



**PLANNING BOARD
TOWN OF CONESUS**

**SEPTEMBER 21, 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 21st day of September 2023.

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

ABSENT:

OTHERS PRESENT: Matthew Sousa (MRB Group), Brian & Molly Burley, Eric & Sheryll DeGraff, Jackie Bartolotta (Tarpon Towers), Steve Fantuzzo (Nixon Peabody for Tarpon Towers), Robert Wixom, Phil West and other members of the community

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

ANNOUNCEMENTS AND COMMUNICATIONS

1. Copy of September 21, 2023 Agenda
2. Copy of August 24, 2023 Meeting Minutes
3. Copy of MRB Engineering Review for Tarpon Towers Application
4. Copy of Site Plan Application for Site Plan for Brian Burley (DeGraff)
5. Copy of Site Plan Application for Shed on vacant land for Robert Wixom

RESOLUTION #35-2023

APPROVAL OF MINUTES August 24, 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 August meeting	2	Anderson, Leverson

Resolved the Planning Board approve the August 24, 2023 meeting minutes.

OLD BUSINESS

RESOLUTION #36-2023

OPEN PUBLIC HEARING FOR 2-LOT SUBDIVISION OF TAX MAP #129.-1-19.121

On a motion of Kim Grab and seconded by Angela Leverson, the following resolution was

ADOPTED	Ayes	5	Anderson, Francis, Grab, Imm, Leverson
	Nays	0	



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Resolved that Chairman Francis declare the Public Hearing was duly published in the Livingston County News on September 14, 2023 and opened tonight at 7:03 PM.

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 #37-2023

CLOSE PUBLIC HEARING FOR THE 2-LOT SUBDIVISION OF TAX MAP #129.-1-19.121

With no one wishing to speak either for or against, on a motion of Angela Levenson and seconded by Kim Grab, Chairman Francis declared the Public Hearing closed at 7:20 PM. Motion was carried unanimously.

RESOLUTION #38-2023

APPROVAL FOR A NEGATIVE DECLARATION UNDER SEQR FOR TAX MAP #129.-1-19.121

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

ADOPTED	Ayes	5	Anderson, Francis, Grab, Imm, Levenson
	Nays	0	

Resolved the Planning Board approve a Negative Declaration under SEQR with little or no environmental impact Tax Map #129.-1-19.121 currently owned by Eric & Sheryll DeGraff located on the west side of Kelleman Road.

RESOLUTION #39-2023

APPROVAL TO ACCEPT FINAL SURVEY PLANS FOR THE 2-LOT SUBDIVISION OF TAX MAP #129.-1-19.121

On a motion of Kim Grab and seconded by Angela Levenson, the following resolution was

ADOPTED	Ayes	5	Anderson, Francis, Grab, Imm, Levenson
	Nays	0	

Resolved the Planning Board approve the final survey plans for the 2-Lot Subdivision of Tax Map #129.-1-19.121 currently owned by Eric & Sheryll DeGraff located on the west side of Kelleman Road.

NEW BUSINESS

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



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Mr. Burley is requesting Site Plan Review to construct a 12' x 16' shed on concrete patio block to put his mower and other tools in on vacant land. In the future Brian Burley will be building a single-family home.

RESOLUTION #40-2023

APPROVAL TO ACCEPT SITE PLAN TO CONSTRUCT A STORAGE BUILDING ON VACANT LAND FOR TAX MAP #129.-1-19.121

On a motion of Angela Levenson and seconded by Kim Grab, the following resolution was

ADOPTED Ayes 5 Anderson, Francis, Grab, Imm, Levenson
 Nays 0

Resolved, the Planning Board approves the Site Plan to construct a storage building on vacant land located at 0 Kelleman Road on the west side of the road currently owned by Eric & Sheryll DeGraff in the A/RR District.

RESOLUTION #41-2023

APPROVAL TO ACCEPT NEGATIVE SEQR FOR TAX MAP #129.-1-19.121

On a motion of Barb Anderson and seconded by Brad Francis, the following resolution was

ADOPTED Ayes 5 Anderson, Francis, Grab, Imm, Levenson
 Nays 0

Resolved the Planning Board approve a Negative Declaration under SEQR with little or no environmental impact for Tax Map #129.-1-19.121 located at 0 Kelleman Road on the west side of the road currently owned by Eric & Sheryll DeGraff in the A/RR District.

