

**TOWN OF PAVILION
JOINT PLANNING BOARD/ZONING BOARD MEETING
DECEMBER 11, 2012**

Present:

Planning Board: Chairman Dean Davis, Ed Hollwedel, Craig Prucha, Jim Rudgers, Sue Kinney, Rob LaPoint (Alternate).

Absent: Don Brooks and Jim Seiler.

Zoning Board: Dan LaPoint, Scott Savidge, Kevin Conklin.

Absent: Kathy Collette and McKenzie D'Angelo

Also Present: Melody Osterman, Clerk, Don Roberts ZEO/CEO, Dan Lang, Town of Batavia, Thomas Williams, and Shawn Heubusch.

At 7:06pm Chairman Davis called the Joint Meeting to order.

Following the Pledge to the Flag, the November 13, 2012 minutes were passed out for the members who didn't have them. With no changes to be made, Craig Prucha made a Motion to accept the minutes.

The Motion was seconded by Jim Rudgers.

The Motion passes with the following Roll Call Vote:

Dean Davis	Yes	Jim Rudgers	Yes
Craig Prucha	Yes	Ed Hollwedel	Yes
Sue Kinney	Yes	Rob LaPoint	Yes

ZEO/CEO Don Roberts introduced Attorney Tom Williams who is representing Shawn Heubusch. Mr. Heubusch is trying to purchase the Janet Henderson house at 11255 Transit Rd. The property consists of a house and two (2) barns. The Bank would like Mr. Heubusch to tear the remote barn out back down. Mr. Heubusch would like to avoid tearing the barn down by reconfiguring the two (2) lots on the property. Don has looked into this matter and feels that according to our Zoning Ordinance it is plausible. It was decided that there is no action necessary on the part of the Planning Board until Mr. Williams works up a new sketch plan for the lots. Sue Kinney made a Motion to conditionally approve the proposed preliminary sketch plan and to give Chairman Davis permission to sign the Mylar map as a representative of the Planning Board, if, Chairman Davis feels the Mylar map is fully acceptable.

The Motion was seconded by Dean Davis.

The Motion passes with the following Roll Call Vote:

Dean Davis	Yes	Jim Rudgers	Yes
Craig Prucha	Yes	Ed Hollwedel	Yes
Sue Kinney	Yes	Rob LaPoint	Yes

Don Roberts reported that Matthew Redmand, 10188 Pavilion Center Rd. wants to have an Automotive Internet Sales Business at his home. There would be NO cars on their lot. Everything will be done On-Line. Under the Home Occupation Law, there needs to be approval from the Planning Board for licensing. Don said that the Application is completed and the fee is paid. He sent Mr. Redmand a letter with questions and has yet to receive a reply. Ed Hollwedel made a Motion to Table the Application as there is not enough information.

The Motion was seconded by Jim Rudgers.

The Motion passes with the following Roll Call Vote:

Dean Davis	Yes	Jim Rudgers	Yes
Craig Prucha	Yes	Ed Hollwedel	Yes
Sue Kinney	Yes	Rob LaPoint	Yes

Steve Bowen from 7/ Eleven was on the Agenda to go through the preliminary Construction/Site Plan Review. Mr. Bowen was not in attendance so Don Roberts passed around the proposed map and the existing map for members to look at.

There was a lot of discussion about the changes and additions to the current building. One of the biggest concerns is whether the changes will be helpful or detrimental to the safety of the community. The Board feels it would be better if 7/Eleven would tear down the current building and build a new building properly on the lot. The bottom line for the Board is to make sure that it will be safe for the Town of Pavilion.

Don Roberts will talk to Mr. Bowen and tell him of the concerns that both the Planning Board and Zoning Boards have.

A gentleman representing the apartments on 10980 Starr Rd. has contacted Don Roberts wanting to add a separate building of six (6) units to that property. Don advised him to make a preliminary site plan. After receiving the Site Plan we can move forward from there.

Dean Davis brought up some of the items that he learned at the recent Training Meeting in Batavia. One item is regarding the powers and duties of the Planning Board. It was determined that the duties are listed in the Zoning Law Book.

Another item discussed is the duties and use of Alternate member. Chairman Davis said that he learned the Alternate votes only if there is not a quorum of regular members. The Chairman will make the determination at the beginning of the meeting. After some discussion, the Board decided they may want to make a new Resolution to broaden the Alternate's duties to clarify and define the duties and use of the members.

Chairman Davis asked for any volunteers to fill the Vice-Chairman seat. At the moment there were none so it will be tabled until 2013.

Dean passed out a blank "Planning Board Decision" form and asked if the Board agreed to have this form completed for every Application. The Board agreed that the completion of this form for every Applicant should be done.

Chairman Davis discussed the posting of the Board's Agendas, meetings, public hearing, etc. Rob LaPoint is working with Town Clerk, Cindy Starr, to get the Website easier to navigate. Everything will be posted in the paper, on the Website and in the Town Building.

Jim Rudgers thanked Don Roberts for all of his expertise and hard work in the ZEO/CEO position for the last year. He stated that he has enjoyed working with Don. In 2013 the ZEO/CEO activities will be done by the Town of Batavia. Don reported that he will be working with the Town of Batavia for a smooth transition.

At 9:11pm Ed Holwedel made a Motion to Close the Meeting. Dean Davis seconded the Motion.

Respectfully submitted,
Melody Osterman

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