

**TOWN OF PAVILION PLANNING BOARD
REGULAR MEETING
January 11, 2012**

Present: Chairman Ed Hollwedel, Jim Rudgers, Jim Seiler, Craig Prucha, Dean Davis, Don Brooks, Sue Kinney

Also Present: Tom Douglas, CEO/ZEO, Melody Osterman, Clerk.. Also present Sandy Tombari.

At 7pm Chairman Hollwedel called the meeting to order and welcomed everyone in attendance. Following the Pledge to the Flag, the November 8, 2011 minutes that were emailed to each member were discussed. All members indicated that they had read them. Chairman Hollwedel had the following revisions:

Pg. 1: In the 4th paragraph at the end of the 1st sentence after reviews, add and other actions.

Pg.3: After E answer, take out the paragraph where Don Brooks made a motion and instead put having considered the following.

Pg.4: Before motion second by Dean Davis, put Don Brooks made a Motion to approve the Land Separation PLS-11-1 (S.B.L. 12.-1-40) submitted on 10/31/2011 by Lor-Rob Farms, Transit Rd., Pavilion, NY.

Pg:4: Paragraph 6 With no further business to discuss, Dean Davis made a Motion to adjourn the meeting at 8:45pm. Add second by Jim Rudgers. All in favor.

A Motion was made by Jim Rudgers to approve the November 8, 2011 minutes with the revisions listed above. Don Brooks second.

The Motion passes with the following Roll Call Vote:

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

CEO/ZEO, Tom Douglas reported that he received correspondence from Genesee County Planning Board that they accepted the Land Separation Application PLS-11-1 (S.B.L. 12.-1-40) submitted on 10/31/2011 by Lor-Rob Farms, Transit Rd. Pavilion.

Tom Douglas let the Board know that there will be applications coming soon to change the antennas on the Verizon tower.

Mr. Douglas also let the Board know that he will not be able to attend the Planning Board meetings in March and December 2012 due to work conflicts.

Tom Douglas presented a Land Separation Application PLS-11-2 (S.B.L. 10.-1-35.111) submitted on December 23, 2011 by Sandra Tombari, South St. Rd., Pavilion, NY 14525. The Land Separation meets the following criteria:

Minimum Lot area (0.918 Acres or 40,000 sq. ft. req.)

Parent Parcel #1-113.6 A.

Parcel # 2 – 1A.

Minimum Lot Road Frontage (200' req.)

Parent parcel #1 – 870 ft.

Parcel # 2 – 200 ft.

Minimum Lot Depth (150' req.)

Parent Parcel #1 – unchanged

Parcel #2 – 200 ft.

Has been Separated zero (0) times in the last three (3) years.

Meets required yard setbacks as it appears to be an “internal” property line being created on a vacant existing parcel with no change to the “exterior” borders.

Mr. Douglas stated that it meets all criteria for land separation. The fee for the application has been collected and the Town of Pavilion Agricultural Data Statement has been completed.

The Short environmental Assessment Form for SEQR is complete. The Board answered the questions on Part II on the SEQR Environmental Assessment Form as follows:

- A. Does action exceed any type I threshold in 6NYCRR, Part 617.4? The Board determined the answer as No.
- B. Will action receive coordinated review as provided for unlisted actions in 6 NYCRR, part 617.6? The Board determined the answer as No.
- C. Could action result in any adverse effects associated with the following:
 - C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? The Board determined the answer as No. The Board is reviewing a land separation and lot lines only.
 - C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources: or community or neighborhood character: The Board determined the answer as No. The Board is reviewing a land separation and lot lines only.
 - C3. Vegetation of fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species. The Board determined the answer as No. The Board is reviewing a land separation and lot lines only.
 - C4. A community’s existing plans or goals as officially adopted or a change in use or intensity of use of land or other natural resources? The Board answered No. It conforms with land separation guidelines.
 - C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? The Board answered No. This and

neighboring lots will be compliant.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? The answered None Foreseen.

C7. Other impacts (including changes in use of either quantity or type of Energy? The Board answered No use specified. Lot line only.

D. Will the project have an impact on the environmental characteristics that caused the establishment of a CEA? The Board answered No.

E. Is there, or is there likely to be controversy related to potential adverse environmental impacts: The Board answered none foreseen.

A Motion was made by Sue Kinney to approve the Land Separation PLS-11-2 on South St. Rd. Tax map I.D. # 10.-1-35.111 as requested by Sandra Tombari as it appears to meet all Land Separation guidelines. Second by Don Brooks.

The Motion passes with the following Roll Call Vote:

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

Tom Douglas presented another Land Separation Application PLS-11-3 (S.B.L. 17.-1-11.11) by Dorothy Hackett of 7839 York Rd. The Land Separation meets the following criteria:

Minimum Lot area (0.918 Acres or 40,000 sq. ft. req.)

Parent Parcel #1 – 14 + A.

Parce #2 – To be merged.

Minimum Lot Road Frontage (200' req.)

Parent Parcel #1 – no change

Parcel #2 – to be merged.

Minimum Lot Depth (150' req.)

Parent Parcel #1 – unchanged

Parcel #2 – to be merged.

Has been Separated zero(0) times in the last three (3) years.

Meets required yard setbacks as it appears to be an “internal” property line being Created on an existing parcel with no change to the “exterior” borders and Separated parcel to be merged with existing parcel. Accessory building on 17.-1-11.12 was erected over property line and said merger will reduce non conformity.

MERGER REQUIRED. – PARCEL #2 BEING SEPARATED FROM PARENT

#1 MUST BE MERGED WITH S.B.L. #17.-1-11.12.

Tom Douglas states that this Land Separation appears to meet all Land Separation Law criteria listed above as per submitted plan.

After looking at the Land Separation Application and with much discussion, Dean Davis made a Motion to refuse the Application because the existing building is placed through the existing lot line. It appears the building will not conform to the setback rear and side lot lines. The Board wishes to have a current survey including the building location. The Board would like to see a survey or layout with the merger as proposed. Jim Rudgers second.

The Motion passes with the following Roll Call Vote:

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

Jim Seiler brought up the Oatka Creek Watershed Public Meeting on Thursday, February 9, 2012. It will be held at the Pavilion Fire Department Recreation Hall 6:30-8pm. He's hoping there will be good attendance from the Agricultural people. There will be environmental information and recreational information (fishing, etc.) also.

Jim has promised to bring some of the information to the next Planning Board meeting.

With no further business to discuss, Sue Kinney made a Motion to adjourn the meeting at 7:00pm. Second by Dean Davis.
All in favor.

The next meeting will be February 14, 2012 at 7pm.

Submitted by

Melody Osterman, Planning Board Secretary

