

Gallatin Planning Board
667 Route 7, Gallatin NY
Meeting Minutes

ACCEPTED

March 26, 2012

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Phil Peebles, John Reilly

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

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.

Terry distributed a packet of letters from Town Attorney Warren Replansky, David Groth Communications Consultant from R.E.S. Radio Engineering Services, Paul McCreary P.E., Morris Associates, Steven Mack Principal Engineer from Mariner Tower and Chris Ciolfi, Chief Development Officer at Mariner Tower, in reference to comments they had, on the proposed communications facility on Ten Neighbors Road. (Attached)

Chris Ciolfi distributed additional paperwork, with Mariner Tower's responses to all the comments generated in those letters. (Attached)

Mr. Ciolfi also had maps of all cell towers in a 7 mile radius, including the Milan Municipal sites and the proposed facility on Mr. Brody's property. The proposed site in Ancram, had been removed from the Radio Frequency Propagation maps showing coverage, but a symbol dot indicating where it had been proposed, was visible. Terry noted that the Dot was still on the map and Mr. Ciolfi responded that it was left as a point of reference. A comment stated that only Fire, Police and WKZE Radio are on the Milan Municipal Tower, not A T & T. Mr. Ciolfi was advised that Mr. Groth requested a note be added to paperwork and maps, that all Utilities be placed underground, anyone leasing site must put underground wiring, as he had seen wires strung overhead, in other Towns.

Mr. Ciolfi responded that Mariner Tower Contractors wiring is approved by A T & T, Central Hudson, National Grid, etc. Utilities will run from Ten Neighbors Road on new overhead utility poles to compound area and as is typical will then run underground. Mariner Tower runs power up to the site but it has not been determined at this point how the site will be metered.

Terry and Mr. Ciolfi next went over Morris Associates comments. Terry commented that Mr. McCreary thought there was nothing major, only minor tweaks. Mr. Ciolfi commented that with all the grading and increase to site disturbance, Mariner Tower will prepare a full SWPPP (Full Storm water Pollution Prevention Plan) in accordance with the SPDES (General Permit for Storm water Discharges from Construction Activities). They will set up gauges, keep daily logs. Morris Associates wants to know where the rain water runoff is going. Mariner Tower maps show where the culverts are located. Ira Levy asked about flow of water and flood range. At the bottom of access road there will be a "rain garden" to collect any excess runoff. Maps show what the rain garden looks like and what it does. The rain garden will be provided as a precaution, but there will be no increase to run off on Ten Neighbors Road and the new maps will show the drainage calculation and all the tweaks and changes. 25 year flood maps were used to make the determination for this study. These new maps and plans will be given

to chairman Porter. No new packets will be distributed, just new maps which can be added to original packet, showing old map is super ceded by new one.

Terry and Mr. Ciolfi went over the comments in Attorney Replansky's letter. And All SEQRA questions were gone over and a new page 3 of 21 was given to the GPB (attached).

Terry made a motion that Part 3 was not necessary as there is no negative impact. Phil 2nd. All were in agreement.

Chris also responded to (#4) in Attorney Replansky letter, regarding road maintenance. They do not intend to plow the road. In an emergency, they will make arrangements to get up the road. If they receive approve for the proposed facility, they will tweak the road maintenance. They will provide access to all Tenants but there will be a Bar Gate, to restrict entry. The Fire Department inspected the site and there is nothing on site to burn. Terry commented (#5,) since it is on a private road, no highway permit is required. (#7) removal bond was read and Mariner Tower will take care of Attorney Replansky's request. #8 regarding a Lot Line adjustment will be handled at the April 2012 GPB meeting. Attorney Replansky felt the Public Hearing could be closed at the March 2012 meeting.

Having received satisfactory response to all questions and comments from Attorney Replansky, Morris Associates and R.E.S. Radio Engineering Services, Terry asked for comments or questions from the Board and Public.

Robert Downie distributed a letter (attached) questioning pages 6 tab3, 7 tab3 and 8, on Marina Tower application. Mr. Downie asked "Wouldn't Gallatin like the Cell Tower higher than 150'". Mr. Ciolfi commented that Mariner Tower must balance land owner preferences, the Town zoning laws, Radio frequency propagation map, and it had been determined by the Town of Gallatin consultants that the 150' proposed height met that balance. Mr. Downie commented about the Dot on the Radio Frequency propagation maps where the proposed Ancram Tower would be located. It was agreed that Mariner would provide new radio frequency propagation maps with the symbol for the proposed Ancram site removed and no reference to the proposed Ancram site. Mr. Downie requested that the proposed Ancram site be removed from the Site list of Existing and Proposed Towers within 7 miles of the Proposed Facility. Terry asked Mr. Ciolfi to remove the proposed Ancram Site from the Site list and Mr. Ciolfi agreed. Mr. Downie commented on an illustration that indicates the possibility of whip antennae above the 150' proposed tower height. Terry responded that the top of Proposed Tower is 150' and the whip antennae are not a part of this application. Ira asked Mr. Downie if he was objecting to the Cell Tower. Mr. Downie responded that he objected to the illustration showing the whip antennae above the 150' top of the tower. Ira Levy commented, Mariner Tower has agreed to remove the symbol dot for the proposed Ancram tower from the maps and to update the Site List removing the Ancram site from the list. Let the minutes be noted, that Mr. Downie is objecting to the Tower, and the illustration showing the whip antennae above the 150' top of the tower.

With no further Public comment, Ira made a motion to close the Public Hearing. Bruce 2nd. All were in favor. Terry will ask Warren Replansky to prepare a resolution on which the Planning Board will vote regarding Site Plan approval and Special Permit for the proposed Gallatin Tower site at the April 23, 2012.

The lot line adjustment will be announced for the next GPB meeting, April 23, 2012.

The January 2012 meeting minutes were read. Terry made a motion to accept. Phil 2nd. All were in favor.

The February 2012 meeting minutes were read. Bruce made a motion to accept. Ira 2nd. All were in favor.

With no further business to discuss, Terry made a motion to adjourn the GPB meeting at 9:05pm. Phil 2nd. All were in favor.

Respectfully submitted,

Anne Fecci