

**TOWN OF BARRE  
PLANNING BOARD  
MAY 8, 2023**

**CALL TO ORDER:** The board met at the Town Hall and the meeting was called to order at 6:42 pm by co-chair Mr. Keeler.

**BOARD MEMBERS PRESENT**

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Stephen Harling	Kirk Mathes
Jean Peglow	Anna Shuknecht (Alt.)

Others present: Barbara Johnston of LaBella Associates, Stephen Coville, Sean Pogue and Frank DeGenova agent of Crown Castle by phone

**I. APPROVAL OF MEETING MINUTES**

Mrs. Peglow made a motion to approve the corrected April regular meeting. Motion was seconded by Mr. Harling and carried. (7-0)

**II. NEW BUSINESS**

An application from Crown Castle, USA Inc. on behalf of Dish Wireless for a Site Plan Review and Special Use Modification of cell tower located at 15085 East Barre Road was received. For this portion of the meeting, Mr. Mathes removed himself from participating in the meeting and Mr. Keeler appointed Mrs. Shuknecht to a voting member. Mr. Keeler then asked Mr. DeGenova to explain the application to the board.

- Dish Wireless is a new company doing business like Verizon, T-Mobile etc. who are starting from scratch. They are currently licensed and trying to build out their network. They are a wireless network company however, not Dish TV but the same parent company. They would like to do a modification to the existing telecommunication facility by installing a 5' x 7' equipment platform at grade and 3 antennas installed on the existing tower at 150' AGL. A structural analysis was included with the application.
- Mr. DeGenova is working with Mrs. Dale-Hall regarding the required building permit
- Mr. Coville asked if there are any health hazards or effects concerning sound with being a close neighbor to the tower as whether it was associated or not, he does/did not know, however he had a sheep with cancer

- The carriers are all licensed and they are dictated on the RF Energy established by the FCC that can be emitted and they must operate within that level or lose their license
- An EME (Electromagnetic Energy) is usually done quarterly and is ordered all the time
- There is not a radius keep out area under towers and we can live underneath a tower
- Mr. DeGenova is fine with an EME Report being a condition of obtaining the modified Special Use Permit and Site Plan Review

**Resolution 9-2023**

Introduced by: Jean Peglow  
 Seconded by: Stephen Harling

**WHERE AS** the application from Crown Castle, USA Inc. (Tower Owner) on behalf of Dish Wireless on 15085 East Barre Road (96-1-45/TOWER) has been received for a Special Use Permit modification and Site Plan Review

**WHERE AS** the SEQR questions from Part 2 were asked and discussed

**NOW THEREFORE** be it resolved that the proposed modification will not result in any significant adverse environmental impacts therefore declaring a negative SEQR

**UPON ROLL CALL VOTE:**

- Mr. Keeler – Aye
- Mr. Miller - Aye
- Mr. DePatie – Aye
- Mr. Dudley – Aye
- Mr. Harling – Aye
- Mr. Mathes – Abstained
- Mrs. Peglow – Aye
- Mrs. Shuknecht –Aye

The resolution passed

**Resolution 10-2023**

Introduced by: John Depatie  
 Seconded by: Kurt Dudley

**WHERE AS** the application from Crown Castle, USA Inc. (Tower Owner) on behalf of Dish Wireless on 15085 East Barre Road (96-1-45/TOWER) has been received for a Special Use Permit modification and Site Plan Review

**NOW THEREFORE** be it resolved that application does not need to be referred to the County Planning Board

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. Miller - Aye  
Mr. DePatie – Aye  
Mr. Dudley – Aye  
Mr. Harling – Aye  
Mr. Mathes – Abstained  
Mrs. Peglow – Aye  
Mrs. Shuknecht –Aye

The resolution passed.

**Resolution 11-2023**

Introduced by: Jean Peglow  
Seconded by: Stephen Harling

**WHERE AS** the application from Crown Castle, USA Inc. (Tower Owner) on behalf of Dish Wireless on 15085 East Barre Road (96-1-45/TOWER) has been received for a Special Use Permit modification and Site Plan Review

**NOW THEREFORE** be it resolved that the proposed Special Use Permit modification be approved with conditions of:

1. Structural analysis is needed
2. Must obtain building permits
3. Inspection certificates every two years on file with the Town of Barre
4. Proof of bond and two estimates for restoration
5. Emergency contacts and procedures on file with the Town of Barre
6. Change of ownership must be on file with the Town of Barre upon transfer
7. “Acknowledgement and Consent Letter” on file with the Town of Barre upon transfer
8. EME report must be submitted

**UPON ROLL CALL VOTE:**

Mr. Keeler – Aye  
Mr. Miller - Aye  
Mr. DePatie – Aye  
Mr. Dudley - Aye  
Mr. Harling – Aye  
Mr. Mathes – Abstained  
Mrs. Peglow – Aye  
Mrs. Shuknecht –Aye

The resolution passed.

