

Planning Board
Regular Meeting
December 17, 2018

Present:

Tim Wilford, Chairman
Wayde Bush
John Hukey
Deborah Hext
Steve Caruso
Connie Rue, Alternate

Lance Moore, Building Inspector
Justin Heller, Village Attorney
Dean Whalen, Board Liaison
Kelly Best, Secretary
Jeff Moller, Superintendent Public Works
Paul Miller, Chief Fire Department
Todd Pucci, Chief Altamont Police Department
Jill Kaufman, Patrol Office, APD
Josh Silver, Attorney for ECS
Bill Biscone, Applicant for ECS
Rick Andras, Engineer for ECS/Verizon
25 Residents

Chairman Wilford opened the meeting at 7 pm.

Chairman Wilford:

My name is Tim Wilford. I'm the chairperson for the planning board. Thank you for coming this evening. Um, why don't you guys do a quick introduction for them. They each introduced themselves - Wayde Bush, John Hukey, Deborah Hext, Steve Caruso and village attorney on the end. On this evening agenda we have ECS telecommunications Tower, special use permit public hearing. We're also have J & T Development pre-application review, something I want to mention about these two things that are happening tonight. The first one is not only open to the public, it's a public hearing which allows you to speak and say what you have. The other one is what's called the pre-application hearing, we're going to be meeting with someone and talk to me about some things and then we'll be giving them suggestions at that time. There is no public hearing tonight. Meaning, you're allowed to be here, but there's no, it's not open to comment is nearly an opportunity for us to sit and discuss a potential project in the village. Okay. There'll be several other steps for that other project, but that's what has. So first thing is we have a hearing where you can speak and then the next day stage. We welcome you all to stay but it will not be open to comment. Does everyone kind of understand what I'm saying? There's different parts to them and then completely different applications. Okay. I'm going to just read the public notice. Board member Hukey: I'll make a motion to open the public hearing for ECS. Board member Bush: I'll second. All favor.

Chairman Wilford read the following:

Notice is hereby given that the Planning Board of the Village of Altamont, New York will hold a public hearing pursuant to Article 355, Section 35 and 36 of the zoning laws on the following proposition: Request of ECS LLC for a special use permit and site plan approval under zoning law to an erect telecommunications tower at 23 Agawam Lane, Altamont, 12009 for property owned by the village of Altamont situated as follows at 33 Agawam Lane. Altamont. Is that a type-o? Can I get clarification? Is this the site as far as it's different than the site I read before. Twenty third or 33 and then especially used permit says 23. So thank

you. Situated as follows: 23 Agawam Lane Altamont, New York 12009, Tax Id 37. 18-1-45 and zoned R40. Plans open for public inspection or village offices during normal business hours. Set hearing will take place on Monday, December 17th at Altamont Village Hall beginning at 7:00 PM. dated November 29, 2019. I would like to welcome ECS. Can you give us a little rundown of what you guys are doing?

Josh Silver:

Introduced himself as the ECS attorney. I'll talk loud again. Josh. So over here on behalf of ECS, I'm here with my client, Bill Biscone from an ECS and our RF engineer from Verizon, Rick Andras. So we're here to present our application for a special use permit for the installation of a 120 foot pole at village owned property. Uh, the site is currently developed with the villages. They have two water towers at this property. The purpose of this facility is to install cell antennas from Verizon, AT&T and recently we've added Hudson Valley wireless, which is a last mile wide telecommunications provider. They may be broadband Internet. Um, so I this application, since it was initially provided to the town, we've added two co-locating antennas and that would be AT&T and Hudson Valley wireless. They weren't on the initial one, but since we submitted, that's occurred. Another recent development is that in the course of our compliance with our federal environmental regulatory review (NEPA), we consulted with the state historic preservation office (SHIPO) and uh, they have an opportunity to voice any concern with respect to historical or archeological properties in the area. Uh, we consulted with them. They provided us a letter which I have here and will provide to the board, which is commonly called the no-effect letter. Simply saying that in their opinion that proposed installation of the monopole had no effect on those resources. So I'll pass that out to the board, he then handed it to the board. Thank you. So, uh, in our application materials, we provided a photographic simulations to show what the tower will look like from various viewpoints throughout the town. We've also provided visibility map, which is a computer generated map which shows based upon topographical and vegetation in relation that we have available through GIS, uh, where the tower will be visible from. So that's information that the board has right now. We've also provided a RF reports for Verizon, uh, depicting the existing coverage gap that exists in the area surrounding the antenna, the antenna as well as a proposed coverage once the installation is complete. I Have Rick Andrew's here from a Verizon.

