

## TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes  
January 15, 2025

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

**Board Members Absent:** None

**Guest:** Troy Williams(Zoning), Stephen Gould(Har-go Farms, LLC)

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

Minutes from the 12/18/24 meeting were reviewed. Moved by Don Brooks and seconded by Tim Welch to approve minutes. Voice vote unanimous. (8)

Continued discussion on the Cato St Development Project Scott reviewed last month's meeting discussions /concerns with Mr Gould. i.e. parking, front door, walkway and survey.

Genesee County Planning Board met on 1/9/25 Referral ID T-012-PAV-01-24 Applicant's Name: Har-go Requesting a Special use Permit for 6932 Cato St. Zoned commercial- to convert a former church/dentist office into four new apartments. The County Board approved-"The proposed apartments should pose no significant county wide or inter- community impact."

Survey done as part of the purchase 2 years ago, is valid.

Scott did speak to the attorney in regards to front door/ walkway would have to be a shared liability

Mr Gould introduced himself and presented to the Board Members the history of the building. He handed out new plans for parking.

**SEQR Resolution to Designate the Planning Board As Lead Agency :** .Motion to approve resolution made by Tim Welch, seconded by Don Brooks. Voice vote unanimous (8).

Scott Savidge read through the documents and questions with Board Members.

**Approval SEQR Part I and Part II-**No significant impact on the Environment. No further action  
Tim Welch made a motion -SEQR demonstrates no significant environmental impact, seconded by Liz Conway. Roll call vote Taken: Tim Welch-Yes, Gary Kingsley- Yes, Glen Taylor-Yes Liz Conway-Yes, Scott Savidge-Yes, Don Brooks-Yes, Lisa Schiske-Yes Motion Carried.

**New Business:** No pending activity per Troy Williams

**Next Meeting:** February 19, 2025 Public Hearing Cato St Project and possible vote.

8:04 pm Motion to adjourn by Tim Welch, seconded by Lisa Schiske. Voice vote was unanimous.(8)

Draft submitted by Lisa Sauer 1/23/25

*To Kari Petter  
2/20/25*

## TOWN OF PAVILION PLANNING BOARD

February 19, 2025

**Present:** Scott Savidge (Chairperson), Tim Welch (Vice Chairperson), Don Brooks, Liz Conway, Gary Kingsley, Andres Manamom (Alternate), Lisa Schiske via phone, Glen Taylor, Lisa Sauer (clerk)

**Absent:** None

**Guest:** James Thater (Town Supervisor)

**Visitors:** There were 5 guests as per visitor sign in sheet

The Pledge of Allegiance opened the meeting at 7pm led by Scott Savidge

Motion to approve the minutes from 1/15/25 by Tim Welch, seconded by Don Brooks. Carried unanimously (8 votes)

**Public Hearing opened at 7:01—Application from Hargo Farms LLC for a Special Use permit-for 6982 Cato St-4 new apartments.**

Scott Savidge gave an overview of the intended project. SEQR Parts I and II -determination of no significance. Discussion between the Applicants and Board Members on concerns, regarding the property line of north side property. The front door(North Side access) opens up onto Town Property. Front Steps are not on that lot. This could potentially be a liability issue. At the time of this meeting, The Board has not heard back from the Town and/or Client Attorneys. Legal Ramifications with the stoop need to be rectified before a building permit is issued. After a lengthy discussion on the issue, it was decided to call a vote with a contingency.

**Motion to close Public Hearing at 7:38** by Scott Savidge, seconded by Gary Kingsley.

Motion to approve Special Use Permit subject to meeting all applicable codes in a mutual agreement between the attorneys in regards to the Northern access, maintenance, liability and future modifications. by Scott Savidge and seconded by Tim Welch.

Roll Call vote: Tim Welch: Yes; Gary Kingsley: Yes; Glen Taylor: Yes; Liz Conway: Yes; Scott Savidge: Yes; Don Brooks: Yes; Andres Manamom: Yes. So carried.

