

TOWN OF PLATTEKILL
PLANNING BOARD
P.O. BOX 45
MODENA, N.Y. 12548

Minutes of: June 28, 2022

ROLL CALL: Chairperson, Cindy Hilbert, Nathaniel Baum, Ernie VanDeMark,
Darlene Rucelli, George Hickey

UNEXCUSED ABSCENT: Lorraine Morano, Richard Gorres

Planning Consultant: Patrick Hines, MHE Engineering

PUBLIC HEARING:

American Tower (Centerline)
34 Cliff Avenue

SBL# 95.1-5-9.1-1
Proposed: Co-Locator AT&T

Ms. Hilbert read the public hearing notices for both the ATC (American Tower Corporation), Centerline and the ATC, Dish Wireless applications located at 34 Cliff Avenue, Clintondale, New York.

The carrier, AT&T, would like to put a co-locator on an existing cell tower located on 34 Cliff Avenue.

Kimberly, representing American Tower, stated that AT&T will be the 3rd carrier on the tower and they will be installed at 85 ft. She explained that the equipment on the ground will contain a small metal platform with a generator and a small weather proof box (cabinet). There is co-location equipment owned by Verizon located at a height of 117 ft. AT&T is the third carrier. The height of the tower is 120ft and there will be no change in the height of the original structure. T-Mobile is located at 105 ft. T-Mobile and Sprint merged several months ago. AT&T also has another antenna located at 85 ft. The new platform and small generator will be located within the existing fenced in area.

Dr. Beinkafner, 1003 Route 44-55.: Is this co-locator for the 5G?

Kimberly: Yes, it adds coverage for 5G and services all AT&T customers.

The towers work by being in the sight line of other towers. They will still supply the 4G services for the older phones for a certain amount of time.

Ms. Evelyn Antonucci: 1 Hurds Road, Will this affect the online service and will it be used to initially service the 5G at the lines.

Kimberly, ATC: They will be using the new service to put in service for 5G and it will be part of their initial installation. But the new antenna will be used for both 4G and 5G services.

Ms. Evelyn Antonucci: 1 Hurds Road, will the new service be measured in megahertz? What will be the frequency and the intensity? There were some studies done to suggest that there may be health issues associated with cellular wavelengths. Do you know anything about this?

Kimberly, ATC: I can't answer any questions about the health concerns because I'm not aware of any studies that have shown any problems. All these applications are registered and regulated by the FCC (Federal Communications Commission) so if there was an issue, they would be aware of it. We are proposing to update our equipment to help address the need for the 5G data load.

Ms. Evelyn Antonucci: 1 Hurds Road, Are the frequencies registered with the FCC and are they "ok'd" to operate within all the carries provided?

Kimberly, ATC: the frequencies work by operating in the line of sight of each other and they "bounce" off the signals between each tower. This tower has three sections and form a 'triangle' of signal. This helps provide 360° of coverage around the tower.

The tower design depends on the topography of the land around the tower. Some may only need a 2-sector triangle because there may be a mountain behind it and it doesn't need the signal projection. But in this case, we are applying for a 3-sector antenna installation.

Ms. Hilbert asked if there anymore questions or comments from the audience, and there were none.

MOTION: Mr. Hickey made a motion to close the ATC, Centerline application with Ms. Ruscelli seconding the motion. All ayes on the motion.

MOTION: Ms. Hilbert made a motion to grant contingent final approval with maps, mylars, the decommissioning plan, revision of the structural review for the ice load projection and final fees with Mr. Baum seconding the motion.

American Tower (Dish Wireless)
34 Cliff Avenue

SBL# 95.1-5-9.1
Proposed: Co-Locator Dish Wireless

ATC is also the carrier representing Dish Wireless, they would like to put a co-locator on an existing cell tower located on 34 Cliff Avenue. This co-locator will be installed at 75 ft. It will also go in the compound with a small metal platform with a generator and a small weather proof box (cabinet). Mr. Chris Basso is representing the Dish Wireless.

Dr. Beinkafner: 1003 Route 44-55.: Does this have anything to do with the Dish for television?

Mr. Basso: Yes it does, that is one of their businesses.

Dr. Beinkafner: Are you going to have 5G?

Mr. Basso, Yes: 5G is included along with 4G for the older plans.

Dr. Beinkafner: Stated she is concerned that the 5G does not go as far as 4G.

The roll out is always designed to do as much as necessary with the limited number of towers, the initial role out will be sufficient for a while. There will be very minimal construction going on for these projects.

Ms. Evelyn Antonucci: 1 Hurds Road, asked if the transmission was the same as the other application presented tonight.

Mr. Basso: it was the same concept where they would be adding the antenna for the 5G transmission but there would also still be the 4G transmission.

Mr. Andrew Coalla: 600 Huckleberry Turnpike, questioned about the length of the service.

Mr. Basso: stated the cell towers are all in a triangular pattern and they “ping” off each other. That way they can have the smallest number of cell towers needed.

Dr. Beinkafner: stated that the 5G doesn’t travel as far as the 4G. These companies need to have a “roll-out” strategy so they don’t have too many towers. They should only have as many towers as needed.

