

Gallatin Planning Board
667 Route 7, Gallatin NY
Meeting Minutes

Accepted
February 27, 2012

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Fraser Patterson, Tom Garrick
Absent: Phil Peeples

Chairman Porter called the February 2012 GPB meeting to order at 7pm.

Erika Belsey and Philip Mahla appeared before the Board, representing Karl Krauss Industries LLC and Malcolm Gladwell of Doodletown Road and Rte. 82. Mr. Gladwell proposes to build a home within the Ridgeline Protection Overlay District. A site visit was conducted on January 30, 2012 with Terry, Phil & Bruce from the Planning Board accompanied by Erika & Phil of Belsey & Mahla Architects. The chosen site within the property is not visible from any public observation point due to the "bowl-like" shape of the contours of the property. The proposed dwelling site sits with a base elevation of 958'-6" and the roof ridge at 993'-6" elevation and a guest house/garage will sit with a base elevation of 940'-0" and its roof ridge at 975'-0", well below the crest of the ridge elevation of over 1010'. Minimal clearing will be required as the proposed site is within an existing clearing. Clear cutting will not be performed. Lighting is proposed to be minimal. The buildings are to be built from local stone with a vernacular standing seam metal roof allowing the structure to blend into the environment.

Site plans and site sections were given to the Planning Board indicating the location of the proposed structures on the site.

Terry made a motion to approve the location of the proposed structures. Bruce seconded. All were in favor.

Terry will send an approval letter to Drew Weaver, ZEO/CEO, along with a copy of the plans indicating the approved design and site.

Terry continued the Public Hearing for the Special Permit and Site Plan Review for a wireless communications facility proposed to be located on Larry Brody's property at 119 Ten Neighbors Road, tax parcel #211.1-15.

Chris Ciolfi of Mariner Tower did not attend, but Larry Brody was present. Dave Groth of Radio Engineering Services, having been retained by the Planning Board to provide a technical review of the application, attended the meeting and presented his review, both orally & via a written report dated February 27, 2012 (attached as part of these minutes). Mr. Groth advised that a complete and thorough application had been provided by Mariner Tower. He pointed out comments made in his report and emphasized the need for all utilities within the fenced area to be underground and that there is need to ensure continued maintenance of the access driveway as long as the tower exists on the site. Bruce asked if he had done any evaluation in regard to the proposed 150' height of the tower. Mr. Groth has not done this evaluation, but felt that the proposed height of 150' is the minimum effective height for

the tower. He could do the evaluation if the Board would like. Larry Brody, as the property owner & co-applicant, indicated that he would not allow a tower on the site higher than the proposed 150'. The Board felt that it would be a waste to evaluate a higher tower if the property owner was not amenable to it. Ira Levy asked if repeaters might be effective in providing greater coverage without the increase in height of the tower. Mr. Groth said that he is not aware of repeater technology that would increase the signal strength. Ira wanted to know how many towers might be needed to provide signal coverage for the entire Town of Gallatin. Mr. Groth thought that we might need four towers to cover the whole town. Terry asked if the proposed Ancram tower would be integral to the operation of the Gallatin site. Mr. Groth said that it is not. Terry asked for public comment and questions. As Terry turned to address the public, it was noted that Mr. Robert Downie had been video taping the meeting. Mr. Robert Downie then addressed the Board with his concerns in regard to the relationship of the proposed Ancram tower as it relates to the proposed Gallatin Tower. He presented a letter pointing out his concerns in the application for the Gallatin Tower (attached as part of these minutes). In light of his concerns and the sense that the Ancram tower will not be approved on the Tucker property in Ancram as proposed, Terry made a motion to have all references to the Ancram tower removed from this application including its inclusion on the radio frequency maps within the application. Bruce 2nd, all were in favor. A request will be made to Mariner to remove references to the proposed Ancram tower from the application for the Gallatin tower on the Brody property. Terry had copies of the review from Morris Associates dated February 23, 2012 (attached as part of these minutes). The review indicates a concern that the total site disturbance might exceed the 1-acre threshold requirement triggering a full Stormwater Pollution Prevention Plan in accordance with the SPDES General Permit for Stormwater Discharges from Construction Activity GP-0-10-001. Mariner will indicate the disturbed area in the application. All other points made in the Morris Associates review will be incorporated in the application. Morris Associates also included a review for the Planning Board of the LEAF. Members of the Board will review and make the required determination. Terry made a motion to adjourn the Public Hearing until all information received from the consulting engineers and any other items of concern can be incorporated into the application. Ira 2nd. All were in favor.

As Phil was not present, a quorum was not available of those present at the January 23rd meeting to review and accept the minutes from that meeting.

With no further business Terry made a motion to adjourn at 8:20pm. Bruce 2nd. All were in favor.

Respectfully submitted,

Terry Porter