

TOWN OF PAVILION PLANNING BOARD

January 26, 2022

Public Hearing: Special Use Permit to construct the Lokee-Hikee Campground.

Location :10156 Perry Rd., Pavilion.

Zoning District: Agricultural-Residential 1(AR-1) District

Present: Bill Fuest (Chairperson), Patrick Boyd, Don Brooks, Liz Conway, Gary Kingsley, Lisa Schiske, Tim Welch, Lisa Sauer (clerk)

Absent: None

Guests: Jonathan Hinman, P.E. MRB Group, David Roach Esq., Matt Mahaney(Zoning), Robert LaPoint(Town Supervisor), Jim Thater(Liaison to Town Board)

Others Present: Sara Gilbert, P.E. Pinewoods Engineering, David Ciurzynski (Ciurzynski Consulting LLC), Jesse and Jolene Coots

Visitors: 21 signed in to speak at Public Hearing

The Pledge of Allegiance opened the meeting at 7pm led by Bill Fuest

Minutes from the 12/15/21 meeting were reviewed. Motion to approve the minutes by Gary Kingsley, seconded by Don Brooks; carried unanimously (7 votes).

Bill Fuest began by addressing the attendees with the history of the application process. He also gave guidelines for those who signed up to speak. This included a time limit for each speaker and if further input is needed beyond the time allocated, information can be submitted to the planning board via email. Speakers are to adhere solely in reference to the application of the land use.

Presentation by the Application Team: Sara Gilbert, PE gave a project overview of the site plan. It is located on 110 acre parcels of land proposing 145 campsites. The site would include a registration building, food pavilion, recreational pond, and hiking trails. Designed to comply 100% with Town zoning laws. 3 sites per acre plan, Sara points out that zoning allows 12 sites per acre. Setbacks are 100 feet, exceeding what is needed for zoning. Explained all the agencies involved helping to coordinate the project. Positive economic impact for the town. Supported by the Genesee Economic Development Committee and supports that it will have a positive revenue for the town. Also supported by the US Department of Agriculture part of their Ag tourism and will increase the tax base for the town in a positive way. Owners hope to create jobs for young people of the town and a place for families to gather.

Highlights from the MRB group on their findings: Jonathan Hinman PE (Town Engineering) verified all the claims presented by the application team. He has been in contact with the DEC, Army Corps of Engineers, County water,sewer,septic, traffic and entrance study, and well system report. Offering comments for the pond, storm water control to protect residents and wetlands. Have been working on this for 6 months and the client has been compliant along the way Reviewed that the town has done its due diligence regarding engineering. MRB group has requested an easement back to the stormwater retention systems, this is a standard procedure to protect the town, in case property was not maintained or abandoned.

Motion to open the Public Hearing at 7:14 by Gary Kingsley, seconded by Don Brooks, carried unanimously(7 votes)

Guy Laesser-Neighbor on Perry Rd: Against Campground at this site, concerned about effect on wildlife, water, and his lifestyle.

Ray Butler-Neighbor Perry Rd-Opposed to the campground. Believe it does meet the standards applicable for the special use permit. It is not harmonious, and will decrease property value. More invasive than other surrounding campgrounds-sited other campgrounds setbacks. Concerned about the proposed setting of a propane tank Feels it doesn't have enough buffering from his home will create undo noise lighting glare, odor and unsightliness. Mr Butler submitted his written concerns to the board.

Dana Poray: Perry Rd: -No issues with the campground, feels good for the community

Todd Hackett: York Rd-Thinks a great idea. Community should support.

Denise McPherson: Lake Rd - Great idea good for the community. Friends and family are campers. Likes to walk,extra hiking trails

Duke Dubis: Telephone Rd- Lives 1 mile away. Camping is about meeting people. Good for the community.

Allan Buchanan: Roanoke Rd Lives about 3 miles away. In favor of the campground. Campgrounds did not shut down with Covid. Hard to find. Kids are not interested in their digital devices when camping.

Scott Savidge: Junction Rd-In favor of the campground. Had been a part of the Comprehensive Plan Committee. This is within the use of the AR 1 district. It will create jobs for kids that are local and safe. Potential will bring water, reduce taxes, feels denying that it will go against the Comprehensive plan. The use will be harmonious as long as the zoning requirements are met.

Terry Barthlomew: River Rd.- In favor of the campground. Feel all the criteria, zoning laws and regulatory agencies have been met. Feels this will be positive for the Town.

Kraig Reamer: Hartwell Rd-Lives about a mile away. In favor of a campground. Feels this will be great for the community, bringing taxes in.

Jerry Harding: Buckman Rd-lifelong residence. Not a lot to do in this town. This will have hiking trails, a swimming pond, and fishing. Will bring money into the town. For the campground.

Jurgen Liczewsky: Perry Rd - Opposed to campground. Sent an email to the Board.

Joanne Horine: Cook Rd-In favor of the campground. Family has been campers for 8 years, it promotes family. Find that other campers are respectful to others' property. Feels it will be a beautiful, maintained area.

Carrie Page: Perry Rd-Opposed to the campground. Concerns about privacy,traffic safety, property value and water, already have a problem with water.

Darryl Robb: Black St- In favor of the campground. It will be great for the community, provide jobs and be a nice atmosphere.

Matt Jacobus: Perry Rd-For the campground. Bring jobs and income. "Why wouldn't you want something like this?"

Mickey Hyde: W Main St-Grew up in Pavilion. In favor of the campground. Feels it will bring people back to the community. Hoping they take proper considerations in regards to the buffers for the neighbors.

Mike Fisher: Junction Rd-Opposed to the campground. Some concerns are the noise, lights, litter and traffic. Concerned about septic. Bill Fuest clarified that the MRB group has done due diligence to make sure all is in compliance. Mr Fisher feels it will diminish the property value.

Rick and Tina Payton: South St Rd- In favor of a campground. Own the Ridge Campground in Mt Morris for the past 10 years. This will be positive for the town. Will bring in tax revenue,jobs. A campground can bring in charity and community events.

Lori Quackenbush: Junction Rd-Grew up in this neighborhood. In favor of the campground. “ It's a way to unplug” Hiking trails, fishing. “We spend our money in other communities now, why can't we spend it here”

Brooke Coniber: Boyd Rd- In favor of the campground. More revenue for the community. Good for socialization and 1st jobs for kids. “ I Think it is a great idea.”

Motion to keep the Public Hearing Open until Feb 16, 2022 made by Gary Kingsley, seconded by Liz Conway; carried unanimously (7 votes)

Next Meeting: Will read any further input that the Board receives.

Moved by Gary Kingsley, seconded by Don Brooks to adjourn the meeting at 8:09; carried unanimously (7 votes).

Draft submitted by Lisa Sauer 2/1/22