**New Business:** None

Motion to adjourn the meeting by Tim Welch, seconded by Don Brooks at 7:42; carried unanimously (8 votes).

Draft Submitted 2/26/25 by Lisa Sauer

# MEETING MINUTES

## TOWN OF PAVILION PLANNING BOARD - DRAFT

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Date: April 16, 2025

Time: 7:02 PM

Meeting called to order by: Scott Savidge

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### PLEADGE OF ALLEGIANCE

#### IN ATTENDANCE

Scott Savidge (Chairperson), Don Brooks, Liz Conway, Gary Kingsley, Andres Manamon(alternate/minutes), Lisa Schiske, Glen Taylor, Lisa Sauer, Tim Welch, visitors on attached sign-in sheet

#### APPROVAL OF MINUTES

The minutes were approved from the February meeting

#### EMAILS & LETTERS RECEIVED FOR HEARING REGARDING MINOR CHANGES TO LOKEE-HIKEE CAMPGROUND

Troy Williams did not receive any letters  
Scott Savidge (S.S) read an email from Brian Cousins

#### HEARING OPENED

Hearing opened for minor changes to Lokee-Hikee Campground

Hearing rules reviewed

Format was explained, items, in-order to be addressed

- Relocation of propane tank
- Lights – soffit
- Lights – pole
- Driveway expansion
- Hours
- General

#### PROPANE TANK – RELOCATION

S.S. – Propane tank was relocated from near the building toward the southeast of the property  
Jesse Coots (J.C.) – Professionally advised to relocate tank

No public comment

## **LIGHTS - SOFFIT**

Change from original plan, security lights, to soffit lights

J.C. – Same light coverage, professional advised, less night sky impact

Liz Conway (L.C.) – Are lights on a timer?

J.C. – Yes, per insurance/law

Julene Coots – Light coverage is same as other buildings in surrounding area

## **LIGHT POLE**

S.S. – Explained measurements and requirements for lighting, 0.64 foot-candle (fc), is less than required

J.C. – Followed professional advice, put blinders up, talked to Jeff Butler (J.B.), neighbor to south and directly impacted by change, no issues

No public comment

## **DRIVEWAY/PARKING EXPANSION**

S.S. – Explained the parking lot was expanded, and the grass strip was removed

J.C. – After initial opening, it was found that two (2) trucks could not fit in certain areas of the originally designed parking area, so expansion was needed for safe operation

No public comment

## **HOURS**

S.S. – Explained the previous engineering report had approximate hours/date of operation from May until October. Per Town of Pavilion Code, the Planning Board could restrict hours of operation to lessen impact on community. Proposed changes to add shoulder season, holiday, and temporary working camping

J.C. – When project was proposed and started in 2020, this was not considered, but with changes in business climate it is needed to operate longer than originally proposed. Receives phone calls from a lot of out-of-state people and temporary solar field installers to allow camping all year. Believe this can benefit town

Matt Mahaney (M.M) – Thanked Scott, and discussed how issues of hours are handled at other campground in Batavia, by submitting hours annually

## **GENERAL INQUIRY**

Duke Dubois – Family has put heart and soul into this project and is helping community. Is a neighbor and shared support

Jacob Callan – Lives less than a mile from the campground and has no problem with any of the changes

Kendra Sims-Smith (K.S.) – Property abuts the campground, is a business owner in Livonia, and had a lighting issue with the town in Livonia and neighbor at her business. Came to agreement there. Jesse has been open with her.

J.C. – How far are your neighbors?

K.S. – Feet from her business property, but house is half an acre away. Issue was with underwriting, and issues with a pole and vehicle lights. Changes were made by adding shrubs and a fence

J.C. – Noted he added a berm and shrubs

Roy Smith – Lives two (2) miles from the campground. Thought what can I do to help the family, the family is a business, they worked for best for the community, will be a good neighbor. Best faith efforts have been made, has helped.

