged.*
- *As the population ages, we could use walkable neighborhoods of inexpensive but housing near retail for seniors and people with disabilities.*
- *While some development is beneficial, destroying our current agricultural land for industrial and residential development may ruin that feeling.*
- *We should continue to focus on encouraging and promoting small businesses and the development of empty lots.*
- *A variety of new housing is essential to keeping a community vibrant.*
- *Any development that will bring in tax dollars and/or serve the needs of residents should be encouraged.*

Housing

What types of housing is needed in the Town?

This question ranked five housing options (single-family, multi-family, senior living/assisted living/retirement communities, subsidized/ affordable housing, and mobile homes) from 1-5. 1 being the housing type that should be prioritized the most, and 5 is the housing type that is not needed and should not be prioritized.

209 people responded to this multi-part question. 75% of respondents ranked single-family homes as 1, indicating that the Town should prioritize single-family housing as the most important housing type needed in Avon. Over half of the respondents indicated that mobile homes should not be prioritized and ranked them as number 5. The deferent housing types were ranked the following order:

1. Single family
2. Multi-family homes (e.g. apartments and condos)
3. Senior living, assisted living, retirement communities
4. Subsidized housing, or affordable housing
5. Mobile homes

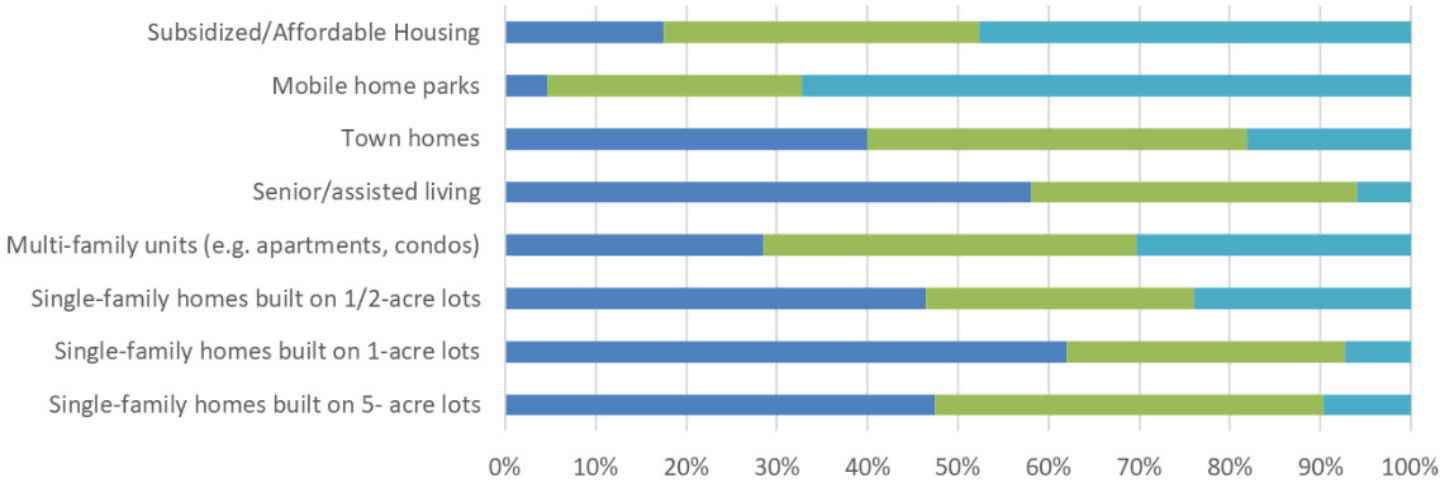


Figure B-10: What type of housing development is needed in the Town?

Indicate if you feel the Town should encourage or discourage certain types of housing developments.

Respondents indicated if they believe the Town should encourage or discourage certain types of housing development. Housing types included single-family homes built on 5-acre lots, single-family homes built on 1-acre lots, single-family homes built on ½ acre lots, multi-family units (e.g. apartments or condos), senior/assisted living, Town homes, mobile home parks, and subsidized/ affordable housing units. 220 people responded to this multi-part question.

Single-family homes on 1-acre lots and senior and assisted living facilities were both highly rated as housing types that should be encouraged by the Town. 62% of the respondents indicated that single-family homes built on 1-acre lots should be encouraged, and 58% of respondents indicated that senior and assisted living facilities should be encouraged. Respondents indicated that mobile home parks and affordable or subsidized housing should not be encouraged by the Town.

How do you rank the overall affordability of housing in the Town of Avon?

221 responses. This question was rated on a 1-5 scale, 1 being very unaffordable, and 5 being very affordable. 43% of respondents answered 3 on the 1-5 scale. Almost the same number of respondents believe that housing was very affordable (8%) and very unaffordable (9%). The average response was a 3.07.

