

## **Planning Board Minutes – April Monthly Meeting**

**April 20, 2026** meeting was held in the Town meeting room at 56 Geneva St, Dresden NY and called to order at 7:00PM by Chairman George Dowse

**Present:** Chairman George Dowse, Floyd Hoover, James Warner, Chad Nelson

Motion by George 2<sup>nd</sup> Chad to approve March minutes carried.

**Site Plan Review Application SPR26-1:** Applicant: Bell Atlantic Mobile Systems d/b/a Verizon, 1275 John St, Suite 100, West Henrietta, NY 14586.

Tax Map # 52.21-1-1.1. Site Address: 1803 Kings Hill Rd,

Applicants propose to increase the height of the existing cell tower 10', from 100' to 110'. Drew Curran and Justin Wyman appeared on this application.

Mr. Curran stated the need to add another array of receivers above the original set. Per 64.09 Spectrum Act this is an Eligibility Facility Request within the Federal guidelines. The addition of the array will be a benefit to the area avoiding drop calls and dead spots.

Jim made a motion 2<sup>nd</sup> by Chad to accept the application as complete carried.

George made the motion to declare Planning Board act as lead agency in the SEQRA review, Impact assessment and determination review.

George read the SEQRA short form (12) questions to the members for decision, on each item a negative finding was determined.

Motion by Floyd 2<sup>nd</sup> Chad to accept the completed SEQRA and its finding a negative declaration, that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

George made the motion to approve this Site Plan Application this 2<sup>nd</sup> by Floyd, carried by all.

**Area Variance Application AV26-2:** Applicant: Ezekiel Haines, 2599 Flynn Rd, Tax Map # 63.03-1-4. Applicant is requesting a height area variance to build a pole barn with an average height of 18 ft-4 in. which exceeds the code limit of 14 ft in an Agricultural District.

Mr. Haines plans on constructing a pole barn with a height that will accommodate a power lift. He plans on working on his vehicles and would like to have a lift for easy access to the underside of vehicles, a normal height pole barn would not allow this.

George read off the 5 criteria for granting area variance. The board had a brief discussion followed by motion by Jim 2<sup>nd</sup> Floyd to recommend approval of this application to the Zoning Board of Appeal, Jim, Floyd, Chad voted Aye ( 3-Ayes- 0-Nay) carried. George abstained.

**Old Business:** Discussion on Zoning Codes updates.

George discussed the height calculations should refer to Zoning building height definition. In the Agriculture District, farm equipment is much larger and there is a need for taller accessory buildings This is where the height could be increased.

Clerk state May 12<sup>th</sup> she is ordering the \$ 60. tickets for training sponsored by Genesee/Finger Lakes Regional Planning Council Spring Local Government workshop at Genesee Community College in Batavia May 28, 2026.

Registration deadline is May 15<sup>th</sup>. after that date the tickets price is \$ 70.

With no further business before the board,  
Motion to adjourn by George 2<sup>nd</sup> Jim carried at 8:45PM

Respectfully submitted,  
Betty Daggett- Sec