



**PLANNING BOARD
TOWN OF CONESUS**

**AUGUST 24, 2023
7:00 PM**

A Regular Meeting/Public Hearing 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 24th day of August 2023.

PRESENT: Brad Francis ----- Chairman
Kim Grab ----- Vice Chairwoman
Chris Imm ----- Member
Carol Crane ----- Secretary

ABSENT: Barbara Anderson ----- Member
Angela Leverson ----- Member

OTHERS PRESENT: Stephen Reed, Paul Licata, Jason & Julie Fugle, Michael Sharman, Brian & Molly Burley, Eric & Sheryll DeGraff, Cody Allen, Matt Peown, Tawn Feeney and other members of the community

CALL TO ORDER: Chairman Francis called the meeting to order at 7:05 PM.

ANNOUNCEMENTS AND COMMUNICATIONS

1. Copy of August 24, 2023 Agenda
2. Copy of July 20, 2023 Meeting Minutes
3. Copy of Site Plan Application for Solar Array System for Alice Osburn
4. Copy of Site Plan Application for Solar Array System for Eileen Peters
5. Copy of 2-Lot Subdivision Application for Eric & Sheryll DeGraff
6. Copy of Site Plan Application for Solar Array System for Paul Licata

RESOLUTION #24-2023

APPROVAL OF MINUTES July 20, 2023

On a motion of Chris Imm and seconded by Kim Grab, the following resolution was

ADOPTED Ayes 3 Francis, Grab, Imm
Nays 0
Absent from July meeting 1 Anderson
Absent from this meeting 2 Anderson, Leverson

Resolved the Planning Board approve the July 20, 2023 meeting minutes.

OLD BUSINESS

RESOLUTION #25-2023

OPEN PUBLIC HEARING FOR 2-LOT SUBDIVISION OF TAX MAP #102.-1-45

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

ADOPTED Ayes 3 Francis, Grab, Imm
Nays 0



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Absent from this meeting 2 Anderson, Levenson

Resolved that Chairman Francis declare the Public Hearing was duly published in the Livingston County News on August 10, 2023 and opened tonight at 7:07 PM.

1. Tax Ma #102.-1-45
William Fugle
5473 South Livonia Road
Conesus, New York 24435
585-346-5811

Mr. Fugle is requesting a 2-Lot Subdivision to transfer ownership of 2 acres to Jason Fugle located at 5489 South Livonia Road.

RESOLUTION #26-2023

CLOSE PUBLIC HEARING FOR THE 2-LOT SUBDIVISION OF TAX MAP #102.-1-45

With no one wishing to speak either for or against, on a motion of Kim Grab and seconded by Chris Imm, Chairman Francis declared the Public Hearing closed at 7:24 PM. Motion was carried unanimously.

RESOLUTION #27-2023 K

APPROVAL FOR A NEGATIVE DECLARATION UNDER SEQR FOR TAX MAP #102.-1-45

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

ADOPTED Ayes 3 Francis, Grab, Imm
 Nays 0
 Absent from this meeting 2 Anderson, Levenson

Resolved the Planning Board approve a Negative Declaration under SEQR with little or no environmental impact Tax Map #102.-1-45 currently owned by William Fugle located at 5489 South Livonia Road.

RESOLUTION #28-2023

APPROVAL TO ACCEPT FINAL SURVEY PLANS FOR THE 2-LOT SUBDIVISION OF TAX MAP #102.-1-45

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

ADOPTED Ayes 3 Francis, Grab, Imm
 Nays 0
 Absent from this meeting 2 Anderson, Levenson

Resolved the Planning Board approve the final survey plans for the 2-Lot Subdivision of Tax Map #102.-1-45 currently owned by William Fugle located at 5489 South Livonia Road.

NEW BUSINESS

1. Tax Map #120.-1-19.113
Alice Osburn
6438 Woodland Drive



**PLANNING BOARD
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**AUGUST 24, 2023
7:00 PM**

Conesus, New York 14435
585-447-0415

Ms. Osburn is requesting Site Plan to install a 7.68 kW ground-mounted solar array with micro inverters located at 6438 Dugway Road ext.

RESOLUTION #29-2023

APPROVAL TO ACCEPT SITE PLAN TO INSTALL A 7.68 KW GROUND-MOUNTED SOLAR ARRAY FOR TAX MAP #120.-1-19-113

On a motion of Chris Imm and seconded by Kim Grab, the following resolution was

ADOPTED Ayes 3 Francis, Grab, Imm
 Nays 0
 Absent from this meeting 2 Anderson, Levenson

Resolved the Planning Board approve the Site Plan to install a 7.68 kW ground-mounted Solar Array with micro inverters located at 6438 Dugway Road currently owned by Alice Osburn.

