

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, March 24, 2014 at Halstead Hall, commencing at 7:00 p.m.

CALL MEETING TO ORDER: Mr. Cooper called the meeting to order at 7:00 p.m. and began with the Pledge of Allegiance.

ROLL CALL VOTE: John Cooper, Shirley Hall, Tom Batha, Donald Gladd,

ABSENT: Charles Roush

ALSO PRESENT: Clifford Sterling, Code Enforcement Officer;
Village Attorney William Favreau
Verizon Attorney David Brennan

RECORDING SECRETARY: Carol A. Hanfield, Planning Board Secretary

APPROVAL OF THE MINUTES: Shirley Hall made a motion to approve the minutes of the February 24, 2014 meeting; Seconded by Don Gladd; AYE CARRIED

PUBLIC HEARING #1: MEADOWS EDGE – SUBDIVISION OF LAND FOR BUILDING LOTS

Tom Batha made a motion to open the Public Hearing; Seconded by Don Gladd; AYE CARRIED

Chairperson Cooper asked if anyone had any comments regarding this subdivision.

Mr. Francis Stunzi, Smith Street, asked if the subdivision was inside or outside of the Village Corporation. Chairperson Cooper told him it was inside. Mr. Stunzi expressed his concerns about the Village supplying the utilities to this project. Discussion followed.

No one else chose to address the Board so Chairperson Cooper asked for a motion to close the Public Hearing.

Shirley Hall made a motion to close the Public Hearing; Seconded by Tom Batha; AYE CARRIED

Shirley Hall made a motion to go into Regular Session; Seconded by Don Gladd; AYE CARRIED

REGULAR SESSION:

Tom Batha made a motion to deem this an Unlisted Action and the Rouses Point Planning Board as Lead Agency; Seconded by Don Gladd; AYE CARRIED

Attorney Favreau reviewed Part II of the SEQRA with the Board answering NO to all questions.

Shirley Hall made a motion to deem this application a Negative Declaration; Seconded by Tom Batha; AYE CARRIED

Don Gladd made a motion to approve the Subdivision of this property; Seconded by Shirley Hall; AYE CARRIED

PUBLIC HEARING #1: SITE PLAN REVIEW - NEW YORK RSA 2 CELLULAR PARTNERSHIP dba VERIZON WIRELESS

Shirley Hall made a motion to open the Public Hearing; Seconded by Tom Batha; AYE CARRIED

Chairperson Cooper explained that the Public Hearing was for a Site Plan Review for the installation of a cell tower/building to be located at the Village water tank property on Academy Street. He explained that an extensive plan was submitted by Attorney Brennan and a presentation was done at the previous meeting. Attorney Brennan offered to make another presentation if anyone wished. He then introduced Kris Boyce and Tom Erwin from Verizon who are the Site Acquisition Specialist for the project and were present for any comments.

Joe Treadwell, 14 Priscilla Lane, asked what the time line was for this project. Attorney Brennan explained that Verizon has been very aggressive in the past months and it is his expectation that it will be done during the summer. Everything is 110% full steam ahead for this summer if this is approved. Discussion followed.

Attorney Brennan said that there was a question last time that he got confirmed. It was about whether this tower would solve the problem about picking up the Canadian signal and it was explained that YES it would eliminate the roaming charges for the majority of the area around the tower. Having a tower with a stronger signal the phones will default to what is the stronger signal and should take care of this issue. Joe Treadwell questioned the range of service. Discussion followed.

Attorney Brennan stated that he contacted the Aviation Unit for the Border Patrol and they said that they do not feel that the cell tower will impact their normal aircraft operations. They maintain an altitude well above the planned 164' AGL altitude. The fact that the tower is offset from the international border line it will not interfere with their routine flying and they did not see a need to put a light on the tower.

Tom Batha asked if other agencies will be able to use the tower for communication antennas down the road. Attorney Brennan said there is a letter from the Verizon Wireless Manager that states that the tower will be strong enough to hold up to three additional sets of equipment, so if ATT or someone else wants to go on they can. Tom also asked about installing radios to the antenna. Discussion followed.

