

**TOWN OF PITTSFORD
PLANNING BOARD
MARCH 11, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on March 11, 2024 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: John Limbeck, Paul Alguire, Dave Jefferson, Paula Liebschutz, Kevin Morabito, John Halldow

ABSENT: Hali Buckley

ALSO PRESENT: Doug DeRue, Director of Planning, Zoning, and Development; Robert Koegel, Town Attorney; April Zurowski, Planning Assistant; Evan Harkin, Student Member; Kim Taylor, Town Board Liaison

ATTENDANCE: There were 6 members of the public present.

Chairman Limbeck made a motion to call the meeting to order, seconded by Board Member Liebschutz. Following a unanimous voice vote, the meeting opened at 6:30PM.

NEW HEARING:

Dish Wireless Antenna Array, 3830 Monroe Avenue
Preliminary/Final Site Plan and Special Use Permit

Bryan Tempio, of Network Building and Consulting and as agent for Dish Wireless, LLC, introduced the application. The applicant is requesting to install three new antennas and accompanying ground equipment.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Morabito, none opposed.

Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Morabito, none opposed.

Chairman Limbeck read the SEQRA resolution and the Preliminary/Final Site Plan and Special Use Permit resolution, which were unanimously approved by the Board.

OTHER DISCUSSION:

The minutes of February 26, 2024 were approved following a motion by Chairman Limbeck, seconded by Board Member Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:35PM, seconded by Board Member Liebschutz, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
Dish Wireless
Preliminary/Final Site Plan and Special Use Permit
3830 Monroe Avenue
Tax Parcel 151.17-2-19.2/L**

WHEREAS, Dish Wireless, as agent for Harris Rainey Associate, Inc., has made application for Preliminary/Final Site Plan and Special Use Permit approval with application materials received January 22, 2024; and

WHEREAS, this is an Unlisted Action pursuant to SEQRA and the Planning Board has considered potential impacts as part of a single agency review; and

WHEREAS, a Part I short EAF was submitted by the applicant and the Planning Board completed a Part II short EAF, both attached hereto; and

NOW, THEREFORE, upon careful and deliberate consideration by the Planning Board, of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant to the State Environmental Quality Review Act based upon the following Findings of Fact:

FINDINGS OF FACT

1. This application was referred to Monroe County Planning & Development for comments on February 17, 2024.
2. The Planning Board has considered the possible impacts identified in the Special Permit Section 185-174 and the Telecommunications Towers Section 185-126 of Town Code.
3. Town Code Section 185-179 provides for revocation of a Special Use Permit should conditions be violated or not fulfilled. The Town may monitor the use to ensure that impacts are controlled or minimized.
4. The proposed new three antennas and ancillary equipment will attach to the existing facility and ground equipment will be contained in an existing enclosure and therefore will have minimal visible impact to the general public.
5. The Part II Short EAF completed by the Planning Board has not identified any significant adverse environmental impacts.

CONCLUSION

The within Resolution was motioned by Planning Board Vice Chairman John Halldow, seconded by Planning Board Member Paula Liebschutz, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	Aye
Hali Buckley	Absent
Kevin Morabito	Aye
John Halldow	Aye
John Limbeck	Aye

Adopted by the Planning Board on March 11, 2024.

April Zurowski
Planning Assistant

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Dish Wireless			
Name of Action or Project:			
Dish Wireless Collocations			
Project Location (describe, and attach a location map):			
3830 Monroe Avenue Pittsford NY 14534			
Brief Description of Proposed Action:			
Install 3 Antennas, 3 Antenna Sector Fram Mounts, 6 RRHs, 1 OVP, 1 Hybrid Cable all to be installed on the existing tower.			
The ground equipment will consist of installing 1 Metal Platform, 1 Ice Bridge, 1 Cable Tray, 1 Cable wall support, 1 PPC Cabinet, 1 Equipment Cabinet, 1 Power Conduit, 1 Telco Conduit, 1 Telco Fiber Box, 1 Drip Box, 1 GPS Unit, 1 Safety Switch if needed, 1 Ciena Box If needed, 1 Meter Scket all to be installed in our lease area within the fenced in compound.			
Name of Applicant or Sponsor:		Telephone: 267-304-1349	
Dish Wireless c/o Darryl Gresham		E-Mail: dgresham@nbcllc.com	
Address:			
1777 Sentry Pkwy W Veva 17 Suite 400			
City/PO:		State:	Zip Code:
Blue Bell		PA	19422
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.83	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dish Wireless c/o Darryl Gresham</u> Date: <u>1-18-201</u>		
Signature: <u></u> Title: <u>Agent</u>		

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Pittsford Planning Board

March 11, 2024

Name of Lead Agency

Date

John Limbeck

Chairman of the Planning Board

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**TOWN OF PITTSFORD
PLANNING BOARD
Dish Wireless
Preliminary/Final Site Plan and Special Use Permit
3830 Monroe Avenue
Tax Parcel 151.17-2-19.2/L**

WHEREAS, Dish Wireless, as agent for Harris Rainey Associates, Inc., has made application for Preliminary/Final Site Plan and Special Use Permit approval with application materials received January 22, 2024; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and the Planning Board has considered potential impacts as part of a single agency review and granted a negative declaration on March 11, 2024; and

WHEREAS, a public hearing was duly advertised and held on March 11, 2024, at which time it was closed, and public comment was incorporated into the public record; and

NOW, THEREFORE, upon careful and deliberate consideration by the Planning Board, of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Preliminary/Final Site Plan and Special Use Permit approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This application proposes three new antennas and ancillary equipment to be installed on the existing cellular facility at 3830 Monroe Avenue. Accompanying ground equipment is also proposed within the existing lease area. No height increase to the tower or expansion to the existing fenced compound are proposed.
2. This application was referred to Monroe County Planning & Development for comments on February 17, 2024.
3. The application materials have addressed possible impacts identified in the Special Permit Section 185-174 and the Telecommunications Towers Section 185-126 of Town Code. The Planning Board has reviewed the possible impacts and concluded the proposed antenna array will not adversely affect surrounding properties.
4. Town Code Section 185-179 provides for revocation of a Special Use Permit should conditions be violated or not fulfilled. The Town may monitor the use to ensure that impacts are controlled or minimized.
5. This and all future approvals are binding on all future owners of the facility, and compliance with the Special Use Permit granted for the facility is dependent on continuing maintenance of the facility ensuring excessive noise is not generated and its visual appearance is maintained.

CONDITIONS OF APPROVAL

1. Communications antennas can be operated only at FCC-designated frequencies and power levels.

2. A building permit must be issued from the Town of Pittsford Building Department for the installation of the new Dish Wireless equipment. A structural analysis will be required prior to the issuance of a building permit.
3. This approval is subject to all applicable requirements of Town Code §185-126, including the requirement that a suitable removal bond for the Dish Wireless equipment must be executed and filed with the Town.
4. Lighting of the tower is strictly prohibited.

The within Resolution was motioned by Planning Board Member Kevin Morabito, seconded by Planning Board Member Dave Jefferson, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	Aye
Hali Buckley	Absent
Kevin Morabito	Aye
John Halldow	Aye
John Limbeck	Aye

Adopted by the Planning Board on March 11, 2024.

April Zurowski
Planning Assistant