How do you rank the overall availability of housing in Avon?

218 responses. This question was rated on a 1-5 scale, 1 being very unavailable, and 5 being very available. 35% of respondents answered 3 on the 1-5 scale. 20% of respondents indicated that housing was very unavailable in the Town. The average response was a 2.46.

Where should the Town prioritize additional housing?

94 people provided responses. Responses to this question varied, but many people indicated that if new housing were to be developed in the Town of Avon that it should be adjacent to areas that are already built up and have infrastructure and services, including near the Village to preserve prime farmland. Some of the responses included:

- *Adjacent to Royal Springs and Twin Cedars*
- *The area behind Tops already feels like it is in the development area - so this should continue rather than starting a new area.*
- *The Village or very close to the Village*
- *Where utilities are affordable and accessible.*
- *The previous comprehensive plans suggested housing development on the south side of the Village and Littleville road.*
- *Near infrastructure, not in corn fields.*
- *In existing unused buildings*
- *Near the Village - higher density, Townhouses, Senior living to encourage walkable communities*
- *Near the high school.*

Provide any additional feedback on housing in the Town.

- *51 people provided additional feedback. Some of the responses included:*
- *Patio homes should be prioritized*
- *Affordable housing is important. Not just apartments/rentals, but owner-occupied housing.*
- *Housing market in general is tough.*
- *Renovating or improving the current multi-family units and apartment complexes should be emphasized before building anything new.*
- *Do not allow farmland to be rezoned for new housing tracks to be built!*
- *The Town should encourage the Village to put on additional housing if needed. Oversaturating the remaining Town space with additional housing will take away from the existing rural characteristics, open green space, and small -Town atmosphere that we currently have.*
- *Traffic patterns should be considered before building more housing.*
- *Knock down the undesirable apartments and build homes or condos to replace them, with very little expansion to the overall footprint.*
- *A residential community like the Hammocks in Geneseo would be beneficial.*
- *I don't think Avon Town or Village has enough room for any of these types of housing.*
- *Need more large land lots and housing development for young families that aren't above $400k.*

Transportation

Please rate your satisfaction of the following transportation related issues.

Respondents were ranking their satisfaction of transportation related issues including conditions of the streets in Town, parking in Town, transportation alternatives (biking, walking, etc.).

225 people responded to this multi-part question. Most people who responded stated that they were very satisfied or satisfied with each of the Town services.

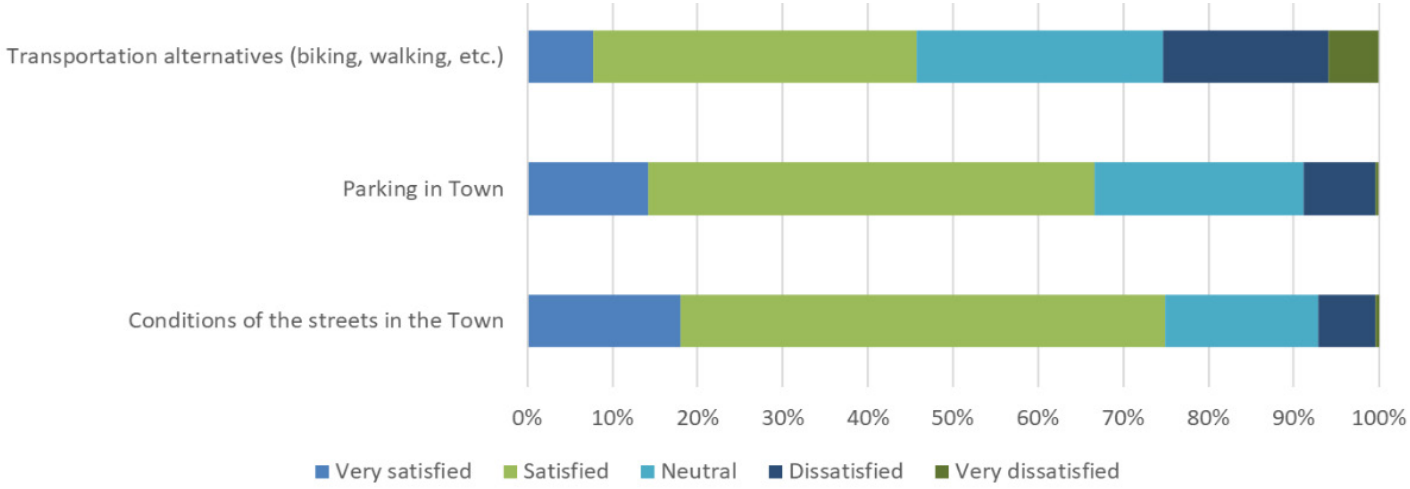


Figure B-11: Transportation related issues ranking

Are your transportation needs met traveling in the Town?