Kimberly from ATC: stated that the 5G was being installed to help with the “carry board” data load. They analyze and process other options available so they can have the smallest cell installation as possible.

Ms. Evelyn Antonucci: questioned again about the potential health issues with the cell towers.

Kimberly, ATC: stated that she could not attest to these questions but said that the licenses were given out by the FCC and if there were any health concerns the FCC would have needed to alter their regulations. She’s been doing this for 23 years and there were never any proven issues. There was some testimony given that all the frequencies and wavelengths still fall under the current guidelines for the roof tops and towers. Anything discharges was below the acceptable levels.

Ms. Evelyn Antonucci: questioned what is the difference was between the large cell towers and small cell tower installations.

Kimberly, ATC: stated that the small cell installations cover approximately 900-1,000 feet and help with the off load capacity. More specifically the coverage depends on what the RF (Radio Frequency) Engineer designs as the plan. They also own the power and fiber lines.

Mr. Hickey: asked what the multi-carrier installation levels were. What is the progression of the industry main stations in and around a 25 year usage schedule?

Kimberly, ATC: now they are filling in the gaps of coverage where it was weak or missing. They are trying evaluate each area to determine where there are shortages.

They are constantly looking at capacity and determining how the address it based on population shifts.

Mr. Hickey: how is the collective output capacity load addressed?

Mr. Basso: They address it primarily with the cell tower on top of the mountain. The tower would need to be above the tree canopy to get the best exposure and signal.

Ms. Evelyn Antonucci: When will the roll-out data be available for use on the new installation? What is the timeline for the construction plan?

Kimberly, ATC: they are not sure when the actual installation will begin, but once approved, they have a two year window to get everything done. The permit is good for one year through the FCC and the approval is good for two years. The construction will begin as soon as the permit is issued. They are required to be on air by the end of the year. The co-location application has minimal impact placing the antenna and the pre-fab platform since they are already using the pre-existing tower and lease area.

Mr. Hines stated that both the Centerline, AT&T, and Dish Wireless would all need to have a decommission bond in place prior to final approval. Mr. Hines stated that a co-location application is a Type 2 SEQRA action.

Mr. Hines stated that he would need to have both Mr. Basso and Kimberly from ATC have their structural engineer revise the computations they submitted because they didn't meet the ice load capacity for the project. Both Kimberly and Mr. Basso said they would resubmit the corrected paperwork to Pat for review.

MOTION: Ms. Hilbert made a motion to close the public hearing with Mr. Hickey seconding the motion. All ayes on the motion.

MOTION: Ms. Hilbert made a motion to grant contingent final approval for American Tower, Dish Wireless application with, maps, mylars, final fees, the outstanding decommissioning plan, the ice load structural review revisions, and technical comments. Mr. Baum seconded the motion. All ayes on the motion.

American Tower (Centerline)
1706 Route 44-55

SBL# 94.4-3-5
Proposed: Co-Locator Dish Wireless

Ms. Hilbert read the public hearing notice and opened the public hearing to the public.

American Tower is proposing to add a co-locator (Dish Wireless) to an existing tower located on 1706 Route 44-55. This will be the 4th carrier added to the tower and will be located at 125 ft. The original tower is 160 ft. There is a carrier at 140 ft. and 150 ft. It will have the same set up as the other towers. Dish Wireless has bought blocks of frequency. They will be adding a small pre-fab box and new antenna but most of the equipment is preexisting. All the equipment will be installed in the preexisting area.

MOTION: Ms. Hilbert made a motion to close the public hearing with Mr. Baum seconding the motion. All ayes on the motion.

Mr. Hines stated that this is a Type II action.

MOTION: Ms. Hilbert made a motion for conditional final with the modification of the structural report for the ice load revisions, final fees, maps, confirmation on maintenance, performance letter of credits on existing tower. Mr. VanDeMark seconded the motion. All Ayes on the motion.

OLD BUSINESS:

Obstacle Wonderland
New Unionville Road

SBL# 108.1-1-12.1
Proposed: Campground

Obstacle Wonderland was sent to the Zoning Board of Appeals for a variance which they were granted. They are now back in front of the Planning Board.

Mr. Hines: MHE Engineering, reviewed his comments.

Mr. Cappobianchi stated that he feels he has been treated unfairly through this whole processes. He states that with the gun club this whole thing is ridiculous and now with the parking being an issue it should not be.

Mr. Hickey stated the issue with the parking becomes an issue when the ambulance and fire companies will not be able to make it through without the correct markings of the address and where the entrance is.

Mr. Capobianchi stated that he has addressed this with the ZBA and he has put up signs and when the ambulance had come they entered the wrong way and don't regard the signs.

Ms. Hilbert: A new site plan has been given that is addressing the parking with the signs hopefully that will clear up the parking issue. The notes are to be put on the site plan showing exactly where this obstacle course will be taking place, and is to only be on his property. Mr. Hines again stated that this application is for his lot only, SBL 108.1-1-12.100. This application does not include any other lots and if he uses any other properties for his business, he would need to come back to the Planning Board for a site plan modification.

