

Honeoye Falls Village Planning Board

Proposed Meeting Minutes for November 5, 2015

MEMBERS PRESENT: Mary Szlosek, Adam Keller, Ann Bailey, Brian Hoose, Denise Heischman

ALSO PRESENT: Michael Tobin (Village Attorney), Paul Chatfield (Village Engineer), Greg Emerson (Village Administrator), Matt Kerwin, Brian Glivic, Wes Webber, Paul Deturck, Louise Hennen, Dan Bassette

Chairman Szlosek called the meeting to order at 7:30 p.m.

The subdivision item on the agenda for 6-20 East Street has been withdrawn and will not be discussed at this meeting.

MEETING MINUTES APPROVAL

A motion to approve the October 5, 2015 minutes as written was made by A. Bailey and seconded by A. Keller. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

Site Plan Approval – Village Square Boulevard

Agent for the applicant, Matt Kerwin, requests site plan approval for a 135 foot monopole cell tower owned and operated by Crown Castle with Verizon as the carrier. M. Kerwin provided the Board with revised plans. The tower height has been increased from 130 to 135 feet to accommodate a new antennae bracket Verizon is now using.

It will be a standard compound area, a 100 x 100 foot leased area surrounded by a 6 foot fence. The monopole will be in the center of that compound. Verizon Wireless would have an equipment shelter within the compound, 12 x 30 x 10. There will be an ice bridge which acts as a trapeze for cables. As requested by the Conservation Board, there will now be a double row planting of evergreens that would grow 10 feet within two years. The surrounding view of the compound will be minimal.

Drainage has been addressed in the revised plans with silt fence installed on the east and southern sides of the road to prevent run off during construction. The driveway will be constructed to NYS codes to allow for emergency services if necessary. Geotextile fabric will be used.

M. Kerwin reviewed the need for 4G coverage in the area. It will maintain connectivity between the other towers in the area and meet Verizon's coverage objectives with minor impacts.

The visual assessment of the tower was done by a balloon test. A photo was taken from the corner of High Street and Norton Street and will be visible through the trees. A photo was taken about 1,400 feet from the site from West Main Street. The tower is visible from this location. A photo was taken from West Main Street about 1,650 southwest of the site where the tower is slightly visible. A photo was taken in front of CB Brewing Company where it is the most visible. A photo was taken farther west on West Main Street where the tower would not be visible. A photo was taken 4,020 feet from Rush-Lima

Road where the tower is not visible. At Monroe Street/Village Park the tower is not visible as well as one take 300 feet closer where it is not visible.

M. Kerwin addressed comments to requests from Chatfield Engineers as follows:

- The topographic survey has been provided.
- The grading information has been submitted as shown in Z10 and Z11.
- Nothing has been heard from the fire department.
- The balloon test has been done.
- Whoever is farming the land would need to address any issues with Ag and Markets.
- Typographical errors have been corrected.
- Geotextile Fabric will be used where the culverts are placed across the road.
- Barbed wire will not be used.

P. Chatfield stated that drawing 11 does show the barbed wire which needs to be changed, and the height of the fence needs to be identified in Z11.

Chair Szlosek asked the Board for comments.

D. Heischman had concerns about the tower placed adjacent to two areas zoned residential. She questioned whether it could be moved to the other corner of the property.

M. Kerwin replied that the landlord wanted the tower where planned so as not to hamper future development of the property.

D. Heischman would like to see other possibilities explored.

M. Kerwin stated that there is a coverage gap. A search ring was identified and properties evaluated in and around that search ring. Other properties were explored and expressed no interest leaving the selected property as the best option away from residential areas.

C. Johnson stated that any farming operations owner within a 500 foot area needed to be notified which just happened today. Ag and Markets has a preliminary and final notice that P. Chatfield recommends the Board see. M. Kerwin will speak with the owner to provide written documentation to the Village. No comments were received from Ag and Markets regarding the SEQR review.

Chair Szlosek opened the meeting for public comment.

P. Deturck from 62 Monroe Street shared the following comments for the Board:

- He was pleased that Verizon and Crown Castle explored more than two or three sites.
- He did not see any response to the spacing of two or more miles between towers, so he is concerned that the search ring was not expanded.
- The proposal demonstrated by the two maps appears that the coverage would be less than ten percent.
- He questioned whether other alternatives had been explored such as increasing the power on the nearby towers or the use of other technologies.
- He has concerns about the barbed wire being removed from the plans particularly since this is zoned as residential.
- He does not want to see the character and appeal of the Village changed by a cell tower.

M. Kerwin responded that the climbing pegs are 12 feet from the ground.

M. Kerwin stated that coverage and capacity are maxed out at the other two tower sites and cannot power more. They are beyond their limit at peak hours. Overlap is necessary so that there are no gaps in coverage.

Louise Hennen had concerns that the Ag district had not been notified until today. She also had concerns about possible issues with cattle to radio waves.

