

TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes
May 19, 2021

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

Absent: Gary Kingsley

Guests: Rob Lapoint (Town Supervisor), Jim Thater (Liaison to Town Board), Matt Mahaney (Zoning) 7:37

Visitors: 14 per visitor log

Bill Fuest called the meeting to order at 7:00 pm

Pledge of Allegiance led by Bill Fuest

Moved by Don Brooks to approve the minutes from the March 17th and April 21st meetings, seconded by Lisa Schiske, carried unanimously

Bill Fuest addressed the attendees with the instructions for the Public Hearing.

Public Hearing opened at 7:04; Special Permit Application for a Campground on Perry Rd

David Ciuzynski began by explaining that he was hired by the Coot's Family to help bring together the project. Mr Ciuzynski presented the proposal of the approx 90 acre site including a visual map of the proposed campsite area. Mr Ciuzynski addressed items such as setbacks, septic, water, utilities, recreation areas and campsites. Also discussed quiet hours 11 pm-8am, golf carts, and future hiking trails. ATV and Motorcycles are not permitted to be driven on site. Ideally a seasonal camper is the plan. This proposed seasonal campground will be from May 1st to Oct 1st. Starting with 100 sites. Looking for the seasonal camper that comes in for the entire season. Class A or B -RVs with regulations how that must be maintained. Wheels can not come off. RV's to leave at the end of the season. Each site would have power, water and septic. Mr Ciuzynski answered questions from the Board Members, including a plan B for the campsites within the 90 acres, quiet hours, on site manager, food sales, storage of RV's, and septic. Bill Fuest thanked Mr Ciuzynski and at 7:24 then invited anyone present who wished to come forward with questions of the land use.

Anthony Vallance-Bill Fuest read the letter sent to the Town Board by Mr Vallance who resides on Lake Rd, opposing the campsite proposal. His property is on the southwest border. Concerned about noise and entertainment with over 300 campsites Lack of privacy and non-pavilion residents having access to their bordering property Copy of letter submitted for the record.

Mike Fisher -on Perry Rd borders the property Asked about the location of the proposed pond looking to be put in. Lighting and septic.

Guy Lassiter- on Perry Rd border. Some of Mr Lassiters concerns were about where the water would be coming from for the sites. Concerned that it may affect his well. Also brought up home value and noise levels. Inquired about a noise ordinance. Rob Lapoint explained that this could be put into the special permit.

Ron Zarbo -asked about the vegetation that would be put in. Evergreens vs indigenous trees. He suggested communal campfires to decrease smoke and field fencing. Asked about Dark sky standards . Worked at Darien Lake campground.

Ray Butler-Perry Rd, Opposes campground . Some of his concerns included decrease in his home value, odors, noise levels, lighting, agricultural land being taken out and water needs affecting the wells. Also worried about campsites being 50 yards from his house. Feels the project is not harmonious with the surrounding. "New growth must not come at the expense of the way of life, land and people in our community"

Sue Walton-Feels it will dramatically change the neighborhood. Concern about home value. "Not fair to the neighbors"

No action taken today.

Next Meeting: May 25th at 7pm with Town Council

Motion to Close Public Hearing at 8:00 by Don Brooks, seconded by Tim Welch

Motion to adjourn at 8:00 pm by Tim Welch, seconded by Lisa Schiske carried unanimously.

Draft submitted by Lisa Sauer 5/24/21