Ms. Hilbert: requested that Mr. Capobianchi have his engineer put Mr. Hines' notes on his maps.

MOTION: Ms. Hilbert made a motion for a Negative Declaration with Mr. Baum seconding the motion. All ayes on the vote.

MOTION: Ms. Hilbert made a motion to wave the 2nd Public Hearing with Ms. Ruscilli seconding the vote. All ayes on the vote.

MOTION: Ms. Hilbert made a motion to grant contingent final approval with Mr. Hines comments added on the maps, payment of the final fees, submission of the maps and mylars with Mr. Baum seconding the motion. All ayes on the vote.

David Campbell
501 Huckleberry TPKE

SBL# 108.3-4-1.1
Proposed: Campground

Mr. Campbell was present to represent himself. He stated that he was in around the same time last year for a conceptual. They were trying to figure out how the project would fit best in Plattekill.

Mr. Campbell went to the Town Board and they liked the plan in general but was uncomfortable how it would fit. They then proceeded to meet with the Town Board Attorney and their attorney made it seem like it was more of a motel concept. The Town Board would like to see them proceed more as a campground and eliminate the event barn and have a temporary structure instead. Section §110-43 of the Code states that they would need to have community water and septic for the project. They would also need to have a full site survey.

Mr. Campbell stated that they have already have had two meetings with the Department of Health in regards to camping.

The applicant is proposing to put in temporary structures as described in the code. They will be located two miles in and will be put on temporary foundations that are less than 400 sq ft. They may be proposing pre-fab but they will be using a few companies and different companies have different ways of doing the work. The temporary foundations will be screw pile or concrete sono-tubes. When they met with Mr. Mandoske the Building Inspector, he stated that the structures should be built to RV standards.

Mr. Chris Kressler, from the Ulster County Department of Health, has been out on two on-site visits to make sure it was ok to put the sites and septics in the area they were proposing. The last meeting with the Department of Health was in late 2021. The next time Mr. Kressler comes out they will do a perk test to make sure they have enough depth and can make a certified septic plan. Then they would need to go back to their engineer for plans.

The combined total for the sanitary sewer would be over 1,000 gallons per day. So they would need to apply for a permit from the DEC and the Health Department. This is a two-step process.

Mr. Campbell would like to complete this project in a two-phases. Phase 1 will construct 15 cabins and then Phase 2 will be another 15 cabins. The proposed open space will be 70-80%. Section §110-43, Town Camp Grounds, states it should not be high density. It should be "light on the land." The setback states it can't be less than 50' from the property line, but Mr. Hines stated the Planning Board can require a large setback. The Board should consider making it so it's not visible from the road. The Code says 50 ft. but the Board could make it 100 ft.

Mr. Hines reviewed his review comments. A Full EAF form will need to be completed. Since the property will disturb more than one-acre a SWPPP will also need to be done. The DEC will need to be contacted regarding a sewer permit because the sewer use will be greater than 1000 gallons per day. (See above)

Mr. Hines stated that an aerial photo of the parcel would be very helpful because it could show where they are planning on putting the units and where the open space would be.

The Board discussed comment #9 from Pat's review. All road surfaces need to be 20' wide and any cul-de-sacs need to accommodate emergency vehicle turn-arounds. The applicants should check with Scott to make sure of the proper requirements. As per Mr. Hine's comment #7, a grading plan would need to be submitted and it must show the specific locations of the roads because it appears that there will need to be lot of grading for the roadways because of the slopes on the property.

Mr. Hines stated that this is why we will need a Full EAF referenced with the DEC data base and it will populate all the appropriate fields. An Environmental Assessment Review will also be done on this property beforehand. Once this is completed the Board can circulate and declare it's self as Lead Agency. As Lead Agency there is a 30 day comment period to contest the Planning Board taking Lead Agency and run the environmental review.

Mr. Hines reviewed his other comments and suggested that Mr. Campbell take them to his engineer for review.

Ms. Hilbert told Mr. Campbell to please take the information regarding Mr. Hines' review comments and give them to his engineer so he can start implementing them. Also to please "CC" the Planning Board with any correspondences with the agencies.

Mr. Cambell will work on the EAF and Mr. Hines' questions. They will be back in touch with the Planning Board to schedule another meeting.

Ms. Hilbert explained that this was not a public hearing but let a member of the audience speak. They are concerned with the Native American remains that are located on the property near where they are intending on putting the camp grounds.

The Archeological Society has designated this Turtle Rock Site with a solar calendar on it. This is an important part of the North American culture. There are five burial carrons and they should show on the archeology survey. Each carron is preserved separately. The neighbors would like the calendar site/ceremonial site left untouched. Mr. Hines stated if there was any archeological significance it would show up on the SHIPO database. This is why there is a need to do a full EAF.

There are no minutes or vouchers for this meeting.

ADJOURNMENT

MOTION: Mr. VanDeMark made a motion to adjourn with Mr. Hinkey seconding the motion. All ayes on the motion.

The meeting adjourned at 8:46 p.m.