Jeff Butler – Closest neighbor, Jesse asks first and helps

Roxane Poray – Just echoing the community

Todd Hacket – Frost Ridge Campground in Le Roy is open all year. Believes that should be taken into consideration

Amy Smith – Echo what my husband has said, Planning Board should help, as a community should help

S.S. Motion to close public comment

Tim Welch (T.W.) seconded

Note: There were no negative declarations from any of the individuals at the public hearing in regards to the site plan changes or hours of operation (added by Andres Manamon)

## **PLANNING BOARD DISCUSSION**

S.S. – Address three (3) current violations/changes, then the hours of operation separate. Areas that need to be considered are jobs, lowering the tax burden, per the town's Comprehensive Plan. Year around operation could positively impact businesses like restaurants, bars, wood suppliers, and churches. At another campground they gave change in \$1 coins to show the community how far the money flowed. Responsible restrictions could be considered for any possible downsides.

T.W. – Asked Jesse, of a proposed window of operation

J.C. – Opposed the restrictions of hours/dates, because of delays to the construction and regulatory issues, it has cost him so much money and he needs to make as much money as possible to keep the business going. A lot has changed since 2019.

Jacob Callan – I drive by every day no issues being open all year

L.C. – Jesse, will campers be there all year?

J.C. – Why not? People could leave them for storage, some towns have restrictions on RV parking on property. This is another way to make money

L.C. – What about cabins?

J.C. – We want cabins, eventually. Some people want it. If they don't have a camper and want to get away

## **MOTIONS**

T.W. – Motion to allow changes per letter, concerning propane/lights/driveway.

L.C. – Seconded

Carried

S.S. – Proposed a motion, the campground can be used year round. Any changes to be submitted to the planning board, and an annual hours of operation to be submitted to the planning board by March first of the calendar year.

T.W. – Forwarded the motion

L.C. Seconded

Motion carried

## **NEW BUSINESS**

None

**MEETING CLOSE**

Glenn Taylor - motion to close meeting

T.W. – Seconded

Meeting closed at 8:12 PM

## SIGN-IN SHEET

NAME (PLEASE PRINT)

Roxane Poray

Maz Annisley

Jim Dykstra

Danielle Dubois

Duke Dubois

Jacob Nielsen\*

Alain Nielsen Alaini Nielsen

Corbett Stringer\*

Kendra Sims-Smith

Amy Smith

Roy Smith\*

Hunter Waller

Jacob Callan

Matt Mahaney

Jim Thater

Troy Williams

Cindy Starr

X Jesse Coats

Julene Coats

Crickie Coats

Sandy Coats

Sue Pettit

Jeff Butler

TIM WASIEWICZ

Todd Hackett

Brent Tillotson

Polly Tillotson

## TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes  
August 20, 2025

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

**Board Members Absent:** Tim Welch

**Guests:** Rob Lapoint (Code Enforcement)

**Visitors:** 2 per sign in sheet

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

Moved by Gary Kingsley, seconded by Don Brooks to approve the minutes from the meeting on 6/18/25. Voice vote unanimous. (7 votes in favor)

### **Old Business:** Motor Repair Shop:

Mr. LoBello, who had previously considered a location on Pavilion Center Road for a motor repair shop, now has a pending offer for the former Cindy and Barb's property at the corner of Route 20/63. This property is zoned commercial. Mr. LoBello plans to submit a new application for the site, which will be reviewed by the County Planning Board along with the Pavilion planning board for a site plan review and SEQR process in September depending on the time of submission of the application. A public hearing is expected to be scheduled in October pending application is submitted in a timely manner.

### **New Business:** Request for Special Use Permit (SUP):

Joseph Dries has requested an SUP to operate a motor vehicle repair shop at an existing garage on Telephone Rd (Route 20), Tax Map No. 11.-1-21.11. The property is zoned Agricultural-Residential 1 (AR-1), which allows this use.

