

The regular meeting of the Villenova Town Board, held July 13, 2016 at 1094 Butcher Road, South Dayton NY was called to order by Supervisor Ardillo at 7:00PM after the Pledge to the Flag.

**Present:**        **Richard Ardillo**        - **Supervisor**  
                   **Westley Tessey**        - **Councilmember**  
                   **Angelo Graziano**       - **Councilmember**  
                   **Sarah LoManto**        - **Councilmember**  
                   **Keith Butcher**         - **Councilmember**

**Others Present:**

**Chuck Luce**            - **Highway Superintendent**  
**Donald Michalak**    - **Town Attorney**  
**Mark Lyons**           - **RES**  
**Kristen McCarthy**   - **RES**  
**Residents**            - **See scanned sign in sheet**

**Recording Secretary:**

**Julie Goodway**        - **Town Clerk**

\*\*\*A **MOTION** was made by Angelo Graziano, seconded by Sarah LoManto WHEREAS, minutes of the June 8, 2016 meeting be accepted as presented by Town Clerk Goodway.

**Adopted:**        **Ardillo**            - **aye**  
                   **Tessey**            - **aye**  
                   **Graziano**        - **aye**  
                   **LoManto**         - **aye**  
                   **Butcher**         - **aye**

**Mark Lyons – R.E.S.** (and Kristen McCarthy) gave a brief progress report on the proposed Ball Hill Windpark project. They indicated they have revised the layout, making extensive revision to reduce the impacts, most significantly to the wetlands. They will be proposing different turbines thereby reducing the number of turbines required to 29 from 36, these specific turbines are capable of producing 100 megawatts, up from the 80 megawatt project proposed earlier. They will not be taller than the original proposed turbines. They have had meetings with the DEC regarding the wetland permitting, and have reduced the acres from 5 acres to just under an acre of wetland impacted. They hope to have an amended application to present to the town by next week. Once the application is presented and accepted as complete by the town, it begins a sequence of events that ultimately will lead to public hearings and RES will be able at that time to go further into detail with the public the specifics of the project. In response to the many comments asking for more public notice, RES will notify every landowner and neighboring landowner affected by the placement of turbines, there will be at least a two week notice posted in Villenova as well as Hanover, legal notices and ads will be placed in the local newspapers. They will address every issue they have received a letter or email, and further states there is no health impacts with this project. He states he believes it will be a positive economical impact to the community, not only for the landowner receiving compensation for leasing their lands, but to the town, county and school for community host agreements. Every impact is fully mitigated and will comply with the town zoning.

A short question period between residents attending the meeting and the representatives from RES was given.

With no further questions or comments, Mark Lyons and Kristen McCarthy were thanked for their time and presentation.

**Reports:**

Town Clerk – received and disbursed a total of \$320.00 and presented a check to the Supervisor in the amount of \$290.00 for the portion of town fees collected.

Justice – received and disbursed a total of \$1,118.00 and presented a check to the Supervisor on 7/5.

Assessor – Issued 3 STAR Enhanced, 1STAR Basic, 1Vet, 4 Ag Land and 0 Ag Bldg exemptions in June.

Code Enforcement – issued a written report, a copy is on file in the clerk's office.

Supervisor – issued copies of the Financial Statement as prepared by Bahgat & Laurito Bahgat. Paid all the bills and made necessary deposits as directed at the June board meeting. Received and deposited the Mortgage Tax from Chautauqua County.

Highway Superintendent – Chuck Luce reports his department has been prepping roads for repair with oil and stone. They have been plagued with breakdowns. Hopefully, they will begin road projects on the 25<sup>th</sup>. Roads slated for oil and stone are – South Hill from Giambrones to Rt. 83, Smith Road from North Hill to Cemetery Road, Phillips Road, Oak Road, and Milestrip Road. Aldrich Road needs to be addressed, he is consulting with Suit – Kote, and he is considering using a pub mill. Villenova Road has been reshaped, ditched and graveled.

\*\*\*A **MOTION** was made by Keith Butcher and seconded by Angelo Graziano authorizing the Court Clerk and/or Justice to apply for a grant through the Justice Court Assistance Program at the discretion of the court.