Rick Andras:

Introduced himself and stated he was an engineer with Verizon Wireless.

Josh Silver:

if you want to step up here and speak to the RF coverage map and just talk a little bit.

Rich Andras:

Yeah, and talk about how those (RF reports) are generated. We have an obvious coverage need in the area, particularly in the village and along Route 156. So the, the intent of this site is to fill in home and business coverage in the village itself. And along several of highways, (Route) 156 in particular gaining about six miles of coverage, about two and a half to three miles along (Route) 146 as long as long as several other local roads in community. So when you look at the map, the, uh, the, the blue coverage or a grayish blue is existing reliable 4G coverage in the area and the area yellow up in the upper right is a proposed

new coverage from another site that we're, we're in the works of our building longer that, that will have any impact on, so in the area that is more or less in the middle of that we're trying to improve service and that includes portions of the, uh, the village itself. So what this plot shows in the green color is the new coverage that will be gained from the, from the side. So what we do, we take the proposed tower at the height of proposed, we run propagation prediction models, which are based on known literally millions of RF test data points. So the area is RF tested the, uh, the prediction maps my run to compare it to the drive test data to make sure that the thoughts are accurate in that fashion we're able to very closely replicate what we really expect for, for future coverage from the proposed facility. So as you can see from the green blob on the attached map, but it does cover approximately six miles along Route 156 as well as very, very good in, in building and home coverage across the village as well as portions of (Route) 146 and several other roads in there. So that's what we're trying to accomplish. See this map. So we're the green area, there is no coverage. The bluish gray is existing and reliable coverage to the villages and traveling along here. So this area that does not contain blue is where the coverage is low. This is where we expect to have very reliable service. These areas as you people know better than I, significantly from the west, that these areas that remain uncovered. Can I take questions from the floor now or I can wait till the end. You guys have any questions at this point?

Chairman Wilford:

We should wait till the end.

Board member Hext:

One question you can answer. It's Verizon, AT&T and this new Hudson valley communications. If we don't have one of those carriers (personally) or if the carrier we do have, is not on their network, will that increase our coverage as well or?

Chairman Wilford:

By what she's saying is, if she has a different services rather than say Verizon, she was curious if it's going to help her at all in the instance.

Josh Silver:

In theory, it's based on if only if you have one of the carriers that we have.

Chairman Wilford:

The two majors and a smaller one at a Hudson valley if I heard that correct.

Josh Silver:

Right. We have two major carriers. Our structure, we are capable of supporting up to 4 co-locating tenants.

Chairman Wilford:

So yeah, go ahead please. The tower is actually capable of supporting up to 4 co-locating tenants. Right now we're showing three. So that leaves room for a (fourth) third and zero change in your height plan, regardless of the number of carriers allowed.

Rick Andras:

That's correct. This is set number of antennas requested, the set number of possible carriers that you can lease to. Yes, this tower is, can only support 4 antennas. If we wanted more and because they can build them (poles) two

different structural ways to make them stronger and able to support additional antennas.

Chairman Wilford: Uh, so if you wanted to have two other carriers say, you can't do it.

Josh Silver: Well, no, I don't know whether this existing pole could be extended, but if, if it came to the time where we wanted to, there are several things that would have to happen. There'll be a business decision internally whether or not that was, makes good business sense. And then, uh, if it did, we'd have to go through the permanent process. The contract wouldn't be valid anymore.

Chairman Wilford: You'd have to Re-do the whole contract.

Josh Silver: Right.

Chairman Wilford: That's what I want to make sure that you know that has to start all over if that happened, right?

Josh Silver: Yes. Thank you.

Board member Hukey: Don't even have to start all over with a new contract for that carrier?

Chairman Wilford: Well, no, yet that's between him and his carriers. It's the way I understand this, you lease, you have an agreement to have a pole with the village of out on their property. You lease your pole to carriers. Is that, I have that right kind of. Um, it's more a kin to a license. They don't own any portion. I think we're splitting hairs, but we're saying the same thing.

Rick Andras: Yeah. So each co-locating tenant has the right to occupy a specific elevation.

