

TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes
October 20, 2021

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

Absent: None

Guests: David Roach Esq., (Town Legal Council), Jonathan Hinman, P.E and Corey A Hurley (MRB group-Town engineering), Matt Mahaney(Zoning), Rob Lapoint(Town Supervisor) 7:08, Jim Thater(Liaison to Town Board) 7:08

Visitors: 16 as per sign in log

The meeting was called to order at 7:00 PM by Bill Fuest
The Pledge of Allegiance opened the meeting led by Bill Fuest.

Minutes from the 7/21/21 meeting were reviewed. Moved by Don Brooks, seconded by Lisa Schiske to approve minutes. Voice vote unanimous.

Old Business: Status update of the Lokee-Hikee Campground SUP application:

Bill Fuest began by going through the meeting agenda. He reviewed the steps that need to be taken in the process of the Lokee-Hikee Campground SUP application. The Board Members along with the MRB group and Applicant agreed on the timeline.

In June the application was deemed incomplete. Still needing an engineering agreement with the Town's engineers resources and Genesee County resources. Over the summer the application has been revised and updated. A new submission was received Oct 4th

On 10/19/21 The engineering fee agreement was approved and signed, with the town engineering group (MRB) and the applicant. Bill Fuest asked if the MRB group deemed the application complete. Jonathan Hinman, PE(MRB) stated that, in the preliminary report, they only need to see where utility lines are being proposed. This is a minor component per Jonathan of the MRB group and should not hold up the application. Enough information has been given in order to declare SEQR.

Agreement to extend the application review deadline to the February 16th, 2022 Planning Board Meeting The applicant has consented to this deadline. Gary Kingsley made a resolution to deem the application complete seconded by Don Brooks. Roll call vote: Patrick Boyd-yes, Lisa Schiske-yes, Bill Fuest-yes, Liz Conway-yes, Don Brooks-yes, Gary Kingsley-yes, Tim Welch-yes.

Bill Fuest read the SEQR Resolution, declaring the Town of Pavilion Planning Board Intent to be Lead Agency for Lokee-Hikee Campground Project. This will be entered into the record. Motion made to declare intent to seek Lead Agency by Liz Conway seconded by Don Brooks. Roll Call Vote: Gary Kingsley-yes, Don Brooks-yes, Liz Conway-yes, Bill Fuest-yes, Lisa Schiske-yes, Pat Boyd-yes, Tim Welch-yes.

The MRB Group will coordinate the process and complete the SEQR

Bill Fuest read the SEQR involved Agency List that will be contacted by the MRB group by Dec 1st. Genesee County Health Dept, Genesee County Highway Dept, US Army Corps of Engineers, NYS Agriculture and

Markets, NYS Environmental Conservation and NYS Department of Health. Also other SEQR interested agencies-Pavilion Fire Dept, Genesee County Emergency management Services, Genesee County Planning Board, Genesee County Soil and Water Conservation District and NYS Office Parks Bill Fuest asked the board if any other agency should be involved -electric/utilities was suggested.

MRB group will share its preliminary finding/report with the planning board in December.

If all goes on schedule, the board will plan to schedule a public hearing on January 19th and in February make a decision. Bill Fuest suggested that neighbors bring their ideas of suitable buffers that they felt would be appropriate, if there were concerns about issues such as visuals, odor, and noise .

Bill Fuest reviewed the role of the planning board in making a decision around the decision of the SUP request. He cited pages 55-58 in the Zoning Code. Site plans are put together in accordance with setbacks and regulations. Also on page 103 which addresses the Town Planning Board special use request only after all conditions are satisfied in conditions of the zoning ordinance. Page 22 of The Comprehensive Plan addresses future land use in a rural agricultural zone. There need to be resolution once engineering and all the zoning ordinances are looked at along with the language in the code and comprehensive plan.

New Business:

Sara Gilbert of Pinewoods Engineering addressed the board in response to a letter prepared by the MRB group of questions She addressed such issues as ADA requirements, wetlands, DEC, topography, grading sediment, lighting, fire code, water compliance, storm water mitigation, landscaping and signage. Nothing will be approved until all the agencies involved. Jonathan from MRB said that Pinewood Engineering addressed all issues. but that nothing will be approved for final constructions until approval from multiple agencies and the board.

Copy of current proposed site plan offered on table for guests to review.

8:00 PM motion to adjourn by Gary Kingsley, seconded by Don Brooks.
Voice vote was unanimous.

Draft submitted by Lisa Sauer 10/30/21