117 people responded. Almost half of which felt that their transportation needs have been met in the Town, and 17% of respondents had mixed reviews. Of the 20% of the people who feel that their transportation needs have not been met felt that the Town needs to add sidewalks and bike lanes to make the Town more connected. Some of the negative responses included:

- My *experience is primarily with traffic between Rt 390 and the Genesee River. My needs are met as I have a vehicle. If one does not have a vehicle and lives between Twin Cedars and the Village, good luck. I imagine Uber or Lyft may be available but other than that it is a dangerous walk on Rt 5 & 20 due to speed of traffic, very little lighting, poor pedestrian habits and little to no traffic enforcement.*
- *Walking in the Town is quite dangerous, as reflected in the pedestrian death that occurred in December. The Village has sidewalks. How can the Town extend these? Or at least make the shoulders wider.*
- *Parking in lots needs to be ADA compliant - this is currently not true for Avon Town Plaza (no access aisles for accessible parking spots). Need sidewalks for walking and biking safety along 5&20.*
- *The Town could benefit from a sidewalk or bike lane along North Littleville Road for safe transportation alternative into the Village.*
- *We need bike lanes. It's crazy dangerous walking or biking in the Town.*
- *Highly recommend for safety and to encourage active living. Bike paths along 5/20, 15, 39 would be very helpful and would make these roads safer. I'm in the most bike/pedestrian area in Town, and it can be frightening to bike anywhere. We can do better.*

Provide any additional feedback on transportation in the Town.

41 people provided additional feedback. Some of the responses included:

- *I would like to see a pathway between Avon and East Avon.*
- *Sidewalks need improvement*
- *More parking at the Avon Driving Park*
- *I own a car. No issues.*
- *Greenbelt, sharrows, sidewalks and trails that connect. Signage. See the Silver Lake Outlet Trail in Perry - we have trails, we should connect them with additional trails, and to the community, and sign it well, promote it, etc.*
- *Our community is not "walkable" or "bikeable" as it could be.*
- *No right on red turn at the 390 exit from Rochester is not needed. There is plenty of road to judge oncoming traffic and make safe right on red turns.*
- *Some sidewalks are pretty rough in the Village, makes it tough to push my daughter's stroller comfortably or for my son to bike safely.*
- *Folks should be encouraged to walk and bike.*
- *I think it would be beneficial to add a sidewalk leaving the Village, heading towards 5&20. I see a lot of pedestrians walking that route and it can be quite dangerous for them.*

Open spaces, Recreation & Entertainment

What recreation and entertainment opportunities would you like to see more of in the Town? Where would you like to see them?

53 responses. Just over 17% of the respondents mentioned that the Town needs more activities for kids and teens, which included the Town building a community, fitness, or recreation center for people of all ages to take classes, exercise, and have places to hang out in- do homework, play games etc. Places like the Driving Park, the Downs, and the school was brought up as places where people would like to see more outdoor recreational activities take place. Many respondents would like to see more community events like festivals, farm markets and live music. Some responses include:

- A *Community Center is greatly needed that can be used for all types of functions. It could provide alternatives for youth and offer more desirable activities; it should offer free or low-cost activities.*
- *Weekend summer concerts, entertainment of some sort for children, something for the seniors.*
- *I would like to see a disc golf course added to the Town.*
- *More parks, open space, places for families to congregate. Community center focused on families.*
- *More sports fields for soccer and lacrosse, maybe some with bathrooms and a pavilion for gathering.*
- *Recreation center that is big enough for more gym space. Avon central is accommodating but we need more. Also, we need a splash pad.*
- *Continue to add to the Downs. It might be nice to have an enclosed pavilion there for use year-round.*
- *Another art focused event. (Thinking of the event for the murals.)*
- *It would be nice to see school resources be more open to the public. This may require things like a field house with turf to be built if possible, between the library and nursing home so it frees up the gyms.*

How important is it for the Town to preserve and protect the following natural elements.

Respondents were ranking the importance of preserving and protecting natural and shared open space farmland, and scenic views in the Town.

221 people responded, a majority of which indicated that preserving and protecting each element was very important.