Mrs. Shuknecht stepped out of a voting position with Mr. Mathes being able to be involved again.

### **III. OLD BUSINESS**

Mr. Keeler stated that the last Comprehensive Plan was adopted in 2018. Since then, there are additional concerns that should be addressed including green energy and housing to name a few. The board would still like to be consulted, however, do not wish to be solely responsible. Mr. Keeler and Mr. Miller contacted three companies who work with comp plans with only one responding so far. To that end, Mrs. Johnston from LaBella Associates was introduced. She stated that 96 percent of her work is doing Comprehensive Plans. In fact, she worked on the previous plan from 1996 that was done in conjunction with the Village and Town of Albion. They can be done in different varieties – more complex, simple and in-between. The cost can be as low as \$22,000.00 (outreach survey etc.) to \$48,000.00 for the entire process. Everything depends upon what the planning board want to do on our own.

- The biggest challenge would be the survey with the easy part the community profile component. There could be a lot of back and forth, some virtual. The fee is based on proposed hours. A formal proposal would come soon after this meeting after gathering the thoughts and ideas from this evening.
- There are grants that can be applied for. A smart growth principles grant is very competitive and applying would cost \$3,000.00. An agricultural grant can be anywhere up to \$25,000.00 applying would cost \$1,500.00.
- Education workshops could also be included generating input and sharing of information.
- The comp plan can be done in different stages. The Town of Murray is starting with an agriculture plan
- Could have a comp plan project website like Rush and Walworth but is not necessary
- Its not uncommon for a comp plan to be done 20 years ago
- First step – what are the issues? Survey
- May be have a committee not just the planning board members – a cross sectional committee of a town board member, planning board member, zoning board member, community member
- Profile and outreach – update statistics/demographics is all factual
- Is the current comp plan framework working? Maybe just adopt an amendment to the current plan
- What was not on our radar at the time like gas stoves and housing
- Need to take the emotional side out of a new survey especially for wind, solar, battery energy storage
- Ag grant is a quiet process – is matching and/or in-kind of grant received
- Possible time line – survey/profile of 2 meetings, optional education, then updating can happen

- Dr. Pogue recommends that if the board goes with LaBella that the Ag grant is applied for asap. There are a couple of town board members who are really interested in updating the comp plan
  - He will propose to the town board to use ARPA funds for updating the plan
- The planning board did not see a disadvantage of applying for the ag grant
- Since only one company responded, there is a fourth company, Wendel Engineering could be contacted and Mr. Keeler will do so therefore may be more than one proposal to consider.
- Maybe get a ball park figure so can compare apples to apples.

#### **IV. COMMUNICATION**

##### ORLEANS COUNTY PLANNING BOARD

- Town of Clarendon's request for Amendment to Zoning Text (Articles II and VII) Regulations governing Special Use Permits for Short Term Rentals (Section 719) and Manufactured Home Parks (Section 708) was approved
- Town of Kendall's request to change Zoning Classification of two Tax Parcels from Residential Hamlet to General Business was approved after lots of discussion. The zoning changes will require an update to the zoning maps
- Town of Yates request for Area Variance, Special Use Permit and Site Plan Review for Farm Labor Housing of H2A and H2B workers on Lyndonville Road after lots of talk was approved.
- In-person training June 27<sup>th</sup>, 5-9 pm at the HOAG Library will include the topics of Cemeteries 101, Public Meeting and Hearings, SEQR: Basics and Intermunicipal Cooperation (Building Code Enforcement).
- The Spring 2023 Local Government workshop on May 18<sup>th</sup> will be at the Batavia Downs. Registration is now open.
- Website updates have been done to the Orleans County Planning Board and Orleans County Agricultural District
- Resolution made and approved to pass the SEQR for the Erie Canal LWRP

#### **V. ADJORNMENT**

Mrs. Peglow made a motion to adjourn the meeting at 8:35 pm; seconded by Mr. Depatie and carried (7-0).

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Lee A. Preston, Clerk