**Adopted:**        **Ardillo**            - **aye**  
                   **Tessey**            - **aye**

**Graziano** - aye  
**LoManto** - aye  
**Butcher** - aye

\*\*\*A MOTION was made by Westley Tessey and seconded by Keith Butcher to accept all department head reports as given.

**Adopted:** **Ardillo** - aye  
**Tessey** - aye  
**Graziano** - aye  
**LoManto** - aye  
**Butcher** - aye

\*\*\*A MOTION was made by Angelo Graziano and seconded by Sarah LoManto, WHEREAS General Vouchers #72 – 84 totaling \$2,127.13, general prepay #20 -21 totaling \$4,329.27, Highway Vouchers #87 – 102 totaling \$20,661.61, highway prepay #8 totaling \$85.77 and Ball Hill Wind Project Abstract #6, claim #9 totaling \$5,115.00 were presented, reviewed and approved for payment.

**Adopted:** **Ardillo** - aye  
**Tessey** - aye  
**Graziano** - aye  
**LoManto** - aye  
**Butcher** - aye

With just 4 minutes until the scheduled public hearing, privilege of the floor was given:

John Harvey – Resident of Dye Road, asked when something will be done with his road, stating there are raw areas of his road that if left this way, will result in losing the road this winter. The town changed some bad culverts and left the area raw. The entire road is so rough the Fire Department has broke equipments, suspensions, tie downs and trailers have experienced damage as well, and he’s wondering if there is anything in the near future planned for Dye Road.

The Highway Superintendent responded by stating he will patch it for sure, but he inherited that road, and understands Johns concerns but it just isn’t in the budget at this time.

#### **Adjournment of meeting**

\*\*\*A MOTION was made by Sarah LoManto and seconded by Westley Tessey to adjourn the regular town board meeting at 7:30 PM and open the public hearing for the purpose of considering the proposed local law of the Town of Villenova Introduction No. 1 of 2016.

**Adopted:** **Ardillo** - aye  
**Graziano** - aye  
**Tessey** - aye  
**LoManto** - aye  
**Butcher** - aye

#### **Public Hearing Local Law Introduction No 1 of 2016**

The Supervisor opened the public hearing and summarized the purpose of hearing is to consider a proposed local law **regulating small scale solar energy systems** in the Town of Villenova. Town Attorney, Donald Michalak presented and reviewed the proposed local law, the final form of which is designated as Local Law Introduction No. 1 of 2016 **Print No.1 as retyped, and explained that no substantive changes were made from Print No. 1 except that any references to the town of Charlotte upon which this local law is based in the retyping are changed to Villenova, which also applies to Local Law Introduction No. 2 of 2016 Print No 1 as retyped.**

Judy Phillips – resident inquired what is meant by “small scale solar energy systems” – and was advised, the law pertains to private systems.

With no further comments or questions

\*\*\*A MOTION was made by Angelo Graziano and seconded by Keith Butcher at 7:40 PM to close the public hearing and open the public hearing for the purpose of considering the proposed local law of the Town of Villenova Introduction No. 2 of 2016.

**Adopted:** **Ardillo** - aye  
**Graziano** - aye  
**Tessey** - aye  
**LoManto** - aye  
**Butcher** - aye

#### **Public Hearing Local Law Introduction No 2 of 2016**

The Supervisor opened the public hearing and summarized the purpose of hearing is to consider a proposed local law **regulating commercial scale solar energy systems** in the Town of Villenova. Town Attorney, Donald Michalak presented and reviewed the proposed local law, the final form of which is designated as Local Law Introduction No. 2 of 2016 **Print No.1 as retyped**.

Judy Phillips – resident questioned if there was a minimum or maximum acreage for the commercial solar projects and what other requirements that differ from the private solar systems. Town Attorney, Don Michalak responded by stating they must meet all the town’s zoning requirements.

Westley Tessey asked if there is a decommissioning plan similar to the wind tower projects, escrow agreements. – He was informed these requirements are addressed in the local law.

With no further questions or comments:

\*\*\***A MOTION** was made by Angelo Graziano and seconded by Sarah LoManto to close the public hearing and reconvene the regular board meeting.

