

**Board Members Present:**

\_\_\_ Dan Freebern,  
\_\_\_ William Siegle  
\_\_\_ Steve Mullins  
\_\_\_ Barbara French  
\_\_\_ David Iasevoli, Alternate # 1

**Others Present:** Jared Lusk, Attorney for Verizon, Sarah Coleman- Airosmith Development, Zoning Administrator Scott Olson.

**Meeting Called to Order:** 7:01 PM

**Pledge**

In the absence of Chairperson Bill McGhie, Vice-Chair Dan Freebern chaired the meeting. In the place of Dan Freebern Alternate David Iasevoli joined the Board for this meeting.

**Review of Minutes:** Steve Mullins made a motion to accept the March 18, 2020 minutes as written. Second by Bill Siegle. **ALL AYES.**

**NEW BUSINESS:**

**File # 2020-03 SPR**  
**Tax Map # 122-3-3**  
**Tax Map # 122-3-2 (driveway is through this parcel)**  
Cello Partnership/dba/Verizon Wireless  
14 Riding Highway Ranch Road

Requesting a Site Plan Review from **Section 5.20** – Public Utility Use/wireless communications tower

Jared Lusk, Attorney for Verizon Wireless spoke about the proposed project and thanked the Board for accommodating his call in for tonight's meeting. Sarah Coleman Verizon Wireless real estate consultant from Airosmith Development is also on the call. Jared asked the Board if they had a chance to look over the application materials dated February 6, 2020 and April 30, 2020. The Board members responded yes.

Vice-Chair Dan Freebern interrupted for a minute in order to appoint David Iasevoli to sit on the board tonight for Dan Freebern who is now chairing the meeting. He asked if the Board members had a chance to review the March 18, 2020 minutes.

Steve Mullins made a motion to accept the March 18, 2020 minutes as written. Second by Bill Siegle. **ALL AYES.**

Jared Lusk stated he will start at the 10,000 feet level to give a brief overview of the project and referred the Board members to look at Exhibit E- page 5, which outlines the reason for the project. Exhibit 1, A is a blue and white RF plot map that indicates the existing reliable VZW 4G Coverage in Western Horicon. Exhibit 2, A is a green map that indicates the proposed new VZW 4 G Coverage in Western Horicon. There is a 4 ½ mile stretch on the Northway between Exits 24 and 25 that lack adequate cell coverage. The rationale for the project is to provide a remedy for service inadequacies in cell phone coverage. Jared Lusk asked if the Board members had any questions for him regarding the project.

Dan Freebern asked about the Exhibit 2 map and how far south the coverage indicated in green goes. Does it go

south as far as Exit 23 on the Northway?

Jared Lusk stated it does not; however the blue and green provide the basic uniform coverage along the Northway.

Sarah Coleman stated it is halfway between Exit 24 and Exit 23 that would be a better description.

Jared Lusk stated that assuming no questions we will move on from the RF report to the site plan.

Jared Lusk stated that they applied to the APA agency as well as the Town. It is quite a process and they deal with on a daily basis. When they applied to APA they did not know the exact height of the tower until after a balloon fly test that will provide the height of tower and surrounding trees would be performed and submitted to the APA. The tower will be a fake pine tower. The APA will require Verizon to build a monopole and in order to do that you need to add about 5 – 10 feet for the monopole to bolt branching in. If we did not need to build a mono pole the pole would be shorter. The APA will most likely ask Verizon to build a monopole therefore this covers both bases 95' of steel to accommodate a monopole so they sent the worst case scenario they had to go through NYS to State Historic Preservation Office to accommodate the situation. Either way it gets branching of 4-5 feet. I wanted the board to understand why the tower is proposed at 95' instead of lower, it is too cover the branching that will be required for visibility reasons should the agency require the coverage.

Vice-Chairman Dan Freebern asked for clarification on the tower height is it 95' with the antenna or will it be only 85' with the antenna.

Steve Mullins asked about the lease with Ridn –Hy. He stated that in the lease it describes the tower as an 85' tower so down the road in order to avoid problems Mr. Lusk might want to make sure language in the lease is to allow a 95' tower.

Jared Lusk asked Sarah Coleman about the lease. The lease is in Exhibit G on the last page and it does indicate an 85' pole.

Steve Mullins just wanted them to make sure the lease is corrected from 85' pole to correct height of pole to avoid potential problems.

Steve Mullins gave Dan Freebern clarification of the total tower height which is 99'. The antenna height is 85' or a 95' tower and there is a 4' lighting rod at the top of the tower which is accounted for in the plan.

Jared Lusk stated In terms of the plan they are using an existing driveway access off Riding Highway Ranch Road and will extend the existing driveway up to 100 x 100 lease area to provide cover and screen trees which are 70' tall. You won't see the portion of the tower that sticks above the tree canopy. In the 100' by 100' lease area is the radio equipment that is located inside a 50'x 50' fence compound around the tower which is to provide for Verizon equipment in one corner of the compound and space to accommodate for other carriers and a generator on a 4' x 7' concrete pad to accommodate power to the site. Adjacent to bottom of tower is waterproof container. It is a pretty straight forward design. They are still in discussions with the APA regarding the tower height. The APA wants additional simulations. Jared Lusk asked the Board members if they have any site plan questions.

Steve Mullins asked about the 100'x100' area. On the site there is a 30 watt generator will you have a storage tank.

Jared Lusk stated that the storage tank is incorporated into a double wall tank and the generator will sit on top of the tank holding diesel fuel. It is a double wall and has no requirement for containment in the event of a spill. It is double walled and it is alarmed. If there are any leaks Verizon is immediately notified. Interstitial monitoring is integrated.

Steve Mullins asked if there are any flashing lights.

