

Gallatin Planning Board  
667 Route 7, Gallatin NY  
Meeting Minutes

ACCEPTED

October 22, 2012

Attending: Chairman Terry Porter, Bruce Humphries, Brian Arico, Ira Levy, Phil Peeples, Supervisor Tom Garrick, Chris Ciolfi, and Dave Groth, Representatives from Ancram Fire and EMS, Robert Reyes, Betty Walsh, Attending Public.

Chairman Porter called the October 2012 Gallatin Planning Board meeting to order at 7:10pm. Terry opened the Public hearing for the Lordeman/Smith lot line adjustment on Sigler Rd. Lynden Chase representing both applicants, presented maps showing the lot line adjustment for the properties. The Lordeman tax parcel #218.00-1-17.111 proposes to convey 2 acres from his 28.8 acres, to the Smith tax parcel #218.00-1-9.12. No new parcels are created by this action. All paper work appeared in order.

Terry asked for Public comment. There was no Public comment.

Terry made a motion to close the Public hearing. Ira 2<sup>nd</sup> the motion. All were in favor.

Chairman Porter made a motion to grant preliminary and final approval and to answer all questions on Part 2 of the Environmental Assessment form in the negative. Bruce 2<sup>nd</sup>, all were in agreement.

Roll call vote:

Terry Porter aye

Bruce Humphries aye

Phil Peeples aye

Ira Levy aye

Brian Arico aye.

Checks #1001 for \$25 and #1002 for \$100 were received.

Chairman Porter continued the Public Hearing for the proposed wireless Communications Cell Tower at Wilmer Hill Rd. and Route 82. Terry distributed a letter from Town Engineer Paul McCreary, of Morris Associates, with comments of their review of the September 20, 2012 design plans, prepared for Mariner Tower by Foresight Engineering and Land Surveying (attached). Chris Ciolfi of Mariner Tower distributed answers to the comments submitted Morris Associates. Chris also displayed new maps showing the new calculations and culverts location.

Dave Groth, Communications Consultant from R.E.S. Radio Engineering Services, presented his findings on a technical review that the Gallatin Planning Board requested he conduct, at different heights, for the Tower. (Attached) Engineer Groth showed maps at different heights and where coverage would suffer with each at 10' feet of height increments. He commented that the low band of 710-746mhz and high band of 1885-1970mhz, which the FCC issue and licensed to A T & T in this area, require line of sight for proper operation. These signals are blocked by solid objects such as hills, rocks and partially by trees. Mr. Groth explained that towers should be placed within a two to five mile radius and has between -65 and -90dbm, for proper operation. At lower levels most cell calls are dropped or discontinued. In rural environments such as Gallatin, towers are placed on higher hills or structures. Engineer Groth,

conducted coverage studies of both low and high frequency cellular channel bands to determine what coverage changes take place when adjusting the radiation center of the antenna arrays. The Longley-Rice propagation study technique was employed. The absolute coverage limit was set at -90dbm and the study distance was set to a radius of 30 kilometers. The white area shown on the maps indicated where the signal is greater than -90dbm while the blue area shown, are below -90dbm. He found that a tower overall height should be at least 136' to provide acceptable coverage and accommodate four (4) cellular carriers plus public safety communications with antenna centerlines spaced vertically with a minimum of 10 feet. The map studies indicate that the signals begin to diminish rapidly at levels below 86 feet. Heights over 200' are required to begin causing a marginal increase in coverage. In conclusion Engineer Groth said the study indicated that 150' proposed height is appropriate for this area. Due to line of sight nature of high frequency signals, additional tower structures will be required within the Town of Gallatin and surrounding areas to provide continuous coverage to the public. Other carriers would like to offer service but If Tower is too low it may become obsolete in a short time. He recommends an open lattice type tower as it requires smaller footings, and easily constructed at the base, without use of a crane. Open lattice lends itself to other types of antennas such as public safety communications and can be modified in the future to allow for additional capacity by changing structural members for increased loads. All coaxial cables can be run on a tower face as opposed to inside the cylinder of the monopole. Lattice towers have formal ladders and safety equipment for climbing which facilitates repair without the use of heavy cranes and rigging equipment, reducing possible injury to workers. He recommends electrical utilities be placed underground in steel conduit or schedule 80 industrial PVC conduit for safety reasons and no overhead wiring be allowed. Otherwise the site plan appears adequate and complete for the purpose of planning review. Engineer Groth also commented that a long delay in approving the Tower, could result in A T & T going elsewhere, as he had seen happen in other cases, which cost the Town rental money which would have lowered taxes and provided money to the Town.