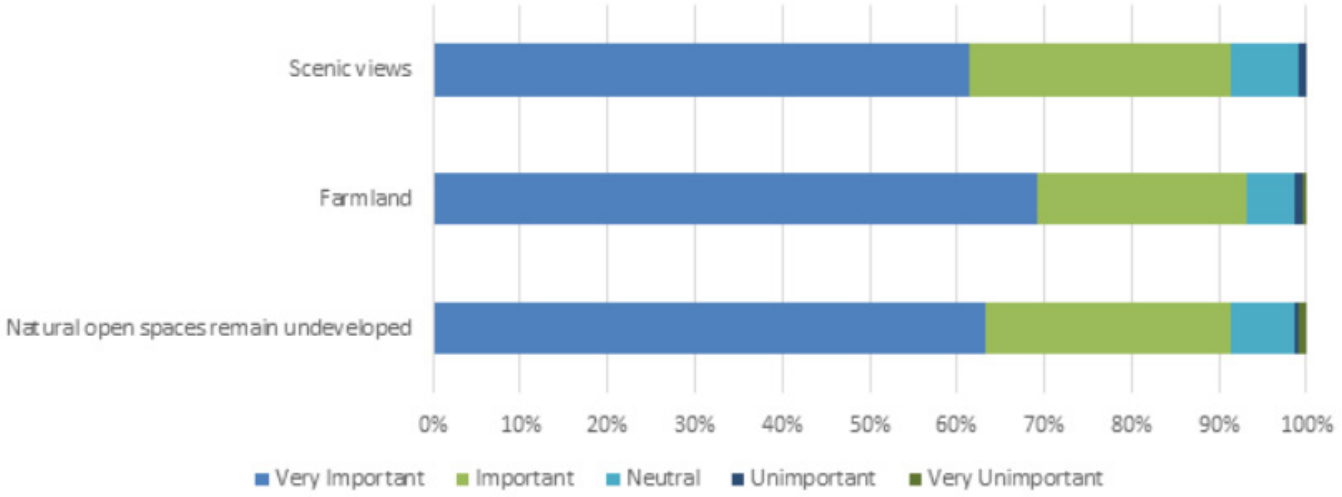


Figure B-11: Importance of preserving and protecting natural paces in Avon

Please provide additional feedback on open space, recreation & entertainment in the Town of Avon.

53 people provided additional feedback. Some responses include:

- *The Town desperately needs a Recreation Center - I know the LivWell Community Center is still working on obtaining funding, a facility of this sort would be very beneficial for our Town.*
- *More green space activities*
- *Consider protecting important scenic vistas as viewsheds*
- *Take better care of the parks we do have and create more for athletic recreation.*
- *I would like to see more outdoor recreation activates for all age levels. If there are groups meeting for events they should be advertised (Pickle ball at the Downs).*
- *Open spaces, agricultural and scenic views are some of the best things Avon is known for. We should preserve these as much as possible.*
- *I think the Town should partner with the Genesee Valley Conservancy help maintain farmland.*

Renewable Energy Development

What types of renewable energy do you support in the Town?

155 people responded to this question. Approximately 28% of respondents would like to continue to see solar in the Town of Avon, and approximately 19% of respondents are OK with renewable energy but are interested in certain exceptions or regulations. Some of the exceptions and regulations indicated in the survey were:

- *Not on very productive farmland*
- *Supported on marginal land not in viewsheds*
- *Depends on what it is. Solar farms are OK on the outer edges of Town as it is and near the school. Enough now. No windmills please. Geothermal where it is doable! Not sure what else we could promote here.*
- *As written and regulated by current 2023 Town law that is in effect. 25-acre maximum size.*
- *Nowhere*
- *Rooftops and parking lots. Not in fields, but that is up to the owner, not the Town.*
- *I would only question the placement of solar farms on farmable agricultural lots. I do not know enough about the economics of farming balanced against solar in the short term or long term.*
- *Solar only where it is not an eyesore and where it is not removing quality agricultural land from use for crops.*
- *People should have a right to develop their property as long as it is done in a reasonable and prudent manner*

Do you have any comments or concerns about renewable energy development happening in the Town of Avon?

133 people provided additional feedback. Like the other questions related renewable energy questions ranged from wanting all energy types to be sited anywhere in Town, to wanting none in the Town at all. Many respondents would like to learn more about renewable energy, especially solar and how it can benefit the Town and are worried about potential negative outcomes. Some of the responses included:

- *Stop solar farms now. No windmills please. No pollution, including visual pollution, especially when viewsheds are a lot of what Avon has to offer!*
- *I completely support solar renewable energy development as outlined in current law. It is good that as a community, we can contribute to supplying a portion of our own energy needs. To farm solar energy actually allows that ground to rest, ready to be farmed again when the next advance to renewable energy is perfected.*
- *Development is OK as long as it is not on farmland.*
- *I do not think energy development should impede farmland and otherwise usable land. I'd like to see the Town utilize the solar panels we already have installed and continue taking care of our environment by planting trees, keeping our sidewalks and streets clean from litter and minimizing waste. I would be curious to see how much the solar panels we currently have contributed to our clean energy use since the time they were installed.*
- *I would be interested in learning some facts about the costs and benefits, in dollar terms, that a farmer in Avon considers when deciding whether to put in a field of solar panels*
- *In theory, renewable energy sounds wonderful. But I have Tons of concerns when it comes to how it works*

Town Hall (Livingston County IDA)