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- 3. Tax Map #111.-1-5.2
Robert Wixom
6206 South Livonia Road
Conesus, New York 14435
585-346-9819

Mr. Wixom is requesting Site Plan Review to construct a storage building (on monolithic pad) for personal use on vacant land located at 0 South Livonia Road in the Mixed-Use District. He will hook up to electric and water now, then later hook up to sewer later when he moves his shop to this location.

RESOLUTION #42-2023

APPROVAL TO ACCEPT SITE PLAN TO CONSTRUCT A STORAGE BUILDING ON VACANT LAND FOR TAX MAP #111.-1-5.2

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

ADOPTED Ayes 5 Anderson, Francis, Grab, Imm, Levenson
 Nays 0



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Resolved, the Planning Board approves the Site Plan to construct a storage building for personal use on vacant land located at 0 South Livonia Road currently owned by Robert Wixom in the Mixed-Use District. If Mr. Wixom moves the shop to his location, he will have to appear before the Planning Board for Site Plan Review.

RESOLUTION #43-2023

APPROVAL TO ACCEPT NEGATIVE SEQR FOR TAX MAP #111.-1-5.2

On a motion of Angela Levenson and seconded by Kim Grab, the following resolution was

ADOPTED Ayes 5 Anderson, Francis, Grab, Imm, Levenson
 Nays 0

Resolved the Planning Board approve a Negative Declaration under SEQR with little or no environmental impact Tax Map #111.-1-5.2 currently owned by Robert Wixom located at 0 South Livonia Road in the Mixed-Use District.

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- 4. Tax Map #119-1-35.2
Philip West
6637 East Swamp Road
Conesus, New York 14435

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.

FAA confirmation was received this week, SHPO, DEC and Army Corp applications are in motion.

RESOLUTION #44-2023

APPROVAL TO DECLARE THE INTENT TO BE LEAD AGENCY

WHEREAS, the Town of Conesus Planning Board (hereinafter referred to as “The Board”) has reviewed the New York State Environmental Quality Review Act (“SEQR”) Full Environmental Assessment Form (“EAF”) Part 1, prepared by the Nixon Peabody LLP on the above-referenced Town of Conesus Tarpon Tower Project (hereinafter referred to as “Action”); and

WHEREAS, the Board determines that said Action is classified as an Unlisted Action under the State Environmental Quality Review (“SEQR”) Regulations; and

WHEREAS, the Board determines that said Action is also subject to review and approval by other involved agencies under the SEQR Regulations; and

WHEREAS, the Board determines that it is the most appropriate agency to ensure the coordination of this Action and will provide written notification to involved agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.



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NOW, THEREFORE BE IT RESOLVED that the Board does hereby declare its intent to be designated as the lead agency for the Action; and

BE IT FURTHER RESOLVED, that the Town Engineer is directed to provide notice hereof to the involved agencies, seeking their agreement (or objection thereto) in writing.

Motion made by Member: Kim Grab Seconded by Member Barb Anderson

Kim Grab	AYE
Barb Anderson	AYE
Angela Levenson	AYE
Brad Francis (chair)	AYE
Chris Imm	AYE

Dated: **September 21, 2023**

The above Resolution was July adopted on Thursday, September 21, 2023 by the Town of Conesus Planning Board.

RESOLUTION \$45-2023

APPROVAL TO REFER THIS APPLICATION TO THE ZONING BOARD OF APPEALS

On a motion of Barb Anderson and seconded by Brad Francis, the following resolution was

ADOPTED	Aye	5	Anderson, Francis, Grab, Imm, Levenson
	Nays	0	

Resolved the Planning Board approves referring this application to the Zoning Board of Appeals for their September 25,2023 meeting.

RESOLUTION #46-2023

APPROVAL TO REFER THIS APPLCATION TO THE COUNTY PLANNING BOARD

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

ADOPTED	Ayes	5	Anderson, Francis, Grab, Imm, Levenson
	Nays	0	

Resolved the Planning Board approves referring this application to the County Planning Board for their October 12, 2023 meeting.

GENERAL DISCUSSION

- Note: Member Levenson will not be at the October meeting

With no further business, on a motion of Kim Grab and seconded by Chris Imm, the meeting was adjourned at 8:23 PM.

Carol Crane, Planning Board Secretary