**Adopted:**

<b>Ardillo</b>	- aye
<b>Graziano</b>	- aye
<b>Tessey</b>	- aye
<b>LoManto</b>	- aye
<b>Butcher</b>	- aye

#### **Reconvened meeting**

The regular board meeting reconvened at 7:47 PM

\*\*\* **MOTION** was made by Sarah LoManto and seconded by Angelo Graziano as follows

#### **SEQR Resolution For Local Law No. 1 of 2016**

Upon review of proposed action, the Short Environmental Assessment Form, and the State Environmental Quality Review considerations with respect to proposed Local Law Introduction No. 1 of 2016. It is reasonably determined that the proposed action is an unlisted action, and will not result in a significant environmental impact, and that a Negative Declaration is made.

ROLL CALL:

**Adopted:**

<b>Ardillo</b>	- aye
<b>Graziano</b>	- aye
<b>Tessey</b>	- aye
<b>LoManto</b>	- aye
<b>Butcher</b>	- aye

\*\*\***A MOTION** was made by Westley Tessey and seconded by Keith Butcher as follows

#### **Enactment of Local Law No. 1 of 2016**

WHEREAS a public hearing was held at the Town Hall, 1094 Butcher Rd., South Dayton, New York, on July 13, 2016, at 7:30 P.M., to consider the advisability of enacting proposed Local Law Introduction No. 1 of 2016 Print No. 1, and notice having been duly published and posted, and

WHEREAS the final form of the proposed Local Law has been upon the desks of the Town Board members at least seven calendar days before passage,

WHEREAS, **no amendments have been made to Print No. 1 except that it has been retyped and any references to town of Charlotte have been changed to town of Villenova,** and

WHEREAS the Town Board has made a Negative SEQR determination, therefore,

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF VILLENova AS FOLLOWS:

THAT THE PROPOSED LOCAL LAW INTRODUCTION **NO. 1 OF THE YEAR 2016 PRINT NO. 1 AS RETYPED** BE ENACTED AS PRESENTED TO THE BOARD.

BE IT FURTHER RESOLVED:

That this local law be assigned the following number: Local Law No. 1 of 2016  
That the complete text be included in the minutes.

That the Town Clerk publish and post the local law or an abstract within 10 days or as otherwise required by law.  
That the Town Clerk certify and file the Local Law.

After consideration by the board the above Local Law Introduction No. 1 of 2016 print No. 1 as retyped was approved by the following vote:

ROLL CALL:

<b>Adopted: Ardillo</b>	<b>- aye</b>
<b>Graziano</b>	<b>- aye</b>
<b>Tessey</b>	<b>- aye</b>
<b>LoManto</b>	<b>- aye</b>
<b>Butcher</b>	<b>- aye</b>

The complete text of Local Law no. 1 of 2016 being as follows

LOCAL LAW  
NO. 1 OF 2016  
OF THE TOWN OF VILLENOVA

A LOCAL LAW REGULATING SMALL SCALE SOLAR ENERGY SYSTEMS IN THE TOWN OF VILLENOVA

*Be it enacted by the Town Board of the Town of Villenova as follows:*

**SECTION 1 PURPOSE AND INTENT** The purpose and intent of this local law is to amend the Town of Villenova Zoning Law to include provisions governing the installation of small scale solar energy equipment.

**SECTION 2 Article VI Supplemental Regulations is amended as follows: Add Section 618-B Small Scale Solar Energy Systems**

- A. **PURPOSE** - The provisions of this Section shall be interpreted as providing minimum requirements for small-scale solar energy systems adopted for the purpose of promoting the health, safety, morals and general welfare of this community.
- B. **INTENT** - It is not intended by this Section to repeal, except as herein stated, abrogate or impair existing conditions previously made or permits previously issued relating to the use of building or premises or to impair or interfere with any easements, covenants or agreements existing between parties. Except as otherwise provided herein, whenever this Section imposes a greater restriction upon the use of buildings or premises than is required by existing provisions of law, ordinance, regulations or permits or by such easements, covenants or agreements, the provisions of this Section shall control.
- C. **SOLAR ENERGY SYSTEMS**
  - 1. Installation of solar energy systems and equipment is encouraged on all preexisting structures; however, access to sunlight which is necessary therefore cannot be obtained through the provisions of this Section. The installation of a solar collector, whether attached to the main structure or as a detached accessory structure, shall require a building permit. Solar collectors are subject to the minimum setbacks, offsets and lot area coverage for whatever use district in which they are proposed to be installed. Height limitations for solar collectors in the Agricultural Residential District shall be five feet above the level of the permitted building height. Height limitations in all other use districts shall be in accordance with the limitations for signs in each use district. All solar collectors and their associated support elements shall be designed according to generally accepted engineering practice to withstand wind pressures applied to exposed areas by wind from any directions, to minimize the migrations of light or sound from the installation and to minimize the development of sight obstructions for adjacent structures or land parcels.
  - 2. Other alternative natural energy conservation devices shall be considered structures and shall require a building permit. All permit applications for such devices will be reviewed for compliance with applicable laws.

