

TOWN OF SODUS PLANNING BOARD  
December 4<sup>th</sup>, 2023

**PRESENT**

Dennis Grabb - Chair  
Joe Pasquale  
John Bernhard  
Ed Grosz - Vice Chair

**ABSENT**

Ken Eastley

**GUESTS**

Chris Tertinek  
Robert Morris  
Jackie Bartolotta  
Traci Rood  
Eric Rood  
Robert Burgdorf

The Planning Board reviewed the previous meeting minutes. Ed Grosz made a motion to approve. John Bernhard seconded the motion. All were in favor. Motion approved.

Chairman Dennis Grabb called a public meeting to order at 7:00 PM.  
The legal notice was read aloud.

Application #1696 was called forward by Chairman Grabb. Eric Rood addressed the Planning Board and described his intention to divide an acre from a 2-acre parcel with a residence and merge that acre with the 11.50 acres of neighboring land. Located at 4707 Maple Avenue. The Planning Board reviewed the application along with the survey plans. Ed Grosz made a motion to accept the subdivision as presented. Joe Pasquale seconded the motion. All were in favor. Motion carried.

Application #1703 was called forward by Chairman Grabb. Land Surveyor Robert Morris represented Ingrid Tubiolo of 6515 Hill Road. Mr. Morris approached the Planning Board to explain the need to subdivide the 2.41-acre parcel that is separated into North and South lots by Hill Road. The North parcel will be sold as farmland and the South side will remain with the house and be sold as a private sale. After deliberation of the Planning Board, John Bernhard made a motion to approve the application as presented. Ed Grosz Seconded the motion. All were in favor. Motion carried.

Application #1699 was called forward by Chairman Grabb. Robert Burgdorf of Nixon Peabody and Jacqueline Bartolotta of Tectonic Engineering representing Bell Atlantic Mobile Systems and Verizon Wireless came forward to present the application for a special use permit and site plan approval to construct and operate a 155' wireless telecommunications facility with 4' lightning rods, on property located at 7863 Ridge Road. Mr. Burgdorf explained that the tower site consists of a 100' x 100' parcel leased from the Wallington Fire Department located in an agricultural district. Under the code of the Town of Sodus, telecommunications

TOWN OF SODUS PLANNING BOARD

December 4<sup>th</sup>, 2023

facilities are permitted in an agricultural zone with the issuance of site plan approval and special use permit from the Town Planning Board.

The chairman asked how far the fall zone of the tower was from the diamonds of the baseball field. The sight plan did not have this information recorded, the estimated distance to the home plate was given by Mr. Burgdorf to be 240'. He also explained that the tower would be built like other engineered infrastructure and made to withstand high winds, ice, and other severe weather. The tower could also be built with a breakpoint that would allow it to drop the top half of the tower in place if compromised. When asked why the tower could not be moved north and back further from the baseball field, Mr. Burgdorf replied that the landowner wanted to keep the area for event parking. Moving the tower further north would also require the removal of more trees.

Jacqueline Bartolotta explained to the Planning Board that the tower would not be lit and lighting would not be required under 200'. The structure will be a monopole and will not use guide wires. There will be a 4' high lighting rod extending from the top. The compound, proposed tower, wireless telecommunications equipment, and meter board will be within a 6' chain-link fence that encompasses the 100' x 100' lease area. Equipment cabinets will be located on a concrete slab with an ice canopy over a 10' frame and enclosed by a 6' high chain link fence that has a barbed wire top. The tower is unable to be climbed on. The site will be accessed by an existing driveway off of Ridge Road and continue down a 12' wide gravel driveway to the site. The lease will be for an initial 5 years and then have four, 5-year renewal terms.

John Bernhard made a motion referring the application to the Wayne County Planning Board for review and return to the Town of Sodus Planning Board by January 8, 2024. Ed Grosz seconded the motion. All were in favor. Motion carried.

Having no further business, the Chairman asked for a motion to adjourn. Motion made by Joe Pasquale. Motion seconded by Ed Grosz. The meeting adjourned at 8:10 PM.

Respectfully submitted,

Chandra Jensen  
Planning Board Secretary