

TOWN of PAVILION PLANNING BOARD  
Regular Meeting Minutes  
June 14, 2016

Present: Susan Kinney (Chairperson), Gary Kingsley (member), Terry Bartholomew (member), Gary Freeman (member), Craig Prucha (member), Don Brooks (member), Liz Conway (member), Kelly Kinney (clerk)

Guests: Matt Mahaney (Zoning), Rob LaPoint (Town Board)

The meeting was called to order at 7:00 PM by Chairperson Susan Kinney. The first order of business was the Pledge of Allegiance.

Minutes from 02/09/16 were reviewed. Motion made to approve by Don Brooks and seconded by Terry Bartholomew. Voice vote was unanimous.

**Review of Pending Submissions:**

1. Tillotson land separation at Shepard Road. Separating land located on tax map # 15-1-39.11 into 3 parcels.
  - A. 1.454 acre parcel to separate a residential home for resale from farm land
  - B. 10.945 acre parcel separating a wooded section from farm land for resale to adjoining Nichols property on 15-1-39.12. A purchase agreement is in place.

Both parcels meet minimum square footage requirements.

Section A residential home conforms to road frontage requirements.

Section B does not meet frontage requirements by itself thus will be contingent upon sale of the parcel and required to merge as stated with the Nichols property at 15-1-39.12

Motion to approve made by Craig Prucha, seconded by Gary Kingsley; with section a fully approved and section b contingent upon sale and merge that is required to be set in motion within 60 days.

The vote taken:

Sue Kinney: Yes	Gary Kingsley: Yes	Terry Bartholomew: Yes	Gary Freeman: Yes
Craig Prucha: Yes	Don Brooks: Yes	Liz Conway: Yes	

2. Reamer land separation at Junction and Hartwell Roads. Separating land located on tax map # 1-1-45.113 into 2 parcels. A 6.7 acre parcel for resale to Harding, adjoining property owner, from the remaining acreage.

Both parcels will still meet all zoning requirements.

Motion to approve made by Terry Bartholomew, seconded by Gary Freeman.

The vote taken:

Sue Kinney: Yes	Gary Kingsley: Yes	Terry Bartholomew: Yes	Gary Freeman: Yes
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Craig Prucha: Yes      Don Brooks: Yes      Liz Conway: Yes

3. Noblehurst Farms land separation at South Street and York Roads. Separating a 2.450 acre parcel from tax map # 17-1-4.111 residential from remaining acreage. It is to be noted that the pre-existing lot lines are non-conforming, they do not have the required setbacks, but the proposed new lot lines do conform.

Motion to approve made by Craig Prucha, seconded by Gary Freeman.

The vote taken:

Sue Kinney: Yes      Gary Kingsley: Yes      Terry Bartholomew: Yes      Gary Freeman: Yes

Craig Prucha: Yes      Don Brooks: Yes      Liz Conway: Yes

### **Updates and New Business from Rob LaPoint (Town Board) and Matt Mahaney (Zoning)**

-Would like a full review and update of the Zoning Ordinance to run parallel with the Comprehensive Plan to provide more consistency between the two

-Solar Power Policy Generation: Would like to review of the Town of Batavia new Solar Power Policy, making note that a decommission bond will be required prior to approval for removal after lease or in case of stoppage before completion. Discussed design standards regarding plantings and of buffer strips along lot lines etc. Would like to consider a minimum size for free standing panels to differentiate between residential and commercial solar power applications. Susan Kinney asked if the planning board should announce a moratorium on the commercial construction of solar panels until after the July Town of Pavilion Planning Board meeting. A solar energy plan will be reviewed and submitted at that time after thorough review of the E-Code website to examine existing municipal code on the subject.

-Fee Schedule: Planning Board goal is to have a resolution of the proposed new fee schedule to be effective January 1, 2017. There will be further discussion at the July meeting after Matt Mahaney researches town law to see if a public meeting is required.

-Training Minutes: Training sheets were reviewed and updated as needed

Craig Prucha has been named Vice Chairperson to act in the Chairperson's stead as needed.

Craig Prucha motioned for adjournment at 8:36PM; seconded by Gary Kingsley.  
Voice vote was unanimous.

Submitted by: Kelly Kinney  
07/12/16