

Town of Monroe Planning Board Regular Meeting MINUTES

— 12/20/2022

Town of Monroe Planning Board Regular Meeting (Tuesday, December 20, 2022)

Generated by Norinne McSweeney

DRAFT

Members present

Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli

Members Absent:

Dylan Penn

Alternates Present:

Robert Garstak

Luis Rivera

Consultants:

Ashley Torre, Esq.

Shawn Arnott, PE

1. Welcome

Procedural: 1.1 Roll Call

Procedural: 1.2 Point out Fire Exits

Procedural: 1.3 Pledge of Allegiance

2. Administrative

Action, Discussion: 2.1 **Approval of the 2023 Meeting Schedule**

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to the Planning Board Meeting schedule for 2023.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli

Absent: Dylan Penn

3. Returning Projects

Action, Discussion: 3.1 **Homeland Towers & Verizon Wireless** (0205-2022) SBL # 3-1-19.2
24-26 Strauss Lane Monroe, NY

David Kenny Attorney from Snyder & Snyder
Vincent Xavier Regional Manager Homeland Towers

questions regarding the need for the facility
minimum height analysis
questions on data analysis coverage maps
showing map of coverage went into detail of the different ranges for the different frequencies
New site that has recently been approved in the Town of Chester
reviewed various plans and reports on the screen
review the coverage areas including the new Chester location on maps
at this point there are no Utility tower zones in this area
before ZBA for Use Variance
spoke about the various heights of the pole and what the signal would be like at each section
Verizon chose this 96 foot rad center for the better quality service
It would be best to have our RF team answer these questions on radio frequency during the
public hearing

Member Shea as you represent Verizon what do you own in the spectrum and other
companies also own within the spectrum
Mr. Kenny we all have low, medium and high bands

Mr. Kenny went over the differences between the following items:
the height in the pole 86ft, 96ft, 106ft
differences in 700, 1900 and 2100 megahertz
low, medium and high band frequencies
spoke about different cell services even if other companies in area Verizon still had the right to
provide their service per the FCC
possibility down the line the current pole would be a co-location but nothing as of yet
during application submission submitted a alternatives analysis which certified they couldn't
find any tall structures
also reviewed other properties that weren't viable as they wouldn't provide the coverage that
was necessary, too far away from the gap
all four major companies have different frequencies and different spectrums
reviewed 5G technology stating this area is mostly on 4G LTE
5G will be part of the technology as part of this tower but not the only technology
coverage areas for towers have shrunk for 2 reasons 1) technology higher frequencies and
newer technology they propagate less 2) as far as its capacity usage the more capacity you
have people closer get the better service. Better info from the RF engineer might help you
understand it all. Ultimately what I am saying is 5G is part of the bundle of technology but the
700 megahertz is really the furthest king of propagating service and what is being used to
show the gap in coverage

review of the visual analysis (balloon test) report showing pictures of where the balloon was visible from - open discussion

discussed the 2 types of pole options to be used the monopine stealth and or the monopole the board has architectural review and will decide on pole and color option

discussed options of possible moving the pole to another location on the property making it less visible

moving location might need taller tower to accomplish what the purpose of this additional pole is set for

Member Napoli is there a map that can provide the electromagnetic radiation in the area from the beta alpha all the sites?

Mr. Kenny they don't have that kind of map, but we have a radio frequency justification report which was provided in original application. The further away from the towers you get the emissions drop off drastically

There is a root metric mat basically shows certain areas and what the percentage would be

Chairwoman Franson looking for a map or exhibit of all the cell towers in the area not just Verizon

Mr. Xavier Verizon is on every cell tower in the area there is a comprehensive analysis of every tower in the area around the proposed site

Chairwoman Franson does it include all types of locations including water towers

Mr. Kenny Verizon maps document the Verizon facilities within the area so they could be on rooftops, water tanks etc. The RF justification report showing that

Chairwoman Franson with regarding the visual how many and where are the trees located that are being removed. I know you are removing at the base and you are removing to put the road in. To what extent is the simulation accounting for any tree removal. To what extent in front of the tower are you removing trees so that it may not be as screened as it would appear from the visualizations.

Mr. Kenny we will definitely look into that, it is part of the Saratoga report so we will double check with them to make sure it is not drastically changing the visibility of the tower. The vast majority of the trees coming down are related to the access drive that is being widened.

MHE Comments: (Quinn)

driveway and the tree clearing be within the town tree preservation code
fence around the pad site board colors

Ms. Torre:

As Mr. Arnott referred to tree preservation code it is a one-to-one replacement of all the trees being removed. You are removing 135 but haven't proposed any mitigation on any replacement so whether it is on site replacement, off site replacement or payment of a fee. as far as SEQRA you can assume lead agency status tonight you had declared your intent GML referral

visual analysis we talked about the as of right height increase that's allowed under the federal laws the 10% or the additional antenna. Thought it would be addressed in the visual analysis but it didn't seem like it was so update that to show the as of right height would allow also want to remind the board that the law does allow the applicant to increase the tower by either 10% or an additional antenna array up to 20 feet. So for purposes under SEQRA your review of the visual impacts under the RPO regulations its important that you see the maximum height unless the applicant want to state they wouldn't do that without returning to the board

Mr. Kenny the application we put forth is for the hundred foot tower, there is the fact that there is a federal law that allows eligible facilities request to co-locate up to 20 feet it's speculative if it would happen, we are hesitant to provide something when in fact it may never occur. Discussion regarding this matter.

discussion of doing a site walk, include Karen Arent on site visit
MCC needing to hire an arborist
January 7th

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to assume lead agency for the proposed action the Verizon Homeland towers located at Strauss Lane.

Motion by Chairperson - Bonnie Franson, second by Pat Shea.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli

Absent: Dylan Penn

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to schedule a public hearing on January 17, 2023 for the Homeland Towers Verizon telecommunications at 24-26 Strauss Lane to begin at 6 pm or soon thereafter.

Motion by Chairperson - Bonnie Franson, second by Jeff Manson.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli

Absent: Dylan Penn

Action, Discussion: 3.2 **Pallotti Village** (0196-2021) SBL # 33-1-1.21 98 Harriman Heights Road

Mike Morgante

review of form MHE provided for the board

Chairwoman Franson last we met we had the public informational session tonight we are following up to determine whether there's anything additional we need for the EAF part III

MHE Comments:

chart on screen being reviewed and discussed EAF II

Continue to work on SEQRA

4. **Minutes**

Action, Discussion: 4.1 April 19, 2022

held over

5. **Adjournment**

Action, Discussion: 5.1 Adjourn Meeting

BE IT RESOLVED, that the Planning Board of the Town of Monroe hereby makes a motion to adjourn the meeting.

Motion by Pat Shea, second by Nicholas Napoli.

Final Resolution: Motion Carries

Yea: Chairperson - Bonnie Franson, Jeff Manson, Pat Shea, Nicholas Napoli

Absent: Dylan Penn