

**TOWN OF MEREDITH PLANNING BOARD
REGULAR MEETING**

September 8, 2008

Town of Meredith Planning Board. Present: Sue Dapkins, Krystine Hilton-Hadley, Will Outsen, Landa Palmer and Jeanne Sands. Absent: Nancy Turick and Floyd Vogt

Delaware County Planning Department. Present: Justin Shaw.

Townspeople: 7

1. The meeting was called to order at 7:05 p.m. by Will Outsen, vice chairperson.

2. Approval of the Minutes of the Meeting of August 4, 2008

Jeanne Sands made a motion to approve the minutes of the meeting of August 4, 2008. Second: Sue Dapkins. Approved: 4-0. Abstained: Landa Palmer.

3. New Business: Vito Di Spigna, 715 Dunham Road, Tax Map #104-2-2, Private cemetery

V. Di Spigna had submitted to the Planning Board survey maps and a legal description of the property for which he was seeking to create a private family cemetery. He plans to file a not-for-profit with the assessor in accordance with the rules. The Planning Board will try to locate the Mylar submitted by V. Di Spigna, and if it cannot be located, the town will provide another one.

Will Outsen made a motion to classify as a minor subdivision. Second: Landa Palmer.

Approved: 5-0.

Landa Palmer made a motion to waive subdivision requirements and approve the minor subdivision. Second: Sue Dapkins. Approved 5-0.

V. Di Spigna paid a fee of \$50.

4. Old Business

4.1 Margaret M. Jordan, Boundary Line Adjustment, Tax Map #62.-1-20, State Route 28 and Palmer Hill Road

Landa Palmer made a motion to classify this as a boundary line adjustment. Second: Jeanne Sands. Approved: 5-0.

Sue Dapkins made a motion to approve the boundary line adjustment. Second: Will Outsen.

Approved: 5-0.

M. Jordan paid a fee of \$20.

4.2 SBA Tower II, LLC, Gesell Road

Various issues related to the proposed tower were discussed by Amy McShane of Phillips Lytle and Peter Goutos, president of CA Smith LLC, who selected the site for the proposed SBA tower on Gesell Road and recently returned to the property to see about moving the site.

Overlays and a revised Environmental Assessment Form that had been requested by the Planning Board were provided and reviewed.

As requested by the Planning Board, a return visit was made to the Gesell property to see if the location of the proposed tower could be moved to make it less visible from the Wojcik house. P. Goutos

explained that the advantage of a new proposed site is that it hides the base and the first 60 feet better. It involves moving the site 75 feet and siting the tower on the bias. Moving the tower will make it less visible, with maybe 40 or 50 feet of screening.

When new towers become operational, some previously operating towers may be cut back for triangulation purposes. Each carrier/tenant on each tower makes its own adjustments. When those adjustments are made, coverage patterns will be different from the AT&T maps that have been submitted.

The Franklin Mountain tower does not have power yet, but construction is imminent.

K. Hilton Hadley expects that Saratoga Associates, the consulting engineers, will offer recommendations at the next meeting. A. McShane and P. Goutos are helping the Planning Board furnish Saratoga Associates with the information needed to make recommendations. The firm is looking at procedures, process and laws.

A. McShane promised to deliver a new sketch if requested by Saratoga Associates.

Sue Dapkins wanted to know the number of carriers on each tower in the area, in order to get an idea of how many customers who live and travel in the area may benefit from the proposed tower. The original goal was for the tower to accommodate at least five carriers, but whether it will be able to do so will depend on the height of the tower. K. Hilton Hadley said it's really important to know that other carriers are coming.

K. Hilton Hadley asked about which design created the least visual impact, a lattice or a monopole. She thought the monopole was better in that respect. A. McShane said that antennas are less obtrusive attached to a lattice than to a monopole. P. Goutos pointed out that to put a monopole on the Gesell site, a considerable amount of blasting would be required. K. Hilton Hadley would like to see pictures. K. Hilton Hadley requested a sim from the Wojcik house that superimposed the tower on the site. P. Goutos said it would be better to look at a real tower from a perspective similar to the one from the Wojcik house.

4.3 Meredith Planning Board Bylaws/General Rules of Procedure

Krystine Hilton Hadley said that Meredith Supervisor Keitha Capouya will discuss these rules with the town board.

5. Training Opportunities for Planning Board Members

Justin Shaw passed out information on a training opportunity: Catskill Local Government Day, at Frost Valley on October 22. Jeanne Sands shared a notice she received about another event, Catskill Environment, Economy and Culture Day, which takes place at Belleayre on October 23.

6. Public Comments

Raymond Wojcik raised some observations and concerns about the proposed cell tower on Gesell Road. He pointed out that any part of the tower that rose above the tree line would be visible. He said that in the proposed new town telecommunications law, there's a provision that the tower cannot extend more than half its length above the prevailing tree line. He said the average height of trees in the area is about 80 feet, so a tower of more than 160 feet will not be permitted. He also commented that the tower was the least expensive way to solve a problem. He inquired about distributive antenna systems and was told they were too expensive. Thus, he concluded that it's "basically a money game," that is, a savings for AT&T at the expense of R. Wojcik's property values. He asked for a balloon loft at the proposed new site. K. Hilton Hadley will poll the members of the Planning Board about whether to make the request for a 180-foot launch. He also said that A. McShane and P. Goutos made calls on their

cell phones from the vicinity of the proposed site. K. Hilton Hadley said the coverage projections are not clear. Meredith's emergency services will not be going on the proposed SBA tower, but for 911 purposes the more towers mean better triangulation to locate a phone that has called in an emergency. Saratoga Associates will be asked how much better the 911 coverage would be with the proposed SBA tower. Shelly Johnson suggested calling emergency services to ask whether 911 coverage in the area was sufficient and where it was deficient.

7. Adjournment

Motion to adjourn: Will Outsen. Second: Sue Dapkins. Approved 4-0. (Landa Palmer excused herself from the meeting toward the end of the public comment discussion.) Meeting adjourned at 9:02 p.m.

Respectfully submitted,

Elyse Segelken
Recording Secretary