County Planning Board: This request went to the County Planning Board on August 14, 2025 (GCDP Referral ID T-04-PAV-08-25). The County approved the request with the following modifications:

Obtain a driveway permit from NYS DOT for the change of use to commercial.

Adhere to Section 604 of the zoning law, including storing automobile parts and dismantled vehicles within the building and ensuring no major repair work is performed outside.

Ensure signage complies with the Town's zoning regulations.

The applicant is recommended to submit an application for 9-1-1 address verification to the Genesee County Sheriff's Office.

**SEQR Process:** A long-form EAF was submitted, but the applicant still needs to complete a short EAF. Moved by Scott Savidge for the Planning Board to act as Lead Agency for the SEQR process. Seconded by Gary Kingsley. Voice vote, unanimous (7 votes in favor).

**Code Enforcement update:** The code enforcement contract through Batavia has ended. The Town Board has appointed Rob Lapoint as the new Code Enforcement Officer for the Town of Pavilion.

**Next Meeting:** September 17, 2025 Review of the two properties discussed in this meeting.

**7:35 pm** Motion to adjourn by Gary Kingsley, seconded by Don Brooks. Voice vote was unanimous.(7 votes in favor)

Draft submitted by Lisa Sauer 8/25/25

## TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes  
June 18, 2025

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

**Board Members Absent:** Glen Taylor

**Visitors:** 8 per sign in sheet

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

Moved by Tim Welch, seconded by Don Brooks to approve the minutes from the meeting on 5/21/25. Voice vote unanimous. (7 votes)

### **Public Hearing –Asbury Road Project (Special Use Permit)-Agricultural Residential-1 (AR-1) District. TMP 6,-1-8.11**

Scott Savidge provided an overview of the proposed project. No issues were identified with the Special Use Permit (SUP) itself. Public comment was then opened:

**PH (Neighbor across the street):** Expressed concerns about noise, heavy equipment traffic, driveway usage, and handling of hazardous substances.

**AM (Adjacent neighbor):** Voiced concern over noise; questioned whether the property is appropriate for commercial use.

**RM (Neighbor):** Echoed concerns of noise and commercial activity. Mentioned prior communication with zoning officials about business operations on the site.

**Dane Young (Applicant):** Clarified that the property is zoned Agricultural (AG) and has been in use as a business for approximately 1.5 years. He is in the process of purchasing the property. Previously, a trucking business operated there. The lot had been vacant for three years before his use. Most equipment is used off-site, and the noisy soil screening equipment has been relocated. He addressed questions from neighbors.

Chairperson Savidge then read the Genesee County Planning Board's recommendations, which will be incorporated into the SUP.

**Public Hearing will remain open.**

### **Pavilion Center Road Project – Public Hearing-Zoned AR-1 TMP 5,-1-94.**

Chairperson Savidge reviewed the project involving an MVA repair building. The SEQR review determined minimal or no environmental impact. The only concern identified was the setback, which is now 90% resolved.

The applicant noted interest in an alternative location (former Cindy and Barb's at Route 20/63), which is still pending. The applicant also disclosed that he is licensed as a used car dealer—this was not mentioned in the original application. Upon review, the board determined that this activity falls under the same zoning regulations.

**Public Hearing was opened.**  
**No public comments received.**

Troy Williams(Zoning) notified Scott that he had no public comments on projects

**Public Hearings Closed:** Motion to close the Public Hearings for both projects at 7:24 made by Tim Welch, seconded by Lisa Schiske. Voice vote unanimous (7 votes)

The board discussed the concerns raised by neighbors regarding the Asbury Road project. It was concluded that the current use is permitted under existing zoning regulations.

