

**TOWN OF BARRE
PLANNING BOARD
OCTOBER 18, 2021**

CALL TO ORDER: 6:33 PM

BOARD MEMBERS PRESENT

Tom Keeler Wes Miller
Jean Depatie Kurt Dudley
Stephen Harling Kirk Mathes
Jean Peglow
Dr. George McKenna (Alt.)

ABSENT BOARD MEMBERS

Eric Watson (Alt.)

Others present: Tim Greene of Crown Castle (by phone), Sean Pogue and Tom McCabe

I. APPROVAL OF MEETING MINUTES

Mr. Keeler wanted to have the minutes under Old Business to include the wording of look into other towns specifically in regards to water, septic and parking concerning strip or mini malls and subdivisions.

Mr. Dudley made a motion to approve the September 13th regular meeting minutes with correction. Motion was seconded by Mrs. Peglow and carried. (7-0)

II. OLD BUSINESS

Mr. Keeler stated that he had contacted Mr. Lance Mark regarding subdivision of a 21-acre plot and if a special use permit was needed in the business district. A permit was not needed and as long as the separation does not exceed four parcels. If there are more than four parcels, the resident would have to comply with the Public Health Law for subdivisions. Mr. Keeler also contacted Mr. Bensley from the County Planning Board. Mr. Bensley stated that permitted uses in the business district do not need to be referred to any discretionary board even being on a state or county road. A building permit would be required however.

As requested, Mrs. Preston sent out Clarendon's zoning along with an excerpt from the Town of Sweden. Mr. Keeler looked at them comparing them to the Town of Barre's zoning along:

1. Clarendon's Article 2 definitions has what a subdivision is. Barre does not. Is it important or not to include it?
2. Clarendon's setbacks are from the nearest foundation walls. Barre uses buildings
3. Mini size structures or tiny homes
 - a. Barre's is not less than 900 square feet minimum width is 20 feet
 - b. Clarendon's is 850 square feet for one story, 700 square feet for one and a half story and 600 square feet for a two story
 - c. Clarendon's mobile homes are 850 square feet

Discussion took place:

- What are the issues for or against tiny homes? What are the pros & cons?
- Current lot size now must be 1 acre with 200-foot road frontage.
- If square footage is lowered, would it change again?
- Trailers needed a cellar in the past
- What about mortgages if one needed?
- Town house/efficiency apartment zoning says no more than eight units per acre
- May need something on the west side of Barre because of the STAMP plant and other developments that way
- What about the urban settings with the mom-and-pop garage conversions so they are closer for care giving?
- Appendix Q states they must be permanent – no wheels and on a foundation with 400 square feet or less
- What about those that are in between 400 and 900 square feet?
- Mr. Harling will look into this at home, Mr. Keeler will ask Mr. Bensley, and Mr. Miller will ask the Association of Towns

III. NEW BUSINESS

An application from Crown Castle on behalf of T-Mobile was received for consideration of a modification of their Special Use Permit. Mr. Greene gave an overview of the project:

- Updating existing tower for T-Mobile
- 3 antennas with a 10' x 15' pad for ground equipment with a 16' x 20' fenced area. The pad is able to handle the equipment necessary which confirmation of this was included in the application
- Antenna is 2 or 3' off the existing tower
- There are 3 guide tower lines

Mr. Mathes stated that he has seen people from Buffalo come out and run around with their phone in the air trying to get a signal.

Resolution 25-2021

Introduced by: Steve Harling

Seconded by: Jean Peglow

WHEREAS the Planning Board has reviewed the application of Crown Castle at 15085 East Barre Road (96-1-45) for a modification to their Special Use Permit

RESOLVED, to approve the Special Use Permit modification

UPON ROLL CALL VOTE:

Mr. Keeler – Aye

Mr. Miller – Aye

Mr. DePatie – Aye

Mr. Dudley – Aye

Mr. Harling – Aye
Mr. Mathes – Abstains
Mrs. Peglow – Aye

The resolution passed.

The SEQR was then completed.

Resolution 26-2021

Introduced by: Jean Peglow
Seconded by: Kurt Dudley

WHEREAS the Planning Board has reviewed Part 2 of the SEQR form for the application of Crown Castle at 15085 East Barre Road (96-1-45) and

RESOLVED, to declare a negative SEQR

UPON ROLL CALL VOTE:

Mr. Keeler – Aye
Mr. Miller – Aye
Mr. DePatie – Aye
Mr. Dudley – Aye
Mr. Harling – Aye
Mr. Mathes – Abstains
Mrs. Peglow – Aye

The resolution passed.

A reminder of the 2021 required training was given. There has not been anything for Genesee, Niagara, or Orleans in person this year as the State is not allowing it. Training websites are available. However, some do not give a certificate as they are just a YouTube presentation. Therefore, it was asked about providing proof that it was done. Mr. Keeler will ask Mr. Bensley about this. The various websites will be emailed to the board members.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

August's meeting:

- Murray's request for Area Variance for alternative layout for campsites was approved
- Gaines request to extending Moratorium for Development of large-scale battery storage systems was approved with conditions

- Town of Albion’s request for Special Use Permit and Site Plan Review for a 4-site private campground on Transit Road was approved
- Barre’s request for Special Use Permit and Site Plan Review for a 4.5 mw Solar Farm Project on Oak Orchard Road was approved

September’s meeting:

- Barre’s request for New Zoning Ordinance Law of Battery Energy Storage Systems was approved with note of number sequence repeat (This has subsequently been changed)
- Murray’s request for Special Use Permit and Site Plan Review for a Tented Office Space on Ridge Road, Holley was approved with Murray’s review of a parking issue
- Gaines request for New Zoning Ordinance Law on a 6-month Moratorium for Installation of Freestanding or Ground Mounted Solar Energy Systems within the Town of Gaines was approved with report of progress every 3 months
- Town of Albion’s request for Amendment to Zoning Text Rezoning a portion of a former parcel purchased by applicants from light industrial to R1 Residential was approved
- Clarendon’s request for a Special Use Permit offering horse riding lessons and boarding on East Lee Road in Holley was denied as incomplete
- Yates request for Special Use Permit and Site Plan Review for a Home Business on Roosevelt Highway was approved with review of Yates Planning Board

Mr. Mathes brought up his concern of last-minute questions/concerns that Mrs. Dale-Hall voiced through a board member on the Battery Energy Storage Unit Law. There was discussion on this:

- Nobody is knocking on our door but this should be done before there is. There was a solar farm with battery storage in it that the County approved so the Town didn’t have a say.
- Better advertising?
- If there are more changes, it will have to go back before the County Planning Board

V. ADJORNMENT

Mr. Depatie made a motion to adjourn the meeting at 7:45 pm; seconded by Mr. Harling and carried (7-0).

Lee A. Preston, Clerk