3. All solar energy systems located in the Agricultural Residential District are only permitted to contain solar collectors located on the rooftops of principal or accessory buildings. The solar collectors must be completely contained within the limits of the building roof. All other equipment and components of the solar energy system shall be located within the rear yard only and are subject to setbacks for accessory structures.

**D. MORE RESTRICTIVE PROVISION TO PREVAIL**

1. Whenever the regulations made by this Section require width or size of yards or courts or require a lower height of building or less number of stores or require a greater percentage of lot to be left unoccupied or impose other height standards than required in any other ordinance or regulation, the provisions of the regulations made by this Section shall govern.

2. Whenever the provisions of any other ordinance or regulations require a greater width or size of yards or courts or require a lower height of building or less number of stories or require a greater percentage of the lot to be left unoccupied or impose other higher standards than are required by regulations of this Section, the provision of such other ordinance or regulation shall govern.

SECTION 3 Table of Contents is amended as follows: Add 618-B Small Scale Solar Energy Systems

SECTION 4 Section 618 is amended as follows: Add D. Small scale solar energy systems shall comply with Section 618-B, and commercial scale solar energy systems shall comply with Section 618-C, the provisions of both of which shall supersede any contrary provision contained in Section 618.

SECTION 5 EFFECTIVE DATE - This local law shall take effect immediately upon filing with the Secretary of the State of New York.

\*\*\*A MOTION was made by Angelo Graziano and seconded by Keith Butcher as follows

**SEQR Resolution  
For Local Law No. 2 of 2016**

Upon review of proposed action, the Short Environmental Assessment Form, and the State Environmental Quality Review considerations with respect to proposed Local Law Introduction No. 2 of 2016. It is reasonably determined that the proposed action is an unlisted action, and will not result in a significant environmental impact, and that a Negative Declaration is made.

ROLL CALL:

<b>Adopted: Ardillo</b>	<b>- aye</b>
<b>Graziano</b>	<b>- aye</b>
<b>Tessey</b>	<b>- aye</b>
<b>LoManto</b>	<b>- aye</b>
<b>Butcher</b>	<b>- aye</b>

\*\*\*A MOTION was made by Sarah LoManto and seconded by Westley Tessey as follows

**Enactment of  
Local Law No. 2 of 2016**

WHEREAS a public hearing was held at the Town Hall, 1094 Butcher Rd., South Dayton, New York, on July 13, 2016, at 7:40 P.M., to consider the advisability of enacting proposed Local Law Introduction No. 2 of 2016 Print No. 1, and notice having been duly published and posted, and

WHEREAS the final form of the proposed Local Law has been upon the desks of the Town Board members at least seven calendar days before passage,

WHEREAS, no amendments have been made to Print No. 1 except that it has been retyped and any references to town of Charlotte have been changed to town of Villenova, and

WHEREAS the Town Board has made a Negative SEQR determination, therefore,

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF VILLENNOVA AS FOLLOWS:

THAT THE PROPOSED LOCAL LAW INTRODUCTION NO. 2 OF THE YEAR 2016 PRINT NO. 1 AS RETYPED BE ENACTED AS PRESENTED TO THE BOARD.

BE IT FURTHER RESOLVED:

That this local law be assigned the following number: Local Law No. 2 of 2016

That the complete text be included in the minutes.

That the Town Clerk publish and post the local law or an abstract within 10 days or as otherwise required by law.

