

**Regular meeting of the Planning Board, Village of Lyndonville was held on Wednesday, December 15, 2021 at the Village Hall. Meeting by teleconference via Zoom, the meeting opened at 4:00 PM**

PRESENT: Planning Board Chairman: Steven Vann  
Planning Board Members: Terry Chaffee - Absent  
Patricia Gawne  
Virginia Hughes  
Clerk-Treasurer/Planning/Zoning Clerk Teri Woodworth  
Code Enforcement Officer Dan Wolfe - Absent  
Public – Dialed in to Zoom: Jon Hinman, Ashley  
Public – In person

**ON MOTION** of Planning Board Member Gawne, seconded by Planning Board Member Hughes, to accept the minutes of the November 17, 2021 regular meeting.

Vote: 3 Ayes (Gawne, Hughes, Vann); 0 Nays; 0 Abstain

**OLD BUSINESS:**

246 West Avenue – Special Use Permit and Site Plan Review –

**PLANNING BOARD - RESOLUTION 2021-22**

**SBA TOWERS II, LLC- CELL TOWER IMPROVEMENT PROJECT 246 WEST AVENUE – LIGHT INDUSTRIAL ZONING DISTRICT TM# 24.12-1-2.22 SITE PLAN APPROVAL**

**SEQR RESOLUTION – UNLISTED ACTION**

**WHEREAS**, the Village of Lyndonville Planning Board (hereinafter referred to as Planning Board) is considering an application for the structural modification of a Cell Tower and installation of a diesel backup generator on tax parcel 24.12-1-2.22 detailed on Structural Plans prepared by ES Tower Engineering Solutions for SBA Communications, last revised October 26, 2021, Design Plans prepared by Hudson Design Engineering, PLLC, last revised July 22, 2021, and all other relevant information submitted as of December 15, 2021 (the current application); and

**WHEREAS**, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced site plan application (hereinafter referred to as Action); and

**WHEREAS**, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

**WHEREAS**, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

**WHEREAS**, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Short EAF Part 1; and

**WHEREAS**, the Planning Board has completed Part 2 and Part 3 of the Short EAF; and

**NOW, THEREFORE BE IT RESOLVED** the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Village’s Comprehensive Plan land use recommendations;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vi) there will not be any hazard created to human health;
- (vii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (viii) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (ix) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (x) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xi) there are not two or more related Actions which would have a significant impact on the environment.

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**BE IT FURTHER RESOLVED**, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action **WILL NOT** result in any significant adverse environmental impacts.

**BE IT FINALLY RESOLVED** that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

**ON MOTION** of Planning Board Member Gawne, seconded by Planning Board Member Hughes, to adopt the unlisted action SEQR resolution as stated.

Vote: 3 Ayes (Gawne, Hughes, Vann); 0 Nays; 0 Abstain

**NEW BUSINESS:**

- Nothing
- Next Planning Board meeting will be January 19, 2022 at 4:00pm.

**ON MOTION** of Planning Board Member Hughes, seconded by Planning Board Member Gawne, to adjourn the meeting at 4:20PM.

Vote: 3 Ayes (Gawne, Hughes, Vann); 0 Nays; 0 Abstain

*Teri M. Woodworth*  
Clerk-Treasurer, Planning/Zoning Clerk