

TOWN OF CLARKSON
PLANNING BOARD – MINUTES
March 5, 2013

Board Members

Tom Schrage, Chair
John Jackson *
Scott Hanko
Dave Virgilio
Don Osborne

Support Board Members

Richard Olson, Town Attorney *
John Paul Schepp, Town Engineer
Chad Fabry, Building Inspector/CEO
Colleen Rogers, Administrative Assistant

*excused

CALL TO ORDER

The meeting was called to order at 7:00 p.m. and T. Schrage led in the Pledge of Allegiance.

OPEN FORUM

PUBLIC HEARING

Chairman Schrage read the legal notices for the following Public Hearings;

Bell Atlantic Mobile of Rochester, L.P. /d/b/a Verizon Wireless:

Requesting site plan approval to construct and operate a 195 +/- wireless telecommunications tower (plus a 4 foot lightning rod and ancillary facilities located at 99 Horizon Park Drive. Tax ID# 054.01-1-22.12, Zoned RS-10

Ashley Champion from Nixon Peabody presented the following for the Bell Atlantic Mobile:

Ms. Champion reviewed the responses comments from the Town Engineer.

- **Details should be provided for any lighting on the tower site:** No FAA obstruction lighting is proposed on the tower. On the equipment shelter a 70 watt High Pressure sodium light fixture with a photocell is proposed between the two equipment shelter doors. The shelter light is shown on the shelter elevation detail and a separate light detail has been added.
- **The flood plain elevation appears to be at the elevation 393 to 394. The proposed transformers and telecommunications vaults appear to be located at about 392 feet. The developers engineer should consider putting this equipment at a higher elevation:** The proposed grading has been modified to show 393 contours around the meter board, transformer and telco vault/cabinet. A note has also been added indicating that the transformer and telco vault/cabinet should be installed at a Minimum.
- **The Town of Clarkson Standard Plan Notes should be included on the plans.** The standard plan notes that are applicable to the proposed wireless telecommunications project have been added to the plan.
- **The proposed fence and gate should be shown on the plans:** The fence and gate have been labeled.
- **The existing right of way is not presently maintained by the Town, pavement does not extend to the proposed driveway and the right of way is gated prior to the proposed site access. The developer need to coordinate with the Town on whether the road will be paved, plowed and maintained.** Verizon does not need to have the road paved or plowed as once the wireless telecommunications site is build the site will only be visited once a month by a technician.
- **A letter of credit in the amount of \$20,000.00 should be established for any potential damages to the road or surrounding property & bond for removal.** Ms. Champion stated that would not be a problem.
- **Discussion on the fall zone of the Tower:** There is a secure fall zone in place.
- **Any changes to the cell tower would have to be upon approval from the Planning Board**

. At a regular meeting of the Planning Board of the Town of Clarkson, Monroe County, New York, held at the Town Hall, 3710 Lake Road in said Town, on the 5th day of March, 2013, at 7:00 P.M., there were:

PRESENT: Chairman Schrage, members Jackson, Hanko, Virgilio and Osborne

ABSENT: NONE

**STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")
DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE
NEGATIVE DECLARATION**

Introduced by: Virgilio

Seconded by: Hanko

WHEREAS, Bell Atlantic Mobile of Rochester, L.P., d/b/a Verizon Wireless ("Verizon Wireless") proposes to construct and operate a wireless telecommunications facility on property to be leased from the Town of Clarkson, located at 99 Horizon Park Drive in the Town of Clarkson, known as

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Tax Map No. 54.01-0001.022.12 (the “Property” and collectively, the “Project”); and WHEREAS, Verizon Wireless has applied to the Town of Clarkson for all of the necessary approvals for the Project, including the Planning Board’s approval of the site plan; and WHEREAS, the Planning Board is fully familiar with the proposed location, the surrounding parcels, and the larger neighborhood; and WHEREAS, the Project is an Unlisted Action under SEQRA and this Board is accordingly conducting a single agency SEQRA review of the action constituting approval of the site plan; and WHEREAS, the Planning Board has reviewed the Project, the site plan and the Full Environmental Assessment Form, submitted in connection with the Project.

NOW, THEREFORE, be it resolved by the Board that:

Based upon this Board’s thorough and careful review of the Project, the Site plan and Full Environmental Assessment Form, this Board hereby determines that the Project will not result in any significant environmental impacts and hereby issues a negative declaration pursuant to SEQRA.

