

**Town of Sodus Zoning Board of Appeals
03-25-2024**

PRESENT

David Johnson – Chair
Ray Stacy - Ad Hoc
James Russell – Member
Kim Buell - Member

ABSENT

Sal Vittozzi - Member
John Hayslip - Vice Chair

GUESTS

Scott Johnson
Tricia Delorm
Robert Burgdorf
Raymond Mast

David Johnson: It is 7:00PM Monday, March 25th. I am Calling the meeting to order. I need a motion to place Ray Stacy in as an Ad-Hoc for John Hayslip. **Kim Buell:** I make a motion. **James Russell:** I second. All aye. Motion carried. **David Johnson:** I need a motion to approve the minutes from last month? **James Russell:** I'll move that we approve the minutes from last month. All aye. Motion carried. **David Johnson:** All right, so I'm going to let everybody know that this meeting is being recorded. We're going to state our names when we ask the questions. And what we're going to do is we're going to call an applicant up and you can explain what you'd like to do. And then we'll ask you questions. If anybody wants to ask questions, we'll open it up to a public meeting.

Application #1717 - Area Variance by Tricia Delorm to own chickens in an agricultural zone of less than 4 acres, located at 4950 Maple Ridge Rd.

Tricia Delorm: I just want to have a few chickens, like eight to ten. But because I have less than four acres, I had to come fill out the application, see if any neighbors would approve.

David Johnson: Did you talk to any of the neighbors?

Tricia Delorm: Yes, my one neighbor Cindy, and she gave me her assurance that it's fine.

James Russell: Are you keeping your chickens in a coop?

Tricia Delorm: Yes. No free-ranging. Too many predators.

James Russell: Have you any experience with chickens before?

Tricia Delorm: Yeah, had them when I was a kid, we used to get eggs and incubate them.

David Johnson: Most problems are when people have roosters. Are you planning to do that?

Tricia Delorm: I prefer not to have a rooster.

Ray Stacy: I drove by here. I don't see an issue. I don't have any questions.

Kim Buell: I drove by it also and it is in the country, one neighbor. I move that we approve.

James Russell: I'll second. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: I Just want to add that we need a motion to accept this application as a negative

declaration for SEQR. **Kim Buell:** I will make a motion. **James Russell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

Application #1718 for a Home Occupation by Raymond Mast to operate a truss building business from his barn located at 7953 Champlin Rd.

David Johnson: I need a motion to accept this application as a negative declaration.

Kim Buell: I'll make the motion.

James Russell: I'll second. All in favor. Motion carried.

Raymond Mast: I'll just build trusses and want a small business.

David Johnson: You're doing it in the barn that you just built?

Raymond Mast: Yeah.

Kim Buell: You really don't have any neighbors. Nobody across the street or close on either side.

David Johnson: Everything is going to be done inside?

Raymond Mast: Yes.

Kim Buell: You have adequate room there to be able to park a trailer without any issues?

Raymond Mast: Yes.

David Johnson: I drove over there I didn't see any issues.

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Jim Russell: You stated on the application, it's just two of you?

Raymond Mast: Yeah.

Ray Stacy: I don't see any issues with it. There's no neighbors.

Kim Buell: I will make a motion to approve. **James Russell:** I second the motion. **David Johnson:** All in favor? All aye. Motion carried.

Application #1699 – Special Use Permit for Bell Atlantic Mobile Systems, doing business as Verizon Wireless, to build a Telecommunication Tower located at 7863 East Ridge Road.

Robert Bergdorf: The firm of Nixon Peabody here tonight on behalf of Verizon Wireless. It's an application for a cell site facility to remedy service deficiencies in the area. We submitted a fairly extensive package. You can see where those coverage and capacity deficiencies are in Exhibit D. It is a 155ft pole. Exhibit M shows visualizations with the application. Lots of information is supplied. Structural engineers, FCC licenses, it's kind of our standard package. I'm happy to answer any questions you might have.

Kim Buell: There are deficiencies in service in that area. I reviewed the maps and was actually surprised.

Robert Bergdorf: Yeah, it's set out in detail in exhibit D. It also can be capacity as well as coverage. So, you start blocking calls. They also try to predict in eight months if we're going to start dropping calls. So, we get out ahead of it. And so that's sometimes a little bit in the future, but they know when it's coming. So, they get out there and they get fixed. They can tell from all the data and traffic reports.

Jim Russell: Everyone around the area knows that it's a zone that needs more coverage.

Robert Bergdorf: At first, we were putting up 250ft poles, they deal with a huge cell, but after decades there are only so many frequencies, you have to reuse them, unlike television or radio, that receive only. So, what happened is you shrink the size of the cell, that means the tower comes down lower, and then you ping it with more. In really dense places like New York City, they're on every city block, it's gotten dense enough, that we have them on small poles. 155ft is if it gets rural enough.

Ray Stacy: So, with such a low antenna, what's the power output? At what frequency?

Robert Bergdorf: There are typically four different bands that are being used. If we look at Exhibit D it's showing 700 megahertz to 2100-megahertz bands at this facility. We're assigned frequencies by the FCC. If there's interference, it means one of two things. Either we're on a frequency that we don't belong on. Or running too much power, so we would have to get off, or somebody else is doing that. But that's all regulated by the FCC. So, if that's happening, the FCC would report it.

Ray Stacy: This tower has no plans to lease out tower space to other companies?

Robert Bergdorf: Yes, we make it available to other carriers as they make it available for us.

David Johnson: I don't see any neighbors here disputing this application. Will this project make an undesirable change in the character of the neighborhood? No.

Is there an alternative in meeting the variance? No. The request is substantial and warranted. Will the project create an impact on future physical and environmental conditions in the neighborhood? No. Is the hardship self-created? No.

Kim Buell: I'll move that we approve the application. **James Russell:** Second. **David Johnson:** All in favor? All Aye. Motion carries.

David Johnson: Motion to adjourn. **Kim Buell:** I will make a motion. **James Russell:** I second.

David Johnson: All in favor. All aye. It is 7:30PM the meeting is adjourned.

Submitted by,
Chandra Jensen
Zoning Board Secretary