

**TOWN OF BARRE
PLANNING BOARD
APRIL 14, 2025**

CALL TO ORDER: The board met at the Town Hall with the meeting being called to order at 6:32 pm by co-chair Mr. Keeler.

BOARD MEMBERS PRESENT

Thomas Keeler	Wesley Miller
Jean Depatie	Kurt Dudley
Stephen Harling	Benjamin Mathes
Jean Peglow	Gary Palmer (Alt)

BOARD MEMBERS EXCUSED

Others present: Bridget Cook, Stephen Coville, Shirley Murray, James Murray, Dave Allen, Richard Maier, Kirk Mathes, George McKenna, Joseph Mascella (by phone), Gregory Meese (by phone).

The Pledge to the Flag was recited.

I. APPROVAL OF MEETING MINUTES

Mrs. Peglow moved to approve the minutes of the December regular meeting as presented. The motion was seconded by Mr. Harling and carried (7-0).

II. NEW BUSINESS

An application was received from Richard Maier, sponsor for Delsy Properties for property on West Lee Road, tax map number 94.-1-11 for a Subdivision of Land. Mr. Keeler stated that since this is our first subdivision application, Ms. Cook is here to help. Mr. Keeler asked Mr. Maier to come and explain the application to the board. Mr. Maier stated that the land currently is vacant with no improvements

- Owner is not proposing any building at this time. Therefore, we should not have to worry about storm water runoff
- There is wet lands on the west half of the property
- Total property size is 7.2 acres, one lot will be 4.399 acres and the other lot will be 2.878 acres
- It was mentioned that a minimum of 5 acres was needed for horses down the road

Resolution 1-2025

Introduced by: Stephen Harling
Seconded by: Jean Peglow

TOWN OF BARRE PLANNING BOARD RESOLUTION THAT THE PROPOSED SUBDIVISION OF 0 AND 13799 WEST LEE ROAD (T. A. #94.00-001-011) IS NOT SUBJECT TO STORM WATER AND CAN BE WAVED

WHEREAS, on or about March 13, 2025, Richard Maier, L.S. sponsor for Delsey Properties (the “Applicant”) submitted an application for subdivision review, to be located at 0 West Lee Road and 13799 West Lee Road (the “Proposed Action”); and

WHEREAS, the Proposed Action involves subdividing a vacant lot into two lots; and

NOW THEREFORE, the Planning Board of the Town of Barre hereby states the subdivision is not subject to storm water classification and can be waved.

UPON ROLL CALL VOTE:

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

The resolution passed.

Resolution 2-2025

Introduced by: Jean Peglow
Seconded by: Stephen Harling

TOWN OF BARRE PLANNING BOARD RESOLUTION THAT THE PROPOSED SUBDIVISION OF 0 AND 13799 WEST LEE ROAD (T.A. #94.00-001-011) IS SUBJECT TO SEQRA AND CLASSIFYING CONSIDERATION OF THE PROPOSED ACTION AS AN UNLISTED ACTION

WHEREAS, on or about March 13, 2025, Richard Maier, L.S. sponsor for Delsey Properties (the “Applicant”) submitted an application for subdivision review, to be located at 0 West Lee Road and 13799 West Lee Road (the “Proposed Action”); and

WHEREAS, the Proposed Action involves subdividing a vacant lot into two lots; and

WHEREAS, on March 17, 2025, the Applicant prepared a Short Environmental Assessment Form for the proposed Action; and

WHEREAS, the Proposed Action does not meet the requirements of either a Type I or Type II action under SEQRA; and

NOW THEREFORE, the Planning Board of the Town of Barre hereby declares itself lead agency for the purposes of SEQRA review.

AND THEREFORE, the Planning Board further resolves that the proposed action is classified as an Unlisted Action under SEQRA.

UPON ROLL CALL VOTE:

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

The resolution passed.

It was mentioned that in the future with the possibility of hooking up to public water, if the land is in the Agriculture District and borders on Agriculture land, some of the answers may change on the SEQR.

