

**TOWN OF PAVILION
PLANNING BOARD MEETING
November 13, 2012**

Present: Chairman Dean Davis, Ed Hollwedel, Craig Prucha, Jim Rudgers, Jim Seiler, Rob LaPoint.

Absent: Don Brooks and Sue Kinney

Also Present: Steve Bowen (7-11 Representative), Gary and JoAnne Graham, Dave Tillotson, Don Roberts CEO/ZEO, Melody Osterman, Clerk.

At 7pm Chairman Dean Davis welcomed everyone in attendance and called the meeting to order.

Following the Pledge to the Flag, the minutes from the October 9th meeting were examined and there were two (2) corrections. On page one (1) the second sentence read “The barn needs a Variance because it more than exceeds the required setbacks”. The sentence is changed to read The barn needs a Variance because it does not meet the required setbacks.

The second correction is on page two (2). The address for Dan LaPoint should be 7087 Rogers Rd. not 7987 Rogers Rd. With these corrections made, Craig Prucha made a Motion to accept the minutes as revised.

The Motion was seconded by Jim Seiler.

The Motion passes with the following Roll Call Vote:

Dean Davis	Yes	Jim Seiler	Yes
Ed Hollwedel	Yes	Jim Rudgers	Yes
Craig Prucha	Yes	Rob LaPoint	Yes

Next on the Agenda was the CEO/ZEO Report from Don Roberts. Mr. Roberts passed out his inspection report. He reported that there are three (3) Variances that are pending review from the ZBA. Daniel LaPoint, Ron Zarbo, and Amy Cooley. The ZBA meeting is scheduled for Tuesday, November 20, 2012 at 7:00pm to address these applications.

Don Roberts introduced Steve Bowen, the representative from 7-11. They are doing some preliminary plans to change the present Wilson Farms at 11091 Lake Rd. He went over the changes and was looking for advice from the Planning Board. There was discussion and many suggestions. The

Board also suggested that 7-11 might want to contact the Pavilion Fire Department for their advice. Mr. Bowen will take the Board's suggestions back to 7-11. He will stay in contact with Don Roberts about this matter.

Gary and JoAnne Graham, 10490 Linwood Rd., were present asking for feedback to possibly make a former Antique store into a part-time residence. They would like to expand it to include a bathroom and kitchen. There is already electric, phone and heat. Zoning Law allows only one (1) principle dwelling on a lot. A dwelling is defined as having sleeping quarters, bathroom and kitchen. Therefore, the additions would make it another dwelling. The Board made many suggestions to help the Graham's decide what they can ultimately do. Don Roberts will research the possibilities and contact Mr. and Mrs. Graham.

Dave Tillotson was present to ask for a Special Use Permit to add a Farm Water/Fire Protection Pond at 10972 Roanoke Rd. Mr. Tillotson had already contacted Soil and Water and had a letter of approval from them. The Board reviewed the project thoroughly by checking the Zoning Ordinances and on page thirty, Article V, Zoning District Regulations, Section 501, Agricultural & Residential-1 District A&R-1 it states: A. Permitted Uses: # 7. Farm water supply, conservancy and fire protection pond located not less than one hundred (100) feet from any street and property lines. With that Ordinance in place the Board deemed that Mr. Tillotson does not have to go through the Special Use Permit process.

Don Roberts also reported that he has not heard from Gerald Harding, who had asked for a Special Use Permit. The Board had tabled the application until Mr. Harding had more information on what he wants to do.

Chairman Davis reported that he and Rob LaPoint went to the meeting that was held for Dan Lang from Town of Batavia to explain what they will provide as the CEO/ZEO for the Town of Pavilion. Chairman Davis, as well as Mr. LaPoint were impressed with the proposal. Other Board members had questions that Chairman Davis and Mr. LaPoint were able to answer regarding the proposal. Members present, other than Craig Prucha, agreed with the Proposal.

Chairman Davis reported that the Smart Growth Plan Tri-Annual Review and Report is due November 30, 2012. After reviewing and discussing the report the Board believes that the Report is proper until the next Tri-Annual Review.

With no further business to discuss, at 9:20pm Chairman Davis made a Motion to adjourn the meeting. The motion was seconded by Jim Seiler. All in favor.

Respectfully submitted,
Melody Osterman, Clerk

