

Unofficial
Planning Board Meeting May 6, 2026

Present: Steve Guthrie, Greg Peck, Kevin Jason, Chester Martin, Heather Luther, Paul Fordham, Wade Kinnfin, Rachel Tompkins, Roberta Fessenden, Lynn Owens, Clinton Coon, Susan Acker, Clint Acker, Scott Converse, Phil Torey, Mark Humbert, Dennis Wigfield, Martha Grady (virtual attendee)

06-26 ATT Mobility- Special Permit - equipment modifications to existing tower @ 4410 Rt 414

Martha Grady representing ATT Mobility joining in on Zoom

ATT would like to upgrade equipment – remove existing 9 antennas and replace with 9 new, remove 6 radios and replace with 6 new, removing diplexers, TMAs and some cabling. These new antennas have more capacity to meet the higher demands for streaming. ATT Mobility will not be going any higher than what is already existing and they will not be expanding the footprint.

Existing equipment is about 5 years old

Upgraded equipment will still fall within the FCC recommendations for output.

No changes will be made on the ground

The structure will hold all the equipment.

There are numerous antennas below which may include Verizon, Dish, and T Mobil. The county may be on the separate tower.

Tower climbers will be making the changes - no use of cranes or heavy equipment

No questions from community, and there were no letters or calls received.

Code Enforcer has looked over all the RF outputs and they are well within the FCC standards - not even close to the maximum. A final electrical is needed when its complete.

Mark Humbert made a motion to accept proposal as submitted, seconded by Greg Peck

All in favor.

Appeal 07-26 Mark Humbert - Location of 3550 Lakes Corner, Rose Valley Road

Mark would like to put a 10' x 16' shed on his existing non-conforming property. he is leasing this property to an elderly couple who have a shed they want to move to this location.

15'-20' from neighboring property on the west side - to conform the shed would have to be in the middle of the yard.

The shed would be 90' off the road

Septic tank and leach fields are behind the trailer

No neighbors present and no letters were received.

Kevin Jason made a motion to recommendation to the zoning board. Seconded by Chester Martin - All in favor.

We have not received anything new from the Pit Stop except a plan for above ground tanks. The planning board did recommend the zoning changes and above ground tanks to the town board at their last meeting on 4/28. This is not directly changing for the Pit Stop. This only brings the entire 414 corridor to hamlet general business which is following the comprehensive plan. The town board set up a hearing on May 19 at 6:30 to hear the public's concerns and input. The town board has to accept the zoning changes. They can table it again or move on it that night.

With the zoning changes how big of an area are we talking on 414? It's only for parcels directly connecting to 414. The hope of the comprehensive plan is to revitalize some of the community and give the neighborhood services.

Would this change include agriculture? Doyle Farms is planting and running heavy equipment from 7AM – 7PM. Agricultural is allowed in rural residential. The farm has exemptions.

Will the hamlet general business allow the farm to become something more? For example, have a processing plant there? That falls under industrial which is different zoning.

Where can the comprehensive plan be found? It is posted on the town website.

The comprehensive plan is a play book, it should be reviewed every 5-10 years to accommodate changes. Anything that we want to make happen from the plan needs to be put into law and go through the town board.

The town has agreed to a sewer feasibility survey to have sewer in the hamlets and get pumped to the plant in Red Creek. Hamlets have smaller lots, nothing can be built on septic tanks and leach fields, a sewer system would allow smaller lots to possibly build on places where homeowners previously couldn't.

Residence concern - Marshall brothers was going to contact the DOT about the entrance for the new store. Just over a week ago there was another accident at the corner of Clinton and 414. Response - The DOT will say where they can have entrance on 414. The county would have a say about an entrance on Clinton Ave which is a county rd.

If the Pit Stop does submit something that needs to be discussed it will be posted on the town website. No decisions can be made without the law being changed. The town board has scheduled a hearing is for May 19 at 6:30 PM.

Why would they not want to be on 104? It seems like there's a gold mine for them having a bigger business up there. Land is the issue, most traffic they get here is foot traffic.

Motion made by Mark Humbert to accept 4/1 meeting minutes. Seconded by Chester Martin. All in favor

Motion to adjourn made by Mark Humbert seconded by Chester Martin. All in favor