

Planning Board

April 18, 2019

The regularly scheduled meeting of the Hartland Planning Board was held on the above date at the Hartland Town Hall at 7:30 pm.

MEMBERS PRESENT:

Robert Harris, Chairman

Daniel Seaman, Attorney

Merle Snell

Beverley Snell

Margaret Darroch

Robert Spencer

Others present: Joseph & Rosann Heitzenrater, Kimberly Revak

Public Meeting

Owner/Applicant: Joseph Heitzenrater

Property Location: Quaker Road 42.00-1-6.111

Application for a Special Use Permit for the construction of a pond.

Robert Harris, Chairman, opened the public meeting and read the notice of Public Hearing for the Heitzenrater application.

Mr. Heitzenrater is proposing to dig a pond 100 X 150 and bring the fill around the new building. The County, Soil and Water has checked the property and found everything in order. All of the soil will stay on the property and perhaps a berm would be built on the back side of the pond. The pond would be 100 feet from the boundaries and 13 feet deep.

Chairman Harris asked if there were any comments from the public, with none to be heard, the Public Hearing was closed at 7:35 PM

Motion by Robert Spencer to accept the SEQR which indicates not significant adverse effect on the environment, seconded by Merle Snell. CARRIED

Motion by Robert Spencer to grant the Special Use permit, on the condition that all soil remains on the property, with 100' from all property lines and 13' deep. , seconded by Margaret Darroch. CARRIED

Since the address listed on the application is different from what the actual address of the property would be and since the parcel ID # is correct, it was decided to have the Highway assign a new house number to the property.

Public Hearing # 2

Owner/ Applicant:      Crown Castle

Property Location:      3410 Landers Lane

Application for a Special Use Permit & Site Plan Approval for addition of colocations on existing cellular communications tower.

Chairman Harris opened the public hearing and read the notice for the Public Hearing for the Crown Castle application.

Kimberly Revak, representative for Centerline (AT&T), explained the Special Use and Site Plan. There is a need for stronger infrastructures to provide quality service to rural areas, especially necessary for first responders. Since Hartland was identified with having poor connection, it was slated as an area to be addressed. Ms. Revak, works for AT&T, their job is to identify holes in particular areas which need upgrades. AT&T signed a lease with Crown Castle to build 250 towers across the eastern US. They are seeking a co-location, which is not a new build. They will not be expanding the tower or fence, but will be constructing 6 new antennae, with 15 mounted below the existing ones on a ground placed platform. The end result would be a 5G service. They will do a full title search, environmental research and structural analysis, no SEQR will be involved. They would like to begin construction in July.

Straight up co-location without existing changes is encouraged by the Planning board. This would be an improvement to the existing structure.

Margaret Darroch asked what the area of service is.

Revak replied that it is 3 miles in all directions, with cell towers every 2 to 3 miles.

Chairman Harris closed the Public Hearing at 7:45 PM.

Motion by Robert Spencer to accept the application as stated, seconded by Merle Snell. CARRIED

Discussion on correspondence with Attorney Seaman's office concerning the Helfeldt property on Orangeport Road. Proposed removal of all mobile homes and construction of small permanent dwellings.

The proposed use is not allowed in the Mobile Home Use District.

If rezoned to Multiple Family Use District, it would not be allowed because the units are not multifamily dwellings, the only dwellings allowed in the District.

If rezoned to One Family Use District or Two Family Use District, it would not be allowed because the units are not on individually owned lots with frontage on a dedicated road.

The units would not be allowed because they would contain less than 1,000 square feet.

If the Town would like to allow such a use, the Zoning Code will need to be amended or create a new district to allow for such a case. Mobile Home Use District and size limits would need to be considered.

The question was asked as to how this compares to the units at Becker Farms. Becker Farms is an agri-business and does not have to meet the 1000 square foot limit. Also, the units are for weekend rentals, not livable units.

Both Merle Snell and Robert Spencer stated that they would like to see the trailers gone.

Margaret Darroch stated that the septic systems seemed to be the issue.

It was decided that the Planning Board would need to petition the Town Board to change the Zoning code.

Motion to adjourn by Robert Spencer, seconded by Margaret Darroch.

Meeting adjourned at 8:00 PM

Board adjourned to work on reviewing the Comprehensive Plan.

Respectfully submitted,

Cynthia S. Boyler

Secretary