

**TOWN OF MACEDON
PLANNING BOARD
October 19, 2020**

PRESENT: Chairman Doug Allen, members Mark McEwen, Greg Whitney, Suzanne Airy, and Tom Morrison. Also present were Town Engineer Scott Allen, Town Councilman David McEwen, and Board Clerk Brandi Schutt. Absent were Mert Bartels and Kevin Rooney.

Chairman Doug Allen called the meeting to order at 7:30 p.m.

NEW BUSINESS:

PB-11-20 – Gerace – Canandaigua Road – Fill Permit- Town Engineer Scott Allen addressed the board explaining that the applicant would like to fill the back of his land on Canandaigua Road with more fill than the code allows.

Motion made by Greg Whitney to approve the fill permit, seconded by Suzanne Airy. All in favor; motion carried.

OLD BUSINESS:

PB-08-20 – Bell Atlantic – 3 Cemetery Drive

Motion made by Greg Whitney to approve the SEQRA Negative Declaration below, seconded by Suzanne Airy. All in favor; motion carried.

Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless

Erie Street Cemetery - 3 Cemetery Road

SEQRA Negative Declaration

October 19, 2020

WHEREAS, Bell Atlantic Mobile Systems, LLC d/b/a/ Verizon Wireless has entered into a lease agreement with the Town of Macedon for the purposes of constructing a wireless communication tower on the location of the former water tank at the Erie Street Cemetery,

AND WHEREAS, the proposed use is permitted in the R-1 zoning district as a Special Use approved by the Town Planning Board,

AND WHEREAS, the project is also subject to a site plan review and approval by the Town Planning Board,

AND WHEREAS, the Site Plan and Special Use Permit application was referred to the County Planning Board for their review and recommendation,

AND WHEREAS, the Town Planning Board held a public hearing on 10/5/2020 for the purposes of hearing public comment on the Special Use and Site Plan applications,

BE IT RESOLVED, that the Planning Board of the Town of Macedon, does hereby find and resolve as follows:

1. The proposed action is subject to the State Environmental Quality Review Act.
2. The proposed action does not involve a Federal agency.
3. The proposed action doesn't involve other agencies.
4. Using the information available and comparing it with the thresholds set forth in section 6 NYCRR 617.4, the action is found to have a preliminary classification of Unlisted.
5. As an Unlisted action, a Full EAF has been prepared by the Applicant and Town Engineer to determine the significance of the proposed action.
6. The proposed action is not located in a coastal area.
7. The proposed action is not located in an agricultural district.
8. A non-coordinated Review for Unlisted actions involving a single agency has been performed.
9. The Macedon Planning Board is the lead agent.
10. The Macedon Town Planning Board hereby determines that the proposed action is in general conformance with the adopted town-wide Master Plan, and will not result in any significant adverse environmental impacts, a Negative Declaration is declared, and the Town Planning Board hereby directs the Clerk to immediately file the determination in accordance with section 6 NYCRR 617.12.
11. In reaching this finding, the Town Planning Board has:
 - (a) Considered the action as defined in sections 6 NYCRR 617.2 (b) and 617.3 (g),
 - (b) Reviewed the EAF, the criteria contained in subdivision 6 NYCRR 617.7 (c) and any other supporting information to identify the relevant areas of environmental concern,
 - (c) Thoroughly analyzed the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment; and,
 - (d) Set forth its determination of significance in this resolution, in addition to the corresponding long environmental assessment form.
12. In determining significance, the Town Planning Board has determined whether the proposed Unlisted Action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action compared against the criteria in 6 NYCRR 617. The criteria considered indicators of significant adverse impacts on the environment were:

- (a) A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (b) The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant wildlife habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to the natural resources;
- (c) The impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14 (g);
- (d) The creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (e) The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (f) A major change in the use of either the quantity or type of energy;
- (g) The creation of a hazard to human health;
- (h) A substantial change in the use or intensity of use, of land including agricultural, open space or recreational resources or in its capacity to support existing uses;
- (i) The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (j) The creation of material demand for other actions that would result in one or the above consequences;
- (k) Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or
- (l) Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria of this subdivision.

13. For the purposes of determining whether an action may cause one of the consequences listed above, the Town Planning Board considered reasonably related long-term, short-term, direct, indirect, and cumulative impacts, including other simultaneous or subsequent actions, which were;

- (a) Included in any long range plan of which the action under consideration is a part;
- (b) Likely to be undertaken as a result thereof, or

(c) Dependent thereon.

14. In addition, the Town Planning Board considered the significance of a likely consequence (i.e., whether it is material, substantial, large or important) should be assessed in connection with:

- (a) Its setting (e.g., urban or rural);
- (b) Its probability of occurrence;
- (c) Its duration;
- (d) Its irreversibility;
- (e) Its geographic scope;
- (f) Its magnitude; and
- (g) The number of people affected.

Motion made by Greg Whitney to approve the resolution below, seconded by Suzanne Airy. All in favor; motion carried.

Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless
Erie Street Cemetery - 3 Cemetery Road
Site Plan and Special Use Permit Final Approval Resolution

October 19, 2020

WHEREAS, Bell Atlantic Mobile Systems, LLC d/b/a/ Verizon Wireless has entered into a lease agreement with the Town of Macedon for the purposes of constructing a wireless communication tower on the location of the former water tank at the Erie Street Cemetery,

AND WHEREAS, the proposed use is permitted in the R-1 zoning district as a Special Use approved by the Town Planning Board,

AND WHEREAS, the project is also subject to a site plan review and approval by the Town Planning Board,

AND WHEREAS, the Site Plan and Special Use Permit application was referred to the County Planning Board for their review and recommendation,

AND WHEREAS, the Town Planning Board held a public hearing on 10/5/2020 for the purposes of hearing public comment on the Special Use and Site Plan applications,

AND WHEREAS, the Town Planning Board, following a hard look at all possible adverse environmental impacts, has issued a Negative Declaration on the site plan and special use permit application for this project,

AND WHEREAS, the Town Planning Board, pursuant to the requirements of Town Code Section 301-40-B (former Village Code Section 1002-B), does hereby concur and restate the Applicant's findings pursuant to this code section as outlined in the Applicant's Submittal "Exhibit D",

BE IT RESOLVED, that the Planning Board of the Town of Macedon, grants Preliminary and Final Site Plan approval and Special Use Permit approval subject to the following:

15. The Applicant shall contribute \$2,985.00 to the Town of Macedon to be used towards the Town's purchase and planting of evergreen buffering around the base compound in location, type and quantity as determined by the Town Engineer, in conformance with the Erie Street Cemetery Master Plan Document.

PB-09-20 – Macneal – Canandaigua Rd/Gananda Parkway

Steve MacNeal and Mike Greene were present to address the board on behalf of the application. Mike Greene explained that with the new 60 X 80 building they would be disturbing less than one acre of land and there would be extra parking spots. Some of the board members expressed their continuous concerns about the aesthetics of the building exterior. The board discussed the view from the parkway, the style of the building, and bringing a new business to the Gananda area. The application was tabled for two weeks.

MINUTES:

A motion to approve the 10-05-20 minutes was made by Suzanne Airy, seconded by Greg Whitney. All in favor; motion carried.

ADJOURNMENT:

A motion to adjourn the meeting was made by Greg Whitney, seconded by Suzanne Airy. All in favor meeting adjourned at 8:03 p.m.

Respectfully submitted,

Brandi Schutt
Clerk to the Board