

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 SEQRR 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