

TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes
April 17, 2024

Board Members Present: Scott Savidge (Chairperson), Tim Welch (Vice Chairperson), Don Brooks, Liz Conway, Gary Kingsley, Andres Manamon (alternate), Lisa Schiske, Glen Taylor, Lisa Sauer (clerk)

Board Members Absent: None

Guests: Jim Thater (Town Supervisor) 7:35, Troy Williams (Zoning)

Visitors: 2 per visitor log

The meeting was called to order at 7:00 PM by Scott Savidge. The Pledge of Allegiance opened the meeting.

Minutes from the 9/20/23 meeting were reviewed. Moved by Tim Welch and seconded by Gary Kingsley to approve minutes. Voice vote unanimous. (8)

Scott Savidge discussed training requirements for the Planning Board members. 4 hours of training per year to be reinstated on the Board. These hours are stackable i.e. If you had 12 hours training in one year it would be good for 3 years. Scott discussed different training opportunities.

Troy Williams (Code Enforcement Officer) provided updates on the Lokee-Hikee Campground construction. Mr Coots has compiled with all processes. All buildings are built. Mr Coots has had inquiries for cabins. At this time he is looking to build 4 moveable structures 16X24 (384 sq feet). Sleeping quarters only. No water or septic to these structures. A permit is not required due to structures type and square footage per Troy Williams.

Clarification on the SUP and dates/times of when the campground is operating.

Troy Williams answered questions by the Board Members. **No action required.**

Mr Coots was present at the meeting. He answered questions asked by the Board Members and they thanked him for the updates.

Other Business: Troy Williams informed the Board of a possible future project of a Cidery. No plans yet. This would need to go through NY State for Alcohol requirements and also the County Planning Board prior to coming to the Town Planning Board.

New Business: None

7:42 pm Motion to adjourn by Tim Welch, seconded by Don Brooks. Voice vote was unanimous. (8)

Draft submitted by Lisa Sauer 4/22/24

TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes
July 17, 2024

Board Members Present: Scott Savidge (Chairperson), Don Brooks, Liz Conway, Gary Kingsley, Andres Manamon(alternate), Lisa Schiske, Glen Taylor, Lisa Sauer(clerk)

Board Members Absent: Tim Welch

Visitors: Jason Conti (7:20)

The meeting was called to order at 7:00 PM by Scott Savidge. The Pledge of Allegiance opened the meeting.

Minutes from the 4/17/24 meeting were reviewed. Moved by Gary Kingsley and seconded by Glen Taylor to approve minutes. Voice vote unanimous. (7)

Mr Jason Conti contacted Scott Savidge, requesting to have a meeting with the Planning Board. Looking into property development on the corner of 63 and 20 (Texaco Town), former site of Cindy & Barb's. He is considering purchasing the property to operate a used car dealership / repair shop and is researching possible challenges he could run into.

While waiting for Mr Conti to arrive the members looked into the Town Codes. A Used Car lot does fit into the Comprehensive Plan in this area. Depending on the scope of the project. Permits may be needed. Sales only looks like it would just need a SUP. A repair shop may need a variance from the Zoning Board.

When Mr Conti arrived, there was an informal discussion of the process and possible challenges. He will be contacting the neighbors to see if there would be any issues with his proposal.

The Board Members thanked him for coming in.

Other Business: There has been no further updates on The Cidery or Dog Kennel

New Business: None

8:04 pm Motion to adjourn by Gary kingsley, seconded by Don Brooks. Voice vote was unanimous.(7)

Draft submitted by Lisa Sauer 7/23/24

TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes
December 18, 2024

Board Members Present: Scott Savidge (Chairperson), Tim Welch (Vice Chairperson), Don Brooks, Liz Conway, Gary Kingsley, Andres Manamon (alternate), Lisa Schiske, Lisa Sauer (clerk)

Board Members Absent: Glen Taylor

Guests: Jim Thater (Town Supervisor) 7:21

Visitors: None

The meeting was called to order at 7:00 PM by Scott Savidge. The Pledge of Allegiance opened the meeting.

Moved by Don Brooks, seconded by Gary Kingsley to approve the minutes from the meeting on 7/17/24.
Voice vote unanimous. (7 votes)

New Business : 6982 Cato Street development project

The Applicants are not present at the meeting. They are looking to convert the existing commercial property located at 6982 Cato St to 4 apartments. The main issue is parking. At this time, The Planning Board has not yet received an official application or SEQR. It is to go to the County Planning Board to be reviewed in early January. Scott would like to discuss the pending project with the Board members and discuss parking, along with any other concerns the Board may have.

There are currently 2 apartments connected to the building. Code requires that each apartment have (2) parking spaces per apartment. The existing used apartments have 2 spaces each as required however the new apartments do not.

The purchased property at 6932 Cato St. is zoned commercial. Previously it has been a church, dental office and restaurant. The applicants would like to convert the building apartments. This is allowed in the commercial district with a special permit. Each apt has to have 2 off street parking spaces. There are 2 existing apts now in back, parking appropriate for them.

Informal meeting a few weeks ago with the applicants, regarding parking spaces. They are hoping to keep the grassy areas. Jim Thater (Town Supervisor), Jaimie Cleveland (Highway Superintendent), Troy Williams (Zoning), Ken Steinmetz (Town Board), and Scott Savidge. Applicant wanted to take 4 parking spots already in existence. However this was declined. The Town did not want to take away municipal parking. Off street parking needs to be met. The Board members discussed possible ideas.

Another issue that needs some clarification of the property line. The tax parcel and the Survey do not match. Need a definite answer on the survey. According to the survey, the property line is the front edge of the building, thus the front door, stairs, and bushes are actually not part of the property, it would be town property. The tax parcel shows the property going to the middle of West Park. Troy Williams is going to reach out to True North Land Surveying LLC in Buffalo to verify. Scott will have Troy reach out to the Applicants to see their plans. Pending for this project:

*Information still has to go to the County Planning Board

*SEQR

*Survey needs to be verified

*Parking plans. No municipal parking spots allowed

New Business: None

8:03 pm Motion to adjourn by Lisa Schiske, seconded by Don Brooks. Voice vote was unanimous.(7)

Draft submitted by Lisa Sauer 12/26/24