**Motion:** Approve the Pavilion Center Road project. **Moved by:** Tim Welch **Seconded by:** Lisa Schiske  
**Vote:** Unanimous voice vote (7 votes)

**Motion:** Approve the Asbury Road project Special Use Permit, incorporating the Genesee County Planning Board's recommendations. **Moved by:** Scott Savidge. **Seconded by:** Tim Welch **Vote:** Unanimous voice vote(7 votes)

### **County Planning Board Required Modifications-which will be noted on the SUP for Asbury Rd Project**

1) Signage complies with the Town's zoning regulations; 2) The storage and disposal of all new and used waste oils, lubricants, fuels, coolants and other hazardous materials shall be conducted in a manner consistent with all applicable State and Federal laws. With these required modifications, the proposed contractor's yard should pose no significant county-wide or inter-community impact.

**New Business: None**

**7:40 pm** Motion to adjourn by Tim Welch, seconded by Don Brooks. Voice vote was unanimous.(7 votes)

Draft submitted by Lisa Sauer 6/25/25

## TOWN OF PAVILION PLANNING BOARD

Regular Meeting Minutes  
May 21, 2025

**Board Members Present:** Scott Savidge (Chairperson), Tim Welch (Co-Chairperson), Don Brooks, Andres Manamon(alternate), Lisa Schiske, Glen Taylor, Lisa Sauer(clerk)

**Board Members Absent:** Liz Conway, Gary Kingsley

**Guest:** Troy Williams(Zoning)

**Visitors:** 5 per sign in sheet

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

Minutes from the 4/16/25 meeting were reviewed. Tim Welch moved to approve the minutes and seconded by Don Brooks. Voice vote unanimous. (6)

**Board Announcement:** Don Brooks and Lisa Schiske will be concluding their terms on the Planning Board in December 2025.

### Project reviews

**Application 1:** 10156 Asbury Rd, Special Use permit for storage yard and shop for minor repairs. Zoned AR-1 District TMP 6.-1-8.11

**SEQR Lead Agency Designation :** Motion made by Tim Welch to designate the Planning Board as Lead Agency; seconded by Don Brooks. Voice vote unanimous (6).

Applicant (Dane Young) explained the project and responded to board questions. The project received Genesee County approval on May 8, 2025 with modifications. Modifications read by Scott Savidge.

**Discussion:** Documents and project plans were reviewed by Chairperson Savidge and the board

### SEQR Review:

SEQR Part I and II were reviewed. No significant environmental impacts were identified.

**Motion:** Scott Savidge moved that the SEQR Part I and II indicates no significant environmental impact; seconded by Tim Welch; no further action required. **Vote:** Unanimous voice vote (6-0)

**Application 2:** 10188 Pavilion Center Road. Special Use Permit for a Vehicle Repair Shop-10188 Pavilion Center Rd. Zoned AR-1 TMP 5.-1-94

Applicant (Michael Lobello) explained the project and responded to board questions. The project received Genesee County approval with modifications. Modifications read by Lisa Schiske.

Construction of a new 30'x64' Motor Vehicle Repair Shop on the footprint of an existing barn(removed). Preparation of a new gravel driveway and parking area. Mounting of a new sign at Rd. On applicants property.

### SEQR Lead Agency Designation:

**Motion:** Made by Tim Welch to designate the Planning Board as Lead Agency; seconded by Don Brooks.

**Vote:** Unanimous voice vote (6-0).

**Discussion:** Documents and project plans were reviewed by Chairperson Savidge and the board

**SEQR Review:**

SEQR Part I and II were reviewed. No significant environmental impacts were identified.

**Motion:** Tim Welch moved that the SEQR Part I and II indicates no significant environmental impact, seconded by Don Brooks; no further action required. **Vote:** Unanimous voice vote (6-0).

**New Business:** Public Hearings for both Special Use Permit applications are scheduled for the next meeting.

**Next Meeting:** June 18, 2025

7:34 pm Motion to adjourn by Lisa Schiske, seconded by Tim Welch. Voice vote was unanimous.(6)

Submitted by Lisa Sauer 5/29/25