

**TOWN OF BARRE
PLANNING BOARD
JUNE 12, 2023**

CALL TO ORDER: The board met at the Town Hall and the meeting was called to order at 6:33 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: Drew Reilly from Wendall Engineers, Sean Pogue and Denise Sabo agent of Northeast Site Solutions for Verizon Wireless and on behalf of Crown Castle by phone

I. APPROVAL OF MEETING MINUTES

Mrs. Peglow made a motion to approve the May regular meeting minutes. Motion was seconded by Mr. Mathes and carried. (7-0)

II. NEW BUSINESS

An application from Verizon Wireless a lease holder on the Crown Castle cell tower on East Barre Road for a Site Plan Review and Special Use Permit Modification. Crown Castle hired Northeast Site Solutions as agent for the process. Currently, Mr. Mathes as the landowner of the property on which the application is associated with is excusing himself for participation. Mr. Keeler appointed Mrs. Shuknecht to act as a full voting member for this matter. Mr. Keeler then asked Ms. Sabo to explain the project application to the board. Ms. Sabo first thanked the board for allowing her to dial into the meeting. Verizon will be replacing six existing antennas with six new antennas, adding 3 antenna, and one line. There will be no ground work done. The list of conditions from the past was reviewed.

Resolution 12-2023

Introduced by:	Kurt Dudley
Seconded by:	Jean Peglow

WHERE AS the application from Northeast Site Solutions on behalf of Verizon Wireless on 15085 East Barre Road (96-1-45/TOWER) Cell Tower has been received from Northeast Site

Solutions on behalf of Crown Castle, owner, for a Special Use Permit modification and Site Plan Review

WHERE AS This is only a modification of upkeep,

NOW THEREFORE be it resolved that the proposed modification does not need to be submitted to the County Planning Board for review

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.

The SEQR was then discussed and the questions were asked.

Resolution 13-2023

Introduced by: Jean Peglow
Seconded by: Steve Harling

WHERE AS the application from Northeast Site Solutions on behalf of Verizon Wireless on 15085 East Barre Road (96-1-45/TOWER) Cell Tower has been received from Northeast Site Solutions on behalf of Crown Castle, owner, 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 14-2023

Introduced by: Jean Peglow
Seconded by: Steve Harling

WHERE AS the application from Northeast Site Solutions on behalf of Verizon Wireless on 15085 East Barre Road (96-1-45/TOWER) Cell Tower has been received from Northeast Site Solutions on behalf of Crown Castle, owner, for a Special Use Permit modification and Site Plan Review

NOW THEREFORE be it resolved that application does not need to have a public hearing

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 15-2023

Introduced by: Jean Peglow
Seconded by: Anna Shuknecht

WHERE AS the application from Northeast Site Solutions on behalf of Verizon Wireless on 15085 East Barre Road (96-1-45/TOWER) Cell Tower has been received from Northeast Site Solutions on behalf of Crown Castle, owner, 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.

Ms. Sabo was informed that Mrs. Preston would email a copy of the conditions along with Part 2 and 3 of the completed SEQR. Mr. Keeler told Ms. Sabo to work with Mrs. Dale-Hall after this to complete the application.

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

III. OLD BUSINESS

Mr. Keeler introduced Mr. Reilly from Wendall Engineers who is here to tell us about his organization and what they could do for us in completing a new comprehensive plan.

- Completing SEQR's is a necessary evil and he was glad that we had done the one earlier in the meeting.
- Standard updates do deal with wind, solar and battery energy storage
- Have been involved with more that 50 plus plans in the past
- Comprehensive plans are more important now than in the past
- Part of a plan is implementing them
- Niagara County legislator branch is offering to help towns
- A good plan describes where we are now, the future, and how to get there.
- We had good questions in the current plan. Some could be replaced, new ones and rephrasing others
- Need to decide what is important or large impacts to the town– industry, farming etc.
- What could be done to help farmers or other businesses
- What will be done with the money from wind and solar
- Could be as simple as zoning and/or infrastructure
- What are the plans for the future of the town

- Have 5 planners, grant writers, mapping to help
- Need a good battery energy storage law which is not under 94C
 - Orangeville has one, Tonawanda has one coming
 - Need to look at the electrical grid
- Look at policies and possible update them into more and better recommendations
- Facilitate public meetings – could
- Need to look at women, minority owned and disabled vet owned businesses
- We do not have an Ag and Markets protection plan
- Town of Alabama is the closest to us in similar size and scale
- Should take a year or less to complete
- Could do educational workshops
- If applied for grants, it would be awarded next year.
- Most grants are a 50 – 75 matching from the town
- A proposal will be prepared
- The process was discussed
 - If the planning board did the comprehensive plan, we would hold a public hearing and the town board would also have to hold a public hearing
 - If a separate committee of a representative from the planning board, town board, zoning board, and community representatives then only the town board would hold a public hearing. Suggest 10-15 people

Mr. Keeler will follow up with both LaBella Associates and Wendall Engineers with a few questions and make sure we can compare “apples to apples”

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

The meeting for May was cancelled.

V. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 8:00 pm; seconded by Mr. Depatie and carried (7-0).

Lee A. Preston, Clerk