Chairman Wilford: Yes. And you can't exceed this pole height, because that's what we're looking at, is what I'm getting at. So you. So he's saying for carriers, my, my main question is it all of a sudden you wanted a fifth carrier and have to add 20 feet, you'd have to start over with a new contract with the village. Even with the village, the village is the village.

Rick Andras: Wherever the license agreement with the village states is what we abide by.

Chairman Wilford: That's what I'm trying to verify right now. That is, is what's, what is, is there a limit? Are you allowed to keep adding them and say, well we have the agreement but I want to extend the pole out of fifth carrier. So that's what I'm trying to figure out. So you're saying you have 4 (antennas), that's your Max. So that's great. And if you get to four, if you were trying to add a fifth carrier, you'd have to start the whole process over to a certain degree. You have to start over, right?

Rick Andras: Yeah. I think we're getting a little bit hung up. The way you're saying start the process over was like, well we're looking at approving a tower.

Chairman Wilford: Yeah. Okay. You're saying the tower only holds four, so therefore there's nothing going to be approved other than this tower. So unless you're going to make a different tower. Yeah, I am saying you start all over again.

Rick Andras: Start all over with the town?

Chairman Wilford: Yes, the village to start with.

Rick Andras; Yeah, that's there are several contracts in play. Some of it wouldn't start over. We would not start over our contract with Verizon. We would want to start over after that has to be done.

Chairman Wilford: Thank you. That's all.

Josh Silver: Sorry for making confusing. I wasn't trying to, but. All right. All right. So we have a limit on that and there's no extension being added.

Chairman Wilford: Do you guys have anything else? Any other questions for them at this time? Anyone want to make a motion to open the public hearing.

Board member Hukey: I'll make that motion to open the public hearing

Board member Bush: and I'll that.

Chairman Wilford: So we have to do an in favor?

Secretary Best: Roll call done and all in favor.

Chairman Wilford: At this time we've opened the public hearing for ESC and if anyone would like to come up, please take your time. One at a time. We're not used to having anyone ever meeting so I don't have to (limit your) time, but like it all respectful of each other.

Julian Rosenberg: My name is Julian.

Board member Hukey: I'd like to know your name.

Unknown speakers: Yeah. Yeah. Can you hear me okay with this volume control of this? Try Again?

Julian Rosenberg: My name is Julian and I live on 146. Just outside of Altamont. I just had a question first for Verizon. Does your model show any other zones for a tower of less height and how did we come up with 124 feet I guess?

Unknown speakers; Yeah, go ahead and whatever we can hear the answer because of the... speak up. There you go.

Rick Andras: Alright. So because of the frequency bands that are used, more or less in line of sight technology now, true line of sight, like if you can't see the tower you're going to have is, but there's only so much attenuation that can occur before you get here. So when, when the antennas dropped below the trees and then now you're blasting through the trees the signal gets attenuated by two or three trees you don't get the signal and the site is not usable.

Julian Rosenberg: What is the tree height there?

Rick Andras: I am not sure what height is but if you look at the photo simulations and look up the hill, you see at the 120 feet in height, you can see a certain amount of the tower? There's another set of a photo simulations that 100 feet and you can't see the tower any longer. But if you've come much below 120 feet then you're going to lose coverage in the village and along the areas that are tucked up against the terrain itself, mostly because of the attenuation.

Josh Silver: In our RF materials that we provided at the time. Uh, we did run out the scenario exhibit.

Julian Rosenberg: Was that in that?

Josh Silver; That was both letter exhibit and B exhibit. So we ran, we ran the RF model at 100 feet and confirmed that it was below the true line and determined that would be not be technologically feasible at that height.

Julian Rosenberg: Thanks. So yeah, I was just interested in the justification of the height. And then um, you had mentioned these 3D renderings that I guess the board has, when will the public be able to see the most recent photos.

Chairman Wilford: Well, that's what was given to the village board before their meeting, when they approved the tower, right? These, all of these studies were done back in 2013 is when the study was done and then the village. So they were available to the village back then. Do I have that correct, that they were there?

Julian Rosenberg; Yeah. Okay. So that was after or was it was done prior to this meeting? What was the one done prior?

Board member Hext: One was done prior in 2013.

Rick Andras: The photo studies were done 3 months ago. So do you guys obviously don't have all 20 of these. Are more up there?

Julian Rosenberg: So when will the public be able to see the most recent photo simulations they been available at the office.

Chairman Wilford: So to best of my knowledge, they're still available to the general public to view at any given time. There's no publication, there's no thing that's normally done that way.