RESOLUTION #30-2023

APPROVAL TO ACCEPT NEGATIVE SEQR FOR TAX MAP #120.-1-19.113

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

ADOPTED Ayes 3 Francis, Grab, Imm
 Nays 0
 Absent from this meeting 2 Anderson, Levenson

Resolved the Planning Board approve a Negative Declaration under SEQR with little or no environmental impact Tax Map #120.-1-19.113 currently owned by Alice Osburn located at 6438 Dugway Road Ext.

- 2. Tax Map #101.-1-20.211
Eileen Peters
5424 Turkey Hill Road
Conesus, New York 14435
585-233-5570

Ms. Peters is requesting Site Plan to install a 8.1 kW ground-mounted solar array (no batteries) located at 5424 Turkey Hill Road.

RESOLUTION #31-2023

APPROVAL TO ACCEPT SITE PLAN TO INSTALL A 8.1 KW GROUND-MOUNTED SOLAR ARRAY FOR TAX MAP #101.-1-20.211

On a motion of Brad Francis and seconded by Chris Imm, the following resolution was

ADOPTED Ayes 3 Francis, Grab, Imm
 Nays 0
 Absent from this meeting 2 Anderson, Levenson



**PLANNING BOARD
TOWN OF CONESUS**

**AUGUST 24, 2023
7:00 PM**

Resolved the Planning Board approve the Site Plan to install a 8.1 kW ground-mounted Solar Array located at 5424 Turkey Hill Road currently owned by Eileen Peters.

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- 1. Tax Map #129.-1-19.121
Eric & Sheryll DeGraff
7175 Kelleman Road
Conesus, New York 14435
585-329-1977

Mr. & Mrs. DeGraff are requesting a 2Lot Subdivision to sell their daughter 10 acres to build a single-family home on the west side of Kelleman Road.

RESOLUTION #32-2023

APPROVAL TO ACCEPT THE PRELIMINARY SURVEY MAPS FOR A 2-LOT SUBDIVISION OF TAX MAP #129.-1-19.121

On a motion of Kim Grab and seconded by Chris Imm, the following resolution was

ADOPTED	Ayes	3	Francis, Grab, Imm
	Nays	0	
	Absent from this meeting	2	Anderson, Levenson

Resolved the Planning Board approve the 2-Lot Subdivision preliminary survey maps for property located at 7175 Kelleman Road currently owned by Eric & Sheryll DeGraff.

RESOLUTION #33-2023

APPROVAL TO SCHDEULE A PUBLIC HEARING FOR SETEMBER 21, 2023

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

ADOPTED	Ayes	3	Francis, Grab, Imm
	Nays	0	
	Absent from this meeting	2	Anderson, Levenson

Resolved the Planning Board approve scheduling a Public Hearing for September 21, 2023 at 7:00 PM for the 2-Lot Subdivision located at 7175 Kelleman Road currently owned by Eric & Sheryll DeGraff.

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- 1. Tax Map #102.-1-50.1
Paul Licata
6448 Niver Road
Conesus, New York 14435
585-905-1088

Mr. Licata is requesting Site Plan to install a 17.82 kW ground-mounted solar array located at 6448 Niver Road.



**PLANNING BOARD
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**AUGUST 24, 2023
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RESOLUTION 34-2023

APPROVAL TO ACCEPT SITE PLAN FOR INSTALLATION OF A 17.82 KW GROUND-MOUNTED SOLAR ARRAY FOR TAX MAP # 102.-1-50.1

On a motion of Kim Grab and seconded by Chris Imm, the following resolution was

ADOPTED Ayes 3 Francis, Grab, Imm
 Nays 0
 Absent from this meeting 2 Anderson, Levenson

Resolved the Planning Board approve the Site Plan to install a 17.82 kW ground-mounted Solar Array (no batteries) located at 6448 Niver Road currently owned by Paul Licata.

GENERAL DISCUSSION

- Tawn Feeny would like privilege of the floor to inform the Zoning Board of a problem property that along with other neighbors have concerns regarding several of their right-of-way's that are being used illegally and the safety of the guests of the Airbnb. There have been no permits issued for the four cabins.

With no further business, on a motion of Kim Grab and seconded by Chris Imm, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Carol Crane, Planning Board Secretary