

MEETING MINUTES

TOWN OF PAVILION PLANNING BOARD - DRAFT

Date: April 16, 2025

Time: 7:02 PM

Meeting called to order by: Scott Savidge

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