M. Kerwin stated that Verizon operates with an FCC license. The FCC has emission guidelines and requirements and has previously determined that health effects are not a concern. An FCC compliance report is included with the application.

The meeting was closed for public comment at 9:07 p.m.

Chair Szlosek read the resolution as lead agency for the Crown Castle Telecommunications Tower Site Plan SEQR as follows:

WHEREAS, that in accordance with the New York State Environmental Quality Review (SEQR) procedures, the Village Planning Board of the Village of Honeoye Falls, New York previously expressed their intent to serve as lead agency to comply with SEQR.

WHEREAS the Village Planning Board shall refer to these improvements as the "Crown Castle (Verizon Tower) Telecommunications Tower Site Plan (located in the Village of Honeoye Falls)," and

WHEREAS, The Village Planning Board has notified other Involved Agencies or Interested Parties of the proposed Lead Agency designation and the Village Planning Board's intent to complete the environmental review for the project under SEQR pending the receipt of any comments or objections from other Involved Agencies or Interested Parties;

WHEREAS, the Village Planning Board has received no comments or objections to its request to serve as lead agency or the content of information included in Part 1 of the Long Environmental Assessment Form prepared for the Project.

A motion was made by A. Keller and seconded by B. Hoose to designate the Village of Honeoye Falls Planning Board as lead agency. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.

The Board went through Part 2 of the Full Environmental Assessment Form of SEQR and agreed as follows:

All Board members answered yes to #1 - "Impact on Land" and no or small impact to all sub questions.

All Board members answered no to #2 - "Impact on Geological Features."

All Board members answered no to #3 - "Impacts on Surface Water."

All Board members answered no to #4 - "Impact on groundwater."

All Board members answered no to #5 - "Impact on Flooding."

All Board members answered no to #6 - "Impacts on Air."

All Board members answered no to #7 - "Impact on Plants and Animals."

All Board members answered yes to #8 - "Impact on Agricultural Resources" and no or small impact to all sub questions. A preliminary and Final Notice is being filed with Ag and Markets.

All Board members answered yes to #9 - "Impact on Aesthetic Resources" and no or small impact to all sub questions with one Board member answering moderate to large impact on 9c. A balloon test was completed for the visual assessment of this project.

All Board members answered yes to #10 - "Impact on Historic and Archeological Resources" and no or small impact to all sub questions.

All Board members answered no to #11 - "Impact on Open Space and Recreation."

All Board members answered no to #12 - "Impact on Critical Environmental Areas."

All Board members answered no to #13 - "Impact on Transportation."

All Board members answered yes to #14 - "Impact on Energy" and no or small impact to all sub questions. Short term energy usage for the construction of the improvements plus minimal energy usage once the facility is operational.

All Board members answered no to #15 - "Impact on Noise, Odor, and Light."

All Board members answered no to #16 - "Impact on Human Health."

All Board members answered no to #17 - "Consistency with Community Plans."

All but one Board member answered no to #18 - "Consistency with Community Character."

Chair Szlosek read Part 3 of the Full Environmental Assessment Form – "Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance." By completing the certification on page 2, the lead agency can complete its determination of significance. There were three options to check. After reviewing Part 2 and an indication that the items identified in Part 2 were all "no or small impact," P. Chatfield recommended the Board consider Option A – "This project will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared. Accordingly, the negative declaration is issued." A note added at the bottom of Part 3 states, "The applicant completed a balloon test on October 15, 2015 from eight (8) different vantage points at the request of the Village of Honeoye Falls Planning Board. The Village Planning Board and support staff have reviewed the information provided and are of the opinion that there will be minimal visual impact associated with this project."

The following motion was made by B. Hoose and seconded by A. Keller:

WHEREAS, the Village Planning Board previously accepted the environmental assessment of the Project prepared by the Applicant/Sponsor and determined the significance of any potential impacts of the Project.

RESOLVED, that the Village Planning Board hereby designates itself to serve as lead agency, and accepts the Environmental Assessment of this project prepared by the Applicant/Sponsor. The Village Planning Board further declares that, based on the Environmental Assessment, it finds that the project will result in no significant adverse impacts to the environment and HEREBY issues a Negative Declaration for the Project. This HEREBY completes the SEQR Process in accordance with 6 NYCRR Part 617 SEQR Regulations.

A roll call vote was taken: A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye, and Chair Szlosek-Aye, D. Heischman-Aye. Motion unanimously approved.

Based on the resolution, Chair Szlosek completed and signed Part 3. A copy will go to P. Chatfield to forward to involved parties and interested agencies. He will also send out the required environmental notice.

A motion was made by A. Keller and seconded by B. Hoose to approve the site plan as submitted subject to ZBA approving the project. A roll call vote was taken: A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye, Chair Szlosek-Aye, D. Heischman-Nay. Motion carried.

A motion was made by D. Heischman and seconded by A. Keller to adjourn the meeting 9:45 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.

Respectfully submitted,
Patty Pragle
Planning Board Clerk