Tom Batha also asked if the structure was taxable. Attorney Brennan said that it is and the cost is listed at \$145,000. The assessment will be what the cost was for the construction of the building and tower. Discussion followed.

Chairperson Cooper asked if anyone else had any questions and if not he asked that the Public Hearing be closed. Tom Batha made a motion to close the Public Hearing; Seconded by Don Gladd; AYE CARRIED

Don Gladd made a motion to go back into Regular Session; Seconded by Tom Batha; AYE CARRIED

REGULAR SESSION:

Shirley Hall made a motion to deem this an Unlisted Action and the Rouses Point Planning Board as Lead Agency; Seconded by Tom Batha; AYE CARRIED

Attorney Favreau stated that Mr. Brennan had sent to him a Narrative explaining the environmental impacts of the project. He explained that there is going to be a disturbance of the land during the construction phase, and then the tower will be there as well as the other structure that services the tower. Another concern is noise – a generator for power outages - which will run constantly until power is restored and then the noise during construction. There was aesthetics - the tower being the most significant impact. Mr. Cooper stated that as discussed before it will be so close to the existing water tower that in time you won't even notice that it is there.

Mr. Brennan said they took a ride through today and they noticed there is a fairly substantial amount of foliage and trees along the neighborhood due east of where the water tank is now. It is pretty well obscured by the trees surrounding the area now. Once the leaves are on it will be substantially invisible to the neighbors. Being a lattice tower the light will come through as compared to the water tank which is about 20' shorter than the tower. The tower is taller so the antennas can transmit from all three directions.

He stated that there are two air conditioning units (dual in case one fails) to be used during the summer because of the radios and other things inside. The air conditioners are comparable to an air conditioner in your home. The generator is located on the inside of the shelter which should muffle the sound. The generator turns on usually on Tuesday mornings around 9:00 and exercises/ ramps up to speed and temperature and then shuts off so it doesn't sit idle for months at a time. Other than that it won't go on unless there is a power outage then it would come on to keep the phone system up and running.

Mr. Brennan said that on the Negative Declaration he went through the application materials and took the information and explained why. As described it is a tower, it is tall, so there will be a visibility concern. Shirley Hall asked if any vibration will it be kept within the building and not affect the outside. Attorney Brennan said that the shelter is a pre-cast building and the sound has been described as a lawn mower off in a distance.

Tom Batha said that he thought this building is like the ones located by the train station and there have been no complaints about them.

Clifford Sterling asked Mr. Brennan when the architect will have the drawings complete. Mr. Brennan thought about a month. Mr. Sterling mentioned that if they anticipate installing a crushed stone driveway that the code says that if within 20' of a structure the roadbed has to be a solid base to hold up to 75,000 lbs. Attorney Brennan said he will make sure to address this.

Attorney Favreau addressed the Part II – Full Environmental Assessment Form that was included in the application and asked the Board the questions. The Board answered the questions listed on the form with NO. Attorney Favreau asked that on (#9) Impact of Aesthetic Resources the Board may agree that a small impact may occur and asked that the Narrative that was provided by Mr. Brennan be attached explaining why it is not a significant impact.

Shirley Hall made a motion to deem this a Negative Declaration; Seconded by Tom Batha; AYE CARRIED

Donald Gladd made a motion to approve the application for a Site Plan Review for Verizon to construct a Cell Tower on property owned by the Village of Rouses Point; Seconded by Shirley Hall; AYE CARRIED

Chairperson Cooper thanked everyone for attending and said that he would be leaving a copy of the application at the Village Office for review.

Mr. Brennan thanked everyone for their time and efforts and is looking forward to turning this on.

COMMUNICATION:

None

NEXT SCHEDULED MEETING:

The next scheduled meeting is April 28, 2014

ADJOURNMENT:

Tom Batha made a motion to adjourn at 7:35 p.m.; Seconded by Shirley Hall; AYE CARRIED

Respectfully Submitted,



Carol A. Hanfield

Planning Board Secretary