Resolution 3-2025

Introduced by: Benjamin Mathes
Seconded by: Jean Peglow

TOWN OF BARRE PLANNING BOARD RESOLUTION TO SET A PUBLIC HEARING FOR THE PROPOSED SUBDIVISION OF 0 AND 13799 WEST LEE ROAD (T.A. #94.00-001-011)

WHEREAS, on or about March 13, 2025, Richard Maier, L.S. sponsor for Delsey Properties (the “Applicant”) submitted an application for subdivision review, to be located at 0 West Lee Road and 13799 West Lee Road (the “Proposed Action”); and

WHEREAS, the Proposed Action involves subdividing a vacant lot into two lots; and

WHEREAS, On April 14, 2025, the Planning Board of the Town of Barre classified the proposed action as an Unlisted Action.

NOW, THEREFORE, the Planning Board of the Town of Barre hereby resolves to hold a public hearing on May 12, 2025 at 6:30 pm for the Proposed Action.

UPON ROLL CALL VOTE:

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

The resolution passed.

The process was outlined and written down by Mr. Keeler. Mr. Maier also had questions on the remaining process concerning if he needed more information for the next time. Mr. Dudley asked how he knew to come before the board. Mr. Maier stated that because the Town of Kendall now has a Land Subdivision Zoning Law, it was basically due to his own due diligence. Mr. Keeler asked Ms. Cook if someone went to the County without coming to us first, would they send them here? She stated that the County should.

One thing that Mr. Keeler forgot to mention about the application was that it was a minor subdivision and the lots would comply with our zoning.

An application was received by McKay Brothers, LLC for the Special Use Permit modification and Site Plan Review for the cell tower at 15077 East Barre Road, 96.-1-45/Tower. McKay Brothers is leasing space on the tower and ground for its dishes and equipment from Crown Atlantic Company. Between Mr. Mascella and Mr. Meese, they stated that they would like the addition of one antenna, four RFUs, one NEMA Box attached to the existing 195-foot tower. There would be no increase in height or expansion of the compound proposed. The board was also informed that by law, we were not allowed to deny the application.

The normal cell tower check list was discussed with the applicant. The structural analysis was included with the application. They agreed to look into the proof of bond and see if it needed to be updated with the additional equipment being added. They will also look at the emergency contact list to see if that needs to be updated.

Resolution 4-2025

Introduced by: Kurt Dudley
Seconded by: Jean Peglow

WHEREAS, on or about March 19, 2025, Gregory Meese (the “Applicant”) submitted an application for Special Use Permit Modification and Site Plan Review at 15077 East Barre Road, Tax ID 96.-1-45/Tower and

WHEREAS, the Proposed Action involves installing additional telecommunications equipment on the existing tower

WHEREAS, on March 19, 2025, the Applicant prepared a Short Environmental Assessment Form for the proposed Action; and

WHEREAS, the Proposed Action does not meet the requirements of either a Type I or Type II action under SEQRA; and

NOW THEREFORE, the Planning Board further resolves that the proposed action is classified as an Unlisted Action under SEQRA.

AND THEREFORE, the Planning Board hereby finds that there will be no major or minor environmental impacts associated with the Proposed Action,

AND THEREFORE, the Planning Board hereby makes a negative declaration of environmental significance for the Proposed Action.

UPON ROLL CALL VOTE:

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

The resolution passed.

Resolution 5-2025

Introduced by: Jean Peglow
Seconded by: Kurt Dudley

WHEREAS, on or about March 19, 2025, Gregory Meese (the “Applicant”) submitted an application for Special Use Permit Modification and Site Plan Review at 15077 East Barre Road, Tax ID 96.-1-45/Tower and

WHEREAS, the Proposed Action involves the addition of 1 antenna and 4 RFUs, 1 NEMA Box attached to the existing 195-foot tower

WHEREAS, on April 14, 2025 the Planning Board of the Town of Barre made a negative declaration of the environmental significance for the purposes of SEQRA; and

NOW THEREFORE, the Planning Board does grant a Special Use Permit modification and Site Plan Approval with the following conditions;

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
8. EME report

UPON ROLL CALL VOTE:

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

The resolution passed.