REASONS SUPPORTING THE NEGATIVE DECLARATION:

1. **Air, Water, Noise, Waste, Erosion, Drainage, Site Disturbance Effects:** The Site plan will not create any adverse change in the existing air quality, water quality or noise levels, nor in solid waste production, nor potential for erosion, nor promote flooding or drainage problems.
2. **Aesthetics, Agriculture, Archeology, History, Natural or Cultural Resource, Community or Neighborhood Character:** The site plan will not adversely affect agricultural, archeological, historical, natural, or cultural resources. The Planning Board recognizes that the Project will be subject to further SEQRA review by the Town Zoning Board of Appeals. The Planning Board further recognizes that the Zoning Board of Appeals will thoroughly review the environmental impacts, if any, presented by the Project. Accordingly, the Planning Board is focusing its review on the impacts of the site plan. While the Planning Board recognizes the proximity of Hafner Park, siting this facility near Hafner Park will enable Verizon Wireless to provide reliable wireless telecommunications service in the Town, providing individuals, businesses and emergency service providers access to this essential service. On balance, the Planning Board recognizes that this increased public utility coverage outweighs any concerns presented regarding the siting of the facility in on the Property.
3. **Vegetation, Fish, Wildlife, Significant, Habitats, Threatened or Endangered Species.** No plant or animal life will be adversely affected by the site plan.
4. **Community Plans, Use of Land or Natural Resources.** The site plan is in keeping with the official community plans and goals and will have no adverse effects on land-use or the use of natural resources by or in the community.
5. **Growth, Subsequent Development, etc.** The location shown on the site plan will not induce any significant or adverse growth or subsequent development.
6. **Long Term, Short Term, Cumulative, or Other Effects.** The location shown on the site plan will not have any significant adverse long term, short term, cumulative, or other environmental effects.
7. **Critical Environmental Area.** The site plan will not have an impact on any Critical Environmental Area as designated in 6 NYCRR, subdivision 617.14(g).
8. **Public Health and Safety.** The location of the facility as shown on the site plan will have no adverse impacts on the public health and safety.

Further, the Planning Board finds that none of the criteria for determining significance set forth in § 617.7(c)(1)(i)-(xii) would be implicated as a result of the Site plan.

Notice of this determination of non-significance shall be filed to the extent required by the applicable regulation under SEQRA or as may be deemed advisable by the Board.

IN WITNESS WHEREOF, this Resolution was properly adopted by the Planning Board at its regularly scheduled meeting, the date of which is listed above.

Vote of the Board

AYES: Tom Schrage, Chair

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Scott Hanco
Dave Virgilio
Don Osborne

NAYS: 0

ABSENT: J. Jackson

Motion by Chairman Schrage to close the Public Hearing, Second by D. Virgilio. Unanimously Carried.

Motion by D. Virgilio to approve the application of Bell Atlantic Mobile d/b/a Verizon Wireless with the following conditions:

- **A letter of credit is posted for any potential damages to the property in the amount of \$2000.00 in addition a bond determined by the town to cover the removal if necessary.**
- **All Town Engineer comments addressed.**
- **Approvals from the Zoning Board of Appeals are obtained.**
- **Any future changes to the site will be reviewed by the Planning Board.**

Second by S. Hanco, Unanimously Carried.

Brian Stiles, 1363 Roosevelt Highway, Tax ID# 030.02-2-13.4, Zoned RS-20

Mr. Stiles presented his application to convert his single family home into a two family residence. He is requesting a Special Permit. His current septic will be sufficient for three (3) bedrooms in the home therefore he will make the proposed apartment a one bedroom, no changes will be necessary.

C. Fabry stated he reviewed the plans and is satisfied with the proposed conversion.

Motion by D. Osborne to close the Public Hearing, Second by S. Hanco. Unanimously Carried.

Motion by Chairman Schrage to approve the Special Permit, Second by S. Hanco, Unanimously Carried.

REVIEW OF MEETING MINUTES

D. Osborne made a motion to approve the February 19, 2013 minutes as corrected Second by S. Hanco; unanimously carried.

OTHER

D. Virgilio presented to the board that he would like to see open forum moved to the last item of business on the Planning Board Agenda. After some discussion the board agreed to keep open forum as the first item of business but to limit it to 5 minutes.

NEXT MEETING March 19, 2013 @ 7:00 p.m.

ADJOURNMENT Chairman Schrage made a motion to adjourn at 8:00 p.m.; Second by D. Osborne; unanimously carried.

Respectfully submitted,
Colleen M. Rogers, Administrative Assistant