That the Town Clerk certify and file the Local Law.

After consideration by the board the above Local Law Introduction No. 2 of 2016 print No. 1 as retyped was approved by the following vote:

ROLL CALL:

<b>Adopted: Ardillo</b>	<b>- aye</b>
<b>Graziano</b>	<b>- aye</b>
<b>Tessey</b>	<b>- aye</b>
<b>LoManto</b>	<b>- aye</b>
<b>Butcher</b>	<b>- aye</b>

The complete text of Local Law no. 2 of 2016 being as follows

LOCAL LAW  
NO. 2 OF 2016  
OF THE TOWN OF VILLENova

A LOCAL LAW REGULATING COMMERCIAL SCALE SOLAR ENERGY SYSTEMS IN THE  
TOWN OF VILLENova

*Be it enacted by the Town Board of the Town of Villenova as follows:*

SECTION 1 PURPOSE AND INTENT The purpose and intent of this local law is to amend the Town of Villenova Zoning Law to include provisions governing the installation of commercial scale solar energy equipment.

SECTION 2 Article VI Supplemental Regulations is amended as follows: Add Section 618-C Commercial Scale Solar Energy Systems

A DEFINITIONS.

Commercial Solar Energy Production System - an arrangement or combination of components installed upon land that utilize solar radiation to produce energy designed to provide electricity for on-site or off-site use pursuant to a power purchase agreement.

B. USE REGULATIONS AND SITE PLAN REVIEW.

Commercial Solar Energy Production System shall be permitted as a use by a special use permit. In addition to the requirements set forth in this Section, all such special use permits uses shall be subject to the site plan review process in Section 1101(3), the project applicant shall provide the following documents, as deemed applicable by the Zoning Board of Appeals:

1. The commercial solar energy system shall be on a parcel of not less than five (5) acres.
2. All ground-mounted panels shall not exceed the height of eight (8') feet unless the applicant can demonstrate special circumstances exist which warrant exceeding the eight (8') feet height requirement. The primary reason for the height restriction is to limit visibility of the structures from neighboring property.
3. All mechanical equipment of commercial solar energy system, including any structure for batteries or storage cells, are completely enclosed by a minimum eight (8) foot high fence with a self-locking gate.
4. The total surface area of all ground-mounted and freestanding solar collectors, including solar photovoltaic cells, panels, and arrays, shall not exceed 80% of the total parcel area.
5. The installation of a vegetated perimeter buffer to provide year round screening of the system from adjacent properties.
6. All solar energy production systems are designed and located in order to prevent reflective glare toward any habitable buildings as well as streets and rights of-way.
7. All on-site utility and transmission lines are, to the extent feasible, placed underground.
8. The installation of a clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
9. The system is designed and situated in be compatible with the existing uses on adjacent and nearby

properties.

10. Property lines and physical features, including roads, for the project site.
11. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures.
12. Blueprints or drawings of the solar energy system showing the proposed layout of the system, any potential shading from nearby structures, the distance between the proposed solar collector and all property lines and existing on-site buildings and structures, and the tallest finished height of the solar collector.
13. Utility Notification - No grid-intertie photovoltaic system shall be installed until evidence has been given to the Zoning Board of Appeals that the owner has submitted notification to the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement
14. Visual Impact - Reasonable efforts as determined by the Zoning Board of Appeals, shall be made to minimize visual impacts by preserving natural vegetation, screening abutting properties, or other appropriate measures.
15. Land Clearing, Soil Erosion and Habitat Impacts - Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of ground-mounted solar energy systems or a otherwise prescribed by applicable laws, regulations, and bylaws/ordinances.
16. Documentation of the major system components to be used, including the panels, mounting system and inverter.
17. Name, address, and contact information for proposed system installer.
18. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any.
19. The name, contact information and signature of any agents representing the project proponent.
20. Zoning district designation for the parcel(s) of land comprising the project site.
21. Any special use permit approval granted under this Article shall have a term of twenty years, commencing from the grant of the special permit, which may be extended for additional five-year terms upon application to the Town Board.
22. Abandonment/Decommissioning/Removal
  - (i) Any commercial solar energy production system that is not operated for a continuous period of 24 months shall be deemed abandoned. At that time, the owner of the commercial solar energy production system or the owner of the property where the commercial solar energy production system is located shall remove all components thereof within 90 days of such deemed abandonment or will be in violation of this Section. In the case of a commercial solar energy production system on pre-existing structures, this provision shall apply to the commercial solar energy production system only. Additionally, the Town may recover such costs through the surety bond or escrow referred to in Section 618-C C(1)(e).
  - (ii) This Section is enacted pursuant to Section 10 of the Municipal Home Rule Law to promote the public health, safety and general welfare of Town citizens through removal provisions to ensure the proper decommissioning of commercial solar energy production systems within the entire Town. The removal reduction provision of this Section shall supersede any inconsistent portions of the Town Law and govern the subject of removal of commercial solar energy production systems in this Section.
23. In approving a special use permit, the Zoning Board of Appeals may waiver or modify any of the above criteria if it finds that there is no detriment to public health, safety and welfare.