Jared Lusk responded no flashing lights.

Steve Mullins asked if there is any light on top of tower.

Jared Lusk responded no light on top of the tower.

Steve Mullins asked the purpose of removing the trees outside the 100' area and outside the roadway,

Jared Lusk responded that it is for grading purposes.

Steve Mullins asked about the east side of the site plan near Sherman Lake was the balloon test done with the trees in place. If the trees are removed might there be more visibility from Sherman Lake. It seems that most views were taken from I 87 (Northway) and I'm curious about the visibility of the tower that would make it more visible to Sherman Lake.

Sarah Coleman and the APA together flew two balloons so there is a balloon at top of tower and the other balloon 20' taller than proposed tower height. When they were on Sherman Lake the balloon twenty feet above the tower height was not visible from Sherman Lake.

Jared Lusk said if you look at sheet L2 it is a list of all trees on the site. You can see that the tree heights remaining concern 134 and 137 are 70' tall. The trees staying 363, 364, and 365 are 75 ft tall. Trees 340 and 350 are leaving and will not leave a portion of the tower visible.

Steve Mullins asked if the site area is relatively flat.

Jared Lusk responded that looking at the topography given the height; it is unremarkable given the site of the trees looking up the hill. The trees won't accentuate the tower more or less from Sherman Lake

Steve Mullins asked if you have emergency lighting in the area.

Jared Lusk responded just around the cabinets operated by a timer switch. Sheet C 8 elevation shows a 25 watt flood light mounted on the cabinet that will not be on generally. No dawn to dusk lights.

Steve Mullins has questions that were submitted by Chairperson Bill McGhie and would like to read them.

Roadway and water runoff plan have a relatively robust system of dams and rip rap can you describe how the water dams are constructed. On Sheet Section C2 tectonic plates.

Jared Lusk said if you look at Section C6 of plan the details show how they are constructed with specific instructions in the lower right hand corner.

Steve Mullins asked if there will only be noise during construction and if a power outage occurs than diesel kicks in.

Jared Lusk responded yes, that's the typical backup generator noise and the best I can tell is that we are 730' from the front of the parcel, 230' from the rear, 710' and 832' from the sides of the parcel. So I think you would hear the trucks from I-87 (Northway) more than the generator.

Steve Mullins asked if they will have to bring in or remove soil to build up any portion of the road.

Jared Lusk stated that he is not the engineer in terms of the design. If we can email him the questions we can have the answer to those questions at the next meeting on June 17, 2020. There is a C2 profile and the bottom graph shows the grading and the fill. It appears as though it will fill a little bit towards the end of it and will cut a bit at stations 989 and 995 following the grade.

Steve Mullins stated that some grades about 18% fairly good grade and there will be runoff. What will you have to do to make the grades accessible to bigger equipment? Do you have to build up or grade any sections?

Jared Lusk stated that again it looks like on C2 follow the proposed line under it will grade up and above the proposed line will grade away. Bottom graph on C2 predominantly following the line except up to the top and providing the a little fill at the top and a little cutting about mid way up.

Steve Mullins asked if at the top of road to the fenced area is the gate directly in front of road or facing NE on the boundary line.

Jared Lusk stated the driveway at the top of the compound is L-shaped and at the turnaround the gate is midway up. The gate door is depicted there on C2 at the top of hill. It looks as though there is only a .5 acre of disturbance. Not much grading.

Steve Mullins asked about the horse trails in that area and will they have to clear trees to reroute the horse trails.

Sara Coleman said that the Beadnells are very familiar with the site so if it impedes their business they would have let them know already and of course we will discuss it with the Beadnells and answer at the next meeting.

Dan Freebern asked if this application has to go to Warren County Planning for review.

Secretary Theresa Katsch explained this was sent to Warren County in February 2020 and so far no response was received. If we don't receive any comments then after 30 days Board members can make a decision. If we do receive any results from Warren County Planning review in the negative the Board can override any decision with a supermajority vote.

Jared Lusk stated there is still time to hear back from them before the next meeting. Most Counties are positive about the projects for cell towers because it provides coverage for emergency departments. We are still waiting to hear from the APA regarding the type of pole, height of pole and we still need the comments from the States Historic Preservation Office (SHIPO) which is a tribal review. We have called and no calls were answered so we cannot close out the SHIPO decision until they open back up. Hopefully we will have answers before the next meeting. The APA is also waiting for Town of Horicon Planning Board decision.

Steve Mullins had another question from Chairperson Bill McGhie regarding the cutting of 77 trees and how will you dispose of the trees.

Jared Lusk responded the tree removal is part of the process and is incorporated into the project. We can provide that answer in more detail at the next meeting.

Acting Chairperson Dan Freebern asked if there are any other questions or comments.

Dan Freebern is curious about how long the construction will take.

Jared Lusk responded that it depends on start date and it usually takes between 3 to 6 months to complete these types of projects.

Acting Chairperson Dan Freebern would like to hold a Public Hearing on this project and asked the members of the Board for their comments.

A lengthy discussion ensued regarding whether or not we can hold the Public Hearing during the Pandemic closures.

Jared Lusk stated that he can provide a conference call bridge for the Public Hearing that can be listed in the Legal Notices and adjoining owner notices for Public participation. The APA has already sent notices to all neighbors in the surrounding area and so far there have been no objections to the project.

David Iasevoli made a motion to deem the application complete and set a Public Hearing for June 17, 2020. Second by Steve Mullins. **ALL AYES.**

Being no further questions or comments Barbara French made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

**Reminder:**

**Correspondence:**

**Public Comments:**

**Board Member Comments:**

**Meeting adjourned:** 8:05 pm

**Next Meeting:** June 17, 2020

Respectfully Submitted,  
*Terri Katsch*, Secretary