

Town of Pavilion Planning Board
Regular Meeting
January 11th, 2011

Present: Chairman Ed Hollwedel, Jim Rudgers, Dean Davis, Jim Seiler, Sue Kinney, Don Brooks, Craig Prucha, CEO/ZEO Tom Douglas, Ilene Parmenter

Guest: Gary Knepshield

At 7pm, Chairman Hollwedel called the meeting to order and welcomed everyone in attendance. Following the Pledge to the flag, the minutes from the regular meeting held on December 14th, 2010 were read by Ilene Parmenter. With no additions or changes, Don Brooks made a motion to accept the minutes as read. Second by Jim Seiler.

Voting as follows:

Ed Hollwedel: Yes	Jim Rudgers: Yes
Sue Kinney: Yes	Jim Seiler: Yes
Don Brooks: Yes	Dean Davis: Yes

Next on the agenda was the CEO/ZEO report. Tom Douglas informed the Board that he is currently doing year end reports and that there are no new applications for the Board to consider.

The land separation/merger for property on Black Street owned by Bill and Liz Harris was next on the agenda. Dean Davis inquired as to whether the lots would be compliant with existing code. Tom Douglas pointed out that both parcels involved will meet the criteria for compliant lots. Bill Harris will provide proof of the merger. Following discussion by the Board, Dean Davis made a motion to approve the Land Separation with the condition that the merger must be complete with proof provided to the Planning Board within 60 days. Second by Don Brooks. Voting as follows:

Ed Hollwedel: Yes	Jim Rudgers: Yes
Sue Kinney: Yes	Jim Seiler: Yes
Don Brooks: Yes	Dean Davis: Yes

The National Grid Application for Site Plan Review was the next topic before the Board. At this point, the Board can look at the Site Plan, but no action can be taken until variances are considered by the ZBA. Tom Douglas reviewed the paperwork on the application. The Board reviewed the Submission of Site Plan and Data as outlined in the Town zoning ordinance (pages 97-98) and the discussion was as follows. With regard to letter a. A survey showing existing features has been provided.

b. A layout sketch showing proposed building locations, etc. has been provided with the drawing on page 1 with more detail on the second page.

c. The submission gives information regarding the paved driveway, there will be no traffic circulation or parking required for this site.

d. Landscaping plans are detailed on the site plan provided.

e. The elevations and the floor plan are shown.

- f. Oil containment berms and erosion control details are shown.
- g. No anticipated problems are foreseen by the Board at this time.
- h. Construction sequence and a time schedule are outlined in the application.
- i. Not applicable as there will be no employees assigned to the location.
- j. Sheet 4, drawing D refers to erosion control.
- k. The berm is designed to contain any runoff of oil.

l. There are no other permits or applications. Everything should be attached to the final packet with results of all other requests to be included in packet. The County Planning Board Recommendation to be attached.

Next, with regard to the National Grid submission, the Board reviewed the overhead picture of the property. A picture showing the overlay of land was next, followed by the current tax map. A list of property owners that will be notified regarding this proposed action was also included and reviewed.

At this time, Jim Seiler made a motion to hold a Public Hearing on February 8th, 2011 at 7:30 regarding the National Grid application. Second by Dean Davis. Voting as follows:

Ed Hollwedel: Yes	Jim Rudgers: Yes
Sue Kinney: Yes	Jim Seiler: Yes
Don Brooks: Yes	Dean Davis: Yes

The Board reviewed the Ag data sheet and noted that this piece of land is not in an ag district and is not actively farmed. Dave Tillotson and Stephen Perschke are both farmers that farm land that is within 500 feet of the parcel.

The Board reviewed the front page of the SEQR. The proposed expansion of the National Grid substation is to improve service and quality. The use will comply with the existing zone. The Board discussed the SEQR and the Board reached the conclusion that this will be a type 2 action and it falls under #11.

No action can be taken by the Board regarding the application at this time. A motion to recommend that the ZBA approve the three required variances requested by National Grid for the Shepard Rd substation to include (1) Erection of a structure 39' 1" from the right-of-way and (2) Erection of an 8' fence around the property and (3) Erection of a 90' communication pole (100' with 10' buried) per application PAV-10-6 was made by Dean Davis with second by Don Brooks. Voting as follows:

Ed Hollwedel: Yes	Jim Rudgers: Yes
Sue Kinney: Yes	Jim Seiler: Yes
Don Brooks: Yes	Dean Davis: Yes

The next item on the agenda was the update of the proposed Land Separation and Land Subdivision Local Laws and the preparation of the technical manual. With regard to the existing design criteria and the proposed design criteria originally discussed at the December meeting, the Town returned to discussion on item 11. Following discussion on this item, with regard to Article IV, Section 2, M.1.c: References most recent New York

Standards and Specifications for Erosion and Sediment Control. Ed Hollwedel made a Motion to submit the updated recommendations regarding Local Subdivision Law and the Technical Manual to Eric Wies of CPL for his consideration and request that the demographics be updated for review at the February 8th, 2011 meeting. Second by Dean Davis. Voting as follows:

Ed Hollwedel: Yes	Jim Rudgers: Yes
Sue Kinney: Yes	Jim Seiler: Yes
Don Brooks: Yes	Dean Davis: Yes

Item 7 on the agenda was an update and status report of current court cases and violations. There are currently no reports.

The Town Calendar will be posted in the main hall of the Town Building and will contain meeting dates as well as any other activities over the course of 2011. The training credits are being maintained on an excel sheet and can be updated with new training at any time. The Town web page will start posting Town Board minutes beginning with the January meeting minutes to be posted after final approval in February. The Planning Board minutes will be posted in the same manner. The meeting dates will also be included on the website. townofpavilion.com

With no further business to discuss, Sue Kinney made a motion to adjourn the meeting at 8:40. Second by Don Brooks. All ayes.

Respectfully submitted,
Ilene Parmenter