

TOWN of PAVILION PLANNING BOARD
Regular Meeting Minutes
April 14, 2015

Present: Don Brooks, Kevin Conklin, Craig Prucha, Larry Dagan, Gary Kingsley, Sue Kinney, Dan Lang (ZEO, CEO)

Guests: Doug Kelkenberg, Joe McElroy, Todd Hammula (Zaremba Group), Terry Bartholomew

The meeting was called to order at 7:05 by Acting Chairperson Larry Dagan. The first order of business was the pledge to the flag. In the absence of Jennifer Davis, Sue Kinney will be the recorder of record.

Gary Kingsley, as alternate, has full voting rights on all issues tonight.

Minutes from March 9, 2015 meeting were reviewed and accepted into the record without amendment. The motion to approve was made by Craig Prucha and seconded by Don Brooks. The vote taken:

Don Brooks: Yes Kevin Conklin: Yes Craig Prucha: Yes
Larry Dagan: Yes Gary Kingsley: Yes Sue Kinney: Yes

Dollar General

The Genesee County Planning Board has approved the plans as submitted by Zaremba Group with the following modifications. First, that NYS Department of Transportation be consulted regarding road access **and, secondly that**

The **(Site Plan)** checklist from Zaremba Group is complete.

Tentative Site Plans are ready for review:

Map One: showing entrance to site, 36 parking places (which is more than required as per square footage of store), loading area to NW side of building, and dumpster enclosure. Anticipate one truck per week, which will be a full size 18 wheeler; truck loading area is to the side of the store away from main parking lot area. Rear of the store will be sowed with seed for mowable grass; front mowable areas will be sodded and green at opening.

Map Two: Showing two septic fields (there is no sewer line at the site), water and utility lines, storm drains

Map Three: Site elevation ; the top of the land on site is 20 feet above road level, so there will be about 10 feet taken off to level the parking and building site. Back wall of building will be a retainer wall set into about 6 feet of earth. The actual total site causes a land disturbance of less than 1 acre. The driveway grade is planned to be about 6% to minimize hazards from ice and snow; this may be compared to the junction of Perry Road and Rt. 63, which is about a 25% grade.

Zaremba Group is waiting to hear from DOT regarding the entrance passage, any lane changes to Rt 63 required, and speed zone changes. The plan shows room for lane changes, such as turn lanes, if required by DOT. The Town has petitioned NYS for a change of the speed limit zone to extend to the Perry Road corner. Dollar General is considered a low-traffic addition to an area, which will impact the outcome of requests to NYS DOT.

Map Four: Building elevation; the back of the building will stand 8' above the 6'- retaining wall; the front will be 22' tall. There will be brick on the lower facade congruent with the look of the schools nearby, with a topper of dark brown/bronze metal, where signage will be inset.

Tonight, approval is sought from the Planning Board for the subdivision of the lot and site approval as offered; final drawings are in process showing cross-sections, all finished engineering diagrams, etc. The plan for proceeding involves a May 4, 2015 submission of final plans and requests for building permits; breaking of ground to take place in mid-July; and store opening before Thanksgiving. The members of the Board had no further questions. Craig Prucha moved that we accept the tentative proposal for the Dollar General Store to go ahead, contingent on the land separation papers filing and DOT requirements being met. Kevin Conklin seconded the motion. The vote:

Don Brooks: Yes Kevin Conklin: Yes Craig Prucha: Yes
Larry Dagan: Yes Gary Kingsley: Yes Sue Kinney: Yes

This concluded the Dollar General business for the night.

Land Separation #1:

Schoenenberger property on SE corner of Rts. 20 and 19, a commercial property of 21 acres in an AR1 district. Plans show a division of property into two separate lots, one being approximately 16 acres with a business structure, the second measuring about 5 acres. Both lots would conform to local zoning requirements. Following a brief discussion, motion was made by Kevin Conklin to approve this land separation resulting in two conforming lots. Tax map #9-1-18.21. Second was made by Gary Kingsley. The vote:

Don Brooks: Yes Kevin Conklin: Yes Craig Prucha: Yes
Larry Dagan: Yes Gary Kingsley: Yes Sue Kinney: Yes

Land Separation #2:

Walton property of 8 acres on Pavilion Center Road, zoned AR1. Plans show a division into two lots, one being 2.5 acres, the second being 5.5 acres. Both would conform in all ways to local zoning codes. Following a brief discussion, motion was made by Don Brooks and seconded by Kevin Conklin to approve this land separation resulting in two conforming lots, Tax map #12-1-49.1 The vote:

Don Brooks: Yes Kevin Conklin: Yes Craig Prucha: Yes
Larry Dagan: Yes Gary Kingsley: Yes Sue Kinney: Yes

Dan Lang's Report:

1. A request has come in from Superior Energy Plus Services, a division of Griffith Oil Corporation, to build a storage and distribution center for bulk fuel on the SE corner of Junction Road and Rt. 19. They are looking for our approval to take their proposal to the Town Board for consideration. There will be storage tanks, facilities to on-load and off-load trucks at the site, and truck parking. The proposed lot is a 32 acre parcel; the actual disturbed space will be 3-5 acres, and will be enclosed in a fence. The current zoning is AR1, but the proposed lot sits directly adjacent to a commercially zoned property, Syntec Optical; the site, currently owned by Doug Kelkenberg, was rezoned from Industrial when he purchased it in 1983 for agricultural use. This proposal will require a rezoning request in the future to proceed. The site does contain designated wetlands and check zones, so approval must be sought from Department of Environmental Conservation before final plans are made. Don Brooks moved that we send a letter of support for the proposal so that the Town Board will take it into consideration; it was seconded by Craig Prucha. The vote was as follows:

Don Brooks: Yes Kevin Conklin: Yes Craig Prucha: Yes
Larry Dagan: Yes Gary Kingsley: Yes Sue Kinney: Yes

2. Dan suggested we need to elect a new Planning Board Chairperson; Larry Dagan was nominated by Kevin Conklin, and accepted the nomination. Second was provided by Don Brooks. The vote was:

Don Brooks: Yes Kevin Conklin: Yes Craig Prucha: Yes
Larry Dagan: Abstain Gary Kingsley: Yes Sue Kinney: Yes
Congratulations and thanks to Larry for his service to the town.

We will also need a Vice Chair, but prefer to wait until the vacancies on the board have been filled. Kevin Conklin will be moving to Geneseo in late May, leaving a second seat open. Gary Kingsley will need an appointment to full membership by the Town Board, and there will then be vacancies for two members and an alternate.

3. Library Project: A flood study will be required before plans can proceed with the new library addition; because there have been near misses with rising water in the past, a Basal Flood Elevation must be done on the site as per the CEO. All FEMA/State/Local guidelines must be followed for continuation of the project.

Of Note:

The new computer/projection/screen system is installed and in working order. It already appears to be of assistance in keeping paperwork to a minimum and allowing for a more in-depth look at such things as wetlands location, elevation, tax maps etc. that come up as questions during the meetings. We are grateful to have this tool available to us.

Motion to adjourn was made by Craig Prucha and seconded by Kevin Conklin at (---). A vote to adjourn was unanimous.