



**THE TOWN OF PEMBROKE
PLANNING BOARD**
1145 Main Rd., Pembroke, NY 14036
Minutes for the regular meeting held on March 25, 2015

ATTENDANCE:

- Chairman-Thomas Schneider
- Linda Rindell-Vice Chairman
- Mike Bakos
- David Knupfer
- Marie Vaughn
- Greg Kuras
- Diane Denton-Acting Recording Secretary

PUBLIC PRESENT: Yes

MEETING called to order at 7:30pm.
Chairman Schneider led the “Pledge of Allegiance”.

A MOTION TO APPROVE the Minutes from the February 25, 2014 Planning Board Meeting was made by Chairman Schneider; second to motion was made by Ms. Rindell.

Voice Vote: ALL AYES—MOTION CARRIED.

Site Plan Review
Yancey’s Fancy/Main Road Location

587 Main Rd., Town of Pembroke
TM# 14.-2-24.21/P
Zoning District: Interchange
Required referral to Genesee County

- County approved, explaining that the proposed telecommunication tower is a customary accessory use to manufacturing facilities and should pose no significant county-wide or inter-community impact.
- The Board considers it a communications antenna rather than a tower.
- It would be located on a pad that already contains four silos, within a 24 inch square space in-between two silos along the edge of the building.
- It would stand on a one foot reinforced concrete pad. If it did ever fall, it would most likely fall west against a silo. If it were to fall in-between silos, it wouldn’t be high/long enough to reach neighboring property. Anchors go to the pad and are epoxied into the pad.

- It would be a steel two-piece pole, with the second part nestled about 20 inches inside the first, rated to withstand ½ inches of ice and 90 mph winds, actually a slightly higher rating than the climate of the area and stronger than fiberglass that usually doesn't have a wind base.
- Chairman said that during the discussion in February the board decided not to hold a public hearing as this is something Yancey's needs for communication between buildings. The Board decided that the Brickhouse Corners Dr. antenna did not need a Site Plan Review as it was on the original plans of Yancey's new facility approved last year.

On **MOTION** made by Mr. Knupfer and seconded by Ms. Vaughn to make a **negative declaration on the SEQR short form.**

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kuras-Aye; Ms. Vaughn-Aye; Mr. Knupfer-Aye; Mr. Schneider-Aye.

ALL AYES-MOTION CARRIED

On **MOTION** made by Ms. Rindell and seconded by Mr. Kuras to **APPROVE the Site Plan based on County's recommendations.**

ROLL CALL VOTE Mr. Bakos-Aye; Ms. Rindell-Aye; Mr. Kuras-Aye; Ms. Vaughn-Aye; Mr. Knupfer-Aye; Mr. Schneider-Aye.

ALL AYES-MOTION CARRIED

Preliminary/Discussion: Site Plan Review

SBA Towers, VI, LLC

300 Main Rd., Town of Pembroke

Tax Maps #18.-1-8.1

Zoning District: AG/RES

Has been referred to Genesee County for April

Requires a Public Hearing

- Attorney Jeff David from Hiscock & Barclay was present to represent SBA Towers in the company's request to construct a monopole tower communications facility at 300 Main Rd., TM# 18.-1-8.1 to be used by Verizon Wireless.
- SBA Towers constructs, owns and maintains communication towers for the wireless industry. Verizon needs this tower to correct a gap in coverage in the area between existing towers in Akron, South Newstead and west of the Town of Pembroke offices.
- Verizon contacted SBA to come up with a solution. SBA couldn't find an existing tower to create the necessary coverage, so they began looking for a location to construct a new one. They looked at municipal land as well as property owned by the Fire Department and County Line Stone, but couldn't make any of those work.
- They settled on 300 Main Rd., property owned by Geraldine Zinter, which fulfilled the three criteria SBA Towers needed:
 1. Found a land owner willing to sell
 2. It would fulfill the coverage need

3. Complies with Zoning Law: matches well, meets setbacks and height requirements, and has access

- SBA would prefer to use an access road on property owned by Geraldine Zinter's son, rather than make a new access road that would have to go through wetlands, something the company is trying to avoid. The road would be gravel and wide enough to allow emergency vehicles to turn around: 2000 to 2200 feet long.
- The center of the tower would be 1500 ft. off of Rt. 5, 300 ft. to nearest property line. It would be a total height of 170 ft., with antennas at a centerline height of 160 ft. and a 6 ft. lightning rod.
- SBA would have to clear a few trees. The tower would have a concrete foundation and be within a 75ft x 75 ft. fence that would also hold a Verizon pre-fabricated shelter with generator.
- The Zoning Code calls for at least two antennas on the tower. The SBA plan shows four up to five, antennas broadcasting from each particular side of triangle.
- Once constructed it would be quiet and unmanned with one to two visits per month by technicians.
- Mr. Davis said the SBA would be willing to take some photographs by balloon to give the board and public an idea of what it would look like. The board decided that it would be good for SBA to do so to present for the required Public Hearing in April. Mr. Davis will let the secretary know when the balloon photography is scheduled to take place in case any of the board would like to be present.

Old Business: None

New Business: The Board appointed David Knupfer as Vice Chairman.

A MOTION to adjourn the meeting was made by Mr. Bakos, and seconded by Mr. Kuras.

ALL AYES—MOTION CARRIED

Meeting Closed at 8:26pm.

Respectfully Submitted,
Diane M. Denton,
Acting Recording Secretary
Thomas Schneider Chairman

These minutes were approved by the Town of Pembroke Planning Board 4/29/15.