



**PLANNING BOARD
TOWN OF CONESUS**

**NOVEMBER 16, 2023
7:00 PM**

A Regular Meeting of the Planning Board of the Town of Conesus, County of Livingston and the State of New York was held at the Town Hall, 6210 South Livonia Road, Conesus, New York 14435 on the 16th day of November 2023.

PRESENT:	Brad Francis	-----	Chairman
	Kim Grab	-----	Vice Chairwoman
	Barbara Anderson	-----	Member
	Angela Leverson	-----	Member
	Carol Crane	-----	Secretary
 ABSENT:	 Chris Imm	 -----	 Member

OTHERS PRESENT: Jared Cali, Matthew Sousa (MRB Group), Steve Fantuzzo (Noxon-Peabody/Tarpon Towers), Jackie Bartolotta (Tectonic Engineering), Michael Amico Philip West, Ron Maxwell and Greg Rosser

CALL TO ORDER: Chairman Francis called the meeting to order at 7:00 PM.

ANNOUNCEMENTS AND COMMUNICATIONS

1. Copy of November 16, 2023 Agenda
2. Copy of October 19, 2023 Meeting Minutes
3. Copy of application for ground-mounted solar (Greg Rosser)

RESOLUTION #50-2023

APPROVAL OF MINUTES October 19, 2023

On a motion of Barb Anderson and seconded by Kim Grab, the following resolution was

ADOPTED	Ayes	3	Anderson, Francis, Grab
	Nays	0	
	Absent from October meeting	1	Leverson
	Absent from this meeting	1	Imm

Resolved the Planning Board approve the October 19, 2023 meeting minutes as written.

OLD BUSINESS

1. Tax Map #119.-1-35.2
Philip West/Tarpon Towers III, LLC
6637 East Swamp Road
Conesus, New York 14435



**PLANNING BOARD
TOWN OF CONESUS**

**NOVEMBER 16, 2023
7:00 PM**

Tarpon Towers III, LLC and Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless is requesting Site Plan Review to construct and operate a 165' wireless telecommunications tower (plus 4' lightning rod) on property located at 6637 East Swamp Road currently owned by Philip West in the A/RR District.

The Town Engineer (Matthew Sousa, MRB Group) has approved the itemized list and has no additional comments.

**RESOLUTION #51-2023
APPROVAL OF FINAL SITE PLAN FOR TAX MAP #119.-1-35.2**

WHEREAS, the Town of Conesus Planning Board (hereinafter referred to as the Planning Board) is considering Site Plan approval for the installation for an 169-foot monopole cell tower located at 6637 East Swamp Road within the Agricultural/Rural Residential District (A/RR) as detailed on the Site Plan prepared by Tectonic Engineering and all other relevant information submitted as of November 16, 2023 (the current application); and

WHEREAS, the Planning Board classified the above reference Action to be an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board on Thursday, October 19, 2023, declared its intent to be designated the Lead Agency and issued a Negative Declaration for the proposed Action under the provisions of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, on Monday, October 20, 2023, in compliance with NYS Town Law, the Zoning Board of Appeals held a Public Hearing on the current application and completed a formal review of the application; and

WHEREAS, on Monday, October 30, 2023, the applicant was granted height and area variances from the Zoning Board in accordance with the Town of Conesus Code 151-6 © and €; and

WHEREAS, on Monday October 30, 2023, the applicant was granted Special Use Permit from the Zoning Board in accordance with the Town of Conesus Code 151-6; and

WHEREAS, the Planning Board granted the applicant a waiver from Town Code 151-5 © requiring the applicant to provide a landscaping plan; and

WHEREAS, the Planning Board granted the applicant a waiver from Town of Conesus Code 151-7 (B)(1) and (2) Illumination; and

WHEREAS, the Planning Board does hereby determine the proposed Site Plan is in compliance with the provisions of Chapter 151 of the Town Code; and



**PLANNING BOARD
TOWN OF CONESUS**

**NOVEMBER 16, 2023
7:00 PM**

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve the requested Special Use Permit with the following conditions:

1. Site Plan approval is contingent upon the applicant remaining in compliance with the provision of the Special Use Permit granted by the Town of Conesus Zoning Board of Appeals for this application.
2. All conditions are to be addressed and plans are to be signed by the Planning Chair, Town Engineer and Code Enforcement Officer.
3. A security bond and abandonment criteria in compliance with Town Code Sections 151-6 (I) and 151-8 © be provided to the Town prior to the issuance of a building permit. The amount of the bond shall be equal to the amount of the full assessed value of the wireless service facility, plus 20%, which shall be reviewed by the Town Board and Town Assessor every four years. The security bond is to be reviewed by _____ and accepted by the Town Board prior to the issuance of a permit.
4. No signage associated with the Site Plan has been approved. Separate approval by the Planning Board is required for all signage.
5. Comments made in the Town Engineer review letters must be addressed and adhered to prior to signing the Site Plans and issuance of building permits.
6. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the issuance of permits.
7. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
8. A preconstruction meeting between the applicant, Town Code Enforcement Officer and Town Engineer is to be held prior to construction beginning.

The above resolution was offered by Barb Anderson and seconded by Kim Grab at a meeting of the Planning Board held on Thursday, November 16, 2023. Following discussion thereon, the following roll call vote was taken and recorded:

Kim Grab	Aye
Barb Anderson	Aye
Angela Leverson	Aye
Brad Francis (Chair)	Aye
Chris Imm	Absent

I, Carol Crane, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Conesus Planning Board for the November 16, 2023 meeting.

NEW BUSINESS

1. Tax Map #102.-1-69.221
Greg Rosser



**PLANNING BOARD
TOWN OF CONESUS**

**NOVEMBER 16, 2023
7:00 PM**

6430 Cole Road
Conesus, New York 14435
(585) 230-6821

Requesting Site Plan to install a 16kW ground-mounted solar array.

RESOLUTION #52-2023

APPROVAL OF FINAL SITE PLAN FOR TAX MAP #102.-1-69.221

On a motion of Brad Francis and seconded by Kim Grab, the following resolution was

ADOPTED Ayes 4 Anderson, Francis, Grab, Levenson
 Nays 0
 Absent from this meeting 1 Imm

Resolved the Planning Board approve final Site Plan for Tax Map #102.-1-69.221 to construct a 16kW ground-mounted solar system located at 6430 Cole Road currently owned by Greg Rosser.

GENERAL DISCUSSION

RESOLUTION #53-2023

APPROVAL TO CANCEL THE DECEMBER 21, 2023 PLANNING BOARD MEETING

On a motion of Kim Grab and seconded by Brad Francis, the following resolution was

ADOPTED Ayes 4 Anderson, Francis, Grab, Levenson
 Nays 0
 Absent from this meeting 1 Imm

Resolved the Planning Board approved the cancellation of the December 21, 2023 Planning Board meeting.

-
- Note: Barb Anderson will be on vacation for the January, February and March meetings.
 - Note: Angela Levenson will be on vacation for the January and February meetings.

With no further business, on a motion of Kim Grab and seconded by Angela Levenson, the meeting was adjourned at 7:55 PM.

Respectively submitted,
Carol Crane, Planning Board Secretary