#### C. DECOMMISSIONING PLAN, FEE SCHEDULE FOR COMMERCIAL SOLAR ENERGY SITE PLAN APPLICATIONS.

1. All applications for a commercial solar energy system shall be accompanied by a Decommissioning Plan to be implemented upon abandonment and/or in conjunction with removal of the commercial solar energy system. Prior to removal of commercial solar energy system, a permit for removal activities shall be obtained from the Code Enforcement Officer. The Decommissioning Plan shall include the following provisions:
  - a. Restoration of the surface grade and soil after removal of aboveground structures and equipment.
  - b. Restoration of soil areas with native seed mixes, and/or plan species suitable to the area, which

shall not include any invasive species.

c. Retention of access roads, fences, gates or buildings or buffer plantings, as required at the discretion of the Town.

d. The disposal of all solid and hazardous waste shall be in accordance with all local, state, and federal waste disposal regulations.

e. An applicant for a commercial solar energy system may be required at the discretion of the Zoning Board of Appeals to provide a form of surety, either through escrow account, bond or otherwise at the time of application to cover the cost of decommissioning and removal in the event the Town must remove the installation and remediate the landscape, in the amount and form deemed to be reasonable by the Town Attorney who may consult with an engineer. Such surety will not be required for Municipal or State owned facilities. The applicant for the facility shall submit a full inclusive estimate of the cost associated with removal, prepared by a professional engineer. This requirement is separate and apart from the performance bond referred to above.

2. The fees for the building permit, site plan review and Zoning Board of Appeals application shall be set forth in the Town of Villenova Fee Schedule.

SECTION 3. Table of Contents is amended as follows: add 618-C Commercial Solar Energy Production Systems

SECTION 4. SEVERABILITY - If any clause, sentence, paragraph, section, or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, the judgment shall not affect the validity of this law as a whole or part thereof other than the part so decided to be unconstitutional or invalid.

SECTION 5. EFFECTIVE DATE - This Local Law shall take effect immediately upon filing with the Secretary of State as provide by law.

\*\*\*A MOTION was made by Angelo Graziano and seconded by Westley Tessey to adjourn meeting at 7:50PM.

<b>Adopted:</b>	<b>Ardillo</b>	<b>- aye</b>
	<b>Tessey</b>	<b>- aye</b>
	<b>Graziano</b>	<b>- aye</b>
	<b>LoManto</b>	<b>- aye</b>
	<b>Butcher</b>	<b>- aye</b>

**Respectfully Submitted**  
**Julie Goodway, Villenova Town Clerk**

## Villanova Town Board - Meeting Sign In Sheets

Name	Address
Judy Shellys	
Bob Dancy	
Sue M. Grayco	
Steph & Karen Taylor	Forestville
David Dayton	Hamlet
Mary Ellen Dayton	Hamlet
Dick MARY LANGworthy	Sheridan
Nate & Sue Palmer	Smith Rd.
Phyllis Butcher	Butcher Rd
Roberta Stearns	N. Fall Rd
Kristin McCathy	11345 Broadway Alder NY
Mark Lyons.	455 Boston Post Rd. 06475 Old Saybrook, CT
Barb & Rich Wise	Hamlet
Out Nagel	So. DAYTON
the well	South Dayton

Date: July 13, 2016