

TOWN OF MEREDITH PLANNING BOARD
4247 Turnpike Road
Meredith NY 13806
Regular Meeting

Meeting Date: October 1, 2007

Present: Keitha Capouya, Penny King, Floyd Vogt, Landa Palmer, Jeanne Sands, Lewis Coulter
Delaware County Planning Department workers present: Justin Shaw, Shelly Johnson

Absent: Will Outsen

Townspeople: 5

Keitha Capouya, Chair, called the meeting to order at 7:19pm.

A draft of minutes was handed out, but, on a unanimous vote, it was decided to go over them next time.

1. Faye Swing and brother Garth Meyerhoff---Sketch Plat Application for parcel on Rathbun and Haughtaling Hollow Roads (part in Meredith Town and part in Davenport Town). Tax map #47.-2-5: one lot of 70 acres to be added to property of Henrietta and Don Statham as BLA, 3 further lots will make a minor subdivision. Ms. Swing will return with a survey and perk tests.
2. Sam Berkholz---Sketch Plat Review (#2006-12-was a Simple and surveyed) To amend previously approved subdivision on County Route 14: lot #2 was 11 acres; he wants to change it to 3 acres. Motion made by Landa, seconded by Jeanne unanimous approval to accept revision of Simple Subdivision to correct boundaries of lots #1 and #2. \$20.00 fee paid.
3. Subject: EAG for cell tower
 - A. Discussion about either 140' tower or 180'. Tony Stellato did not do coverage maps as requested but said 140' tower wouldn't provide the "handoff" to Delhi and Franklin and that one of the companies would not sign a contract for 140'. A 180' tower would not give any more coverage considering our terrain and foliage.
 - B. Each side of the tower base will be 20' and will be about 189' from the Town Hall but may vary a couple of feet depending upon construction specifications.
 - C. Keitha made it clear that the Planning Board has waived provisions 501 (A)2(1) and 5019(A)2(2) for this specific project ONLY (we will require this tower (160') plus 25 feet, or a total of 185'). The reasons for the variances on this particular project are:
 1. our regulations specify the use of Town property where possible, and the size of the Meredith Town property precluded the possibility of the required setbacks;
 2. there is an urgent need for cell phone coverage for the EMS and fire department; and
 3. by building so close to the property line, the likelihood of damage to any occupied building is considerably reduced.

A motion was made by Landa to add the above language to the record as a foundation for issuing these variances; seconded by Floyd and passed unanimously.

D. The Planning Board also requires that the tower be designed to the most rigorous codes or to the strongest wind gusts in the past 5 years, whichever is greater. (NYS and emergency standards are greater than building standards AIATIA222. State Building Code is stronger than AIATIA222.)

A letter from the Meredith Square Cemetery Association was read stating their concerns about possible damage and liability if the tower should fall on the cemetery. Mr. Stellato said that he had responded to their letter, and that he felt there was no further problem as no one had spoken on the topic at the public hearing.

The Planning Board went through the EAF completed by applicant. A negative declaration was issued as per motion by Penny King, seconded by Floyd Vogt and approved unanimously. Cell tower building approved with condition that site plan would be designed to withstand wind speeds determined by research given to Building Inspector. So moved by Floyd, seconded by Landa, approved unanimously.

The meeting was adjourned at 9:35 pm.