Terry asked for comment from the GPB and public comment.

Ira asked about a new balloon test after leaves are off the trees, and where trees might be planted.

Mr. Reyes asked to see the propagation study and for Gallatin to be pointed out on the map. After being shown, he commented the benefit is not only to Gallatin but to other towns. Other towns can put their own towers up. He wanted to know how many residents would have service at a height of 80', 100' and 120 feet. Terry commented the quality level decreases with each height deduction. Mr. Groth commented that Gallatin wants to accommodate the Fire and EMS.

Ancram Fire department commented that last week 26 firemen were in the firehouse when a fire occurred. None of the 26 pagers went off to alert them. They need better cell service for emergency response in this area.

Mr. Groth commented that he needed cell service to report an accident. Tower should be able to handle high frequency.

Chris showed his maps and indicated that his yellow was like Mr. Groth's white. You want the tower high enough to allow people to use cell in their home instead of driveway. You want to control the signal with no drop off in this location. He spoke to providers A T & T and Verizon and you need to make the cell tower attractive or they will go elsewhere. With the restraints put on the 10 Neighbor Road

tower, Elizaville and Red Hook were lost. The East side of Gallatin and Ancram will benefit but other parts of Gallatin will suffer. 10 feet of height will not look significant.

Mr. Reyes commented what you see in summer is not what you see in winter. He does not know what the impact will be. He again gave an estimate of \$750 to \$1500 for trees. He would like them planted every 15' to 25' and wants trees that grow fast so he won't see them from his house.

Terry commented that he had gone to Mr. Reyes property and saw lots of birch trees and on the proposed facility site, he saw many oak trees that still had leaves on and were very dense. There is no house on Mr. Reyes property, so how would Mariner know where to plant trees.

Ms. Walsh commented that she and Steve Sorman thought Gallatin would hire an independent to do another balloon test.

Terry replied that was never mentioned and would cost money to Mariner to do that. Terry asked Mariner if they could do a simulated picture of the Tower site, without leaves on the trees and to make a proposal to plant trees in selected locations on the neighboring properties to screen the tower from view. Since town Attorney Replansky has not responded to the GPB, the Public hearing must stay open until attorney Replansky gives his approval.

Chris responded he is not sure another balloon test would satisfy Mr. Reyes or Ms. Walsh. He had walked Ms. Walsh's property with her and there was no view of the balloon. Mariner presented this application in April 2012 and Warren still has not responded. December 23<sup>rd</sup> is shark date. The FCC believes Planning Board should respond within 150 days. He will do the simulated picture if Terry will move Town Attorney along.

Terry answered he would contact Attorney and expects to close the Public hearing at November meeting, which may be re-scheduled on November 19<sup>th</sup> because of Holiday.

Ira wants to close the discussion. Everything has been said more than enough.

Dan Russell appeared with Joan Hutchins of MBH farms on Green acres Road, seeking a two (2) lot subdivision and lot line adjustment. Tax parcel #182.00-02-56.111 and tax parcel # 182.00-02-59 is proposed to become Parcel #1 with 50.85 acres, Parcel # 2 with 117.40 acres and Parcel #3 with 89.64 acres. There is approved well and septic on the E. side of road. Terry made a motion to grant sketch plan review. Phil 2<sup>nd</sup>. All were in favor.

William Tryon and Barbara Woodstead with property that lies in both Gallatin and Livingston, propose to merge and make a lot line adjustment so the property line falls along the town line. Parcel B Tax # 182.00-01-18 and 19 lies in Gallatin with 4.505 acres. They showed maps of the property. Terry made a motion to grant sketch plan review. Phil 2<sup>nd</sup>. All were in favor.

September Draft minutes were read. Terry made a motion to accept. Ira 2<sup>nd</sup>. All were in favor.

Because of Thanksgiving and Christmas, request will be made to Town clerk, Lisa DeLeeuw if November and December 2012 meetings can be held a week early.

With no further business to discuss, Terry made a motion to adjourn the meeting at 9:15pm. Brian 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Anne Fecci