III. OLD BUSINESS

The Town Board submitted the final draft of the Comprehensive Plan to the Planning Board for further review. Some discussion took place:

- Page 1-1 Still has the Planning Board directing the start of the process and not the Town Board
- Page 1-2 The blanks are still not filled in
- Page 2-1 What's in the Ag District program? A comment made as agriculture wasn't addressed as much as it was hoped. It was approved based on grant approved. Did we or didn't we get the grant?
- Page 2-2 - 5th bullet, Before 1997 true or false?
- Page 2-3 Map page not identified
- Page 3-3 Map key remove United Methodist from West Barre Church
- Page 3-4 Zip Code Map not updated
- Page 3-8 List as Planning Board or no source
- Page 3-9 Zoning Districts map was questioned
- Page 3-44 United Memorial on Bank Street on Bank Street should be changed to Rochester Regional on Rt. 98
- Comments could be at the end if wanted them in. They don't add or subtract anything
- Page 4-2 Take the first lines out

- Page 5-1 Map page not mentioned
- Page 5-3 Questioned whether the business district went to Eagle Harbor or Pat's Long Bridge/Auto Repair
- Page 5-4 Bubble correct on the map?
- Page 6-9 No flood pain map in the document as requested
- Page 6-14 F only lists Rt 98 and does not include Rt. 31A
- We should see Appendix B before approving and sending it back to the Town Board
- There was nothing in the park before to wanting it this time.

Mr. Keeler suggested that he and Mr. Miller work on putting the changes into the plan, and then forward it out for everyone to review it. The changes can then be discussed in May again. We can have Barbara Johnson in attendance as well. Everyone was in agreement with this.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

The December meeting was canceled.

January meeting:

- Town of Albion's 6-Month Moratorium for the construction of Battery Storage Utilities for Solar Farms was approved with comments
- Town of Albion's 6-Moratorium for the construction of Commercial Solar Farms was approved with comments
- Town of Kendall's Request for a Special Use Permit and Site Plan Review for a Farm Worker Housing Project on Lakeshore Road was approved with a condition to verify with the health department that the septic system could handle the increased volume and with comments.
- The Village of Medina's request for an Area Variance for a Parking Lot Expansion on West Center Street was approved with comments.
- Town of Shelby's Request for Extension of 6-Months for a Moratorium on Wind Energy Systems was approved with comments.
- Approved the 2025 meeting date for the Orleans County Planning Board. It was noted that the June deadline and meeting date was moved up a week due to a scheduling conflict.
- Summary of the 2024 Zoning Referrals submitted to the Orleans County Planning Board was reviewed
- Brian Napoli was elected Chairman and Dan Strong was elected Vice Chairman for 2025

The February meeting was canceled.

March meeting:

- Town of Clarendon's Amendment to Zoning Text Articles II and III Section §305 Seasonal Dwellings (*Application procedure for seasonal dwelling permits*, Article VII Statement for Supplementary Regulations Governing Special Use Permits, and Section §732 Farm Markets (*setbacks and what could be sold, how packaged, stored, etc.*) was approved with comments.
- Town of Carlton's New Zoning Ordinance/Law on 6-Month Moratorium on Wind Energy Systems and Transmission Facilities was approved with comments.
- Town of Carlton's New Zoning Ordinance/Law on 6-Month Moratorium on Freestanding and Ground Mounted Solar Energy Systems was approved with comments.
- Town of Carlton's New Zoning Ordinance/Law on 6-Month Moratorium on Battery Energy Storage Systems was approved with comments.
- Town of Ridgeway's Rezoning of 6 parcels from Rural Residential to General Business located on Ridge Road was approved with comments.
- There will be a paint collection event again this year The event will be on May 31st from 9 am – 1 pm at the Medina GCC Campus.
- The annual Land Use Training will be on June 17th at HOAG Library 5 – 9 pm.
- The office will be reaching out to all municipalities when time allows to update the contact information.

Mrs. Murray asked if she could address the board and was given permission. She stated that she and her husband were the ones who would be purchasing one of the subdivided lots at the beginning of the meeting. The property has been under contract since January. They were not aware of the process that they had to go through for subdivision and asked if there was anyway to speed up the process. After discussing that there should be no issues with approval and what had to be done ahead to time, it was left to continue as it was set up for next month.

V. ADJORNMENT

Mr. Dudley made a motion to adjourn the meeting at 8:14 pm; seconded by Mr. Harling and carried (7-0).

Lee A. Preston, Clerk