Julian Rosenberg: Um, so. But there's a packet here that hasn't and I understand that.

Chairman Wilford: What your question about public, but I don't know how that would work other than the fact that we have had them available at the office since they were given to them.

Julian Rosenberg: Okay, thanks. That makes sense. Um, and then to the planning board, do you know the elevation difference between the proposed site and a main street? Altamont? Let's say where the library is. It's up a hill, right? Ground level to the top of the tower because the tower is going to be sitting up on a hill above the village. How many feet above the village the tower is?

Chairman Wilford: I don't think I have that number.

Board member Hext: I don't know how the elevation reading some of the individual resource evaluations here. One I think was like 5,000 feet away. Something like that. The distance from the furthest point in the village to the tower was like 500 feet, something like that. There was like 5,200 feet in a mile.

Julian Rosenberg: So you don't have the elevation from the library to the top of the tower?

Chairman Wilford: Right. I don't know what that elevates from there to there.

Numerous people shouting out numbers and information.

Julian Rosenberg: Okay. So 774 plus the tower, 12774 is the landscape you're saying above sea level and that's pretty much the highest point in our village. Pretty close, right?

Rick Andras: This is the middle of the village on the diagram. The spot elevation is in front of the Dutch Reformed Church.

Julian Rosenberg: I guess the question I'm asking is, isn't that an important piece of information that would help you make this decision?

Chairman Wilford: Not that elevation.

Julian Rosenberg: So, it is about a 200-foot difference between Main street and Agawam Lane. So we're talking about 200 feet and then 124 foot tower on top of that. So let's say about 325 feet above Main Street in Altamont.

Board member Hext: We can't actually answer that.

Julian Rosenberg: Great.

Chairman Wilford: We are done with that elevation on it.

Julian Rosenberg: Yeah. It's. I just think, yeah, I do. I just think the magnitude of these things are important to think about.

Board member Hext: The picture is from the library looking up to where the tower might be. The top of the tower says distance from the photograph to the proposed site is 1,850.

Chairman Wilford: That is a lateral distance.

Board member Hext: You can see, you see what you'd see. This is what. So that's what we're looking at.

Chairman Wilford: If it's a mile up in the air and the other topographies don't really change much more than that. No, so I'm not looking at it that way. I'm looking at its visual impact done by the visual study that was put forth by their engineers. So for those of you that aren't familiar and they put a big balloon on a string that's at that height, the pictures from different areas and then they put a simulated, a photoshop image of what a cell tower. The light in there. So they show images and like Deb (Hext) was saying, they show you where the locations are and where it's visible or where it may not be.

Julian Rosenberg: I am concerned with the magnitude of these things and putting up a permanent structure. And I, I haven't seen those pictures, so I guess I'll take a look at them. Just making sure we're getting all the parameters.

Kristin Casey: 215 Main Street.

Board member Hukey: You're going to have to speak louder.

Kristen Casey: 215 main street

Chairman Wilford: Just so everyone knows. I have been informed that do the public hearing, a name, first name, last name and address is very helpful as far as keeping public record. Okay. Thank you.

Kristin Casey: I apologize for my computer. I didn't have time to print it out. Um, I have a series of questions, so rather than you answering each one, hopefully you will after the public hearing is over. The village has known about this since July, but the public is only known about it for 11 days. Couldn't the village or during the mayor's comments have let the public know this was coming? Just as a courtesy? Yes. The land lease for the company was approved three years ago, but in opposition to the mayor's comments at the board meeting, there were no public hearings about the change in land use back then. They were just on the village agenda. Should there have been, were other sorts of sites considered and if so, detailed justifications or substantial evidence we're due to be presented per the state build the village and the EEC. ECC should have worked together to consider alternatives which may take several meetings and give and take between parties to achieve mutually acceptable solutions.

Kristin Casey: The applicant should describe efforts to minimize the visual impact, the local review board that would be you should consider these efforts and make additional efforts if there is a reasonable basis for alternative site consideration. So I guess the real question is I'm not opposed. I know people need better cell

coverage so this isn't about being against that. This is about where it's located. Um, I also was curious to know, have any information about the gap needs for the tower in this specific location? Um, there, that's a big green area and this one is going to be right over the top of the village. Um, as a matter of fact, I live across the street, so does a right across burnout. My road. And I guess I wasn't within the distance where you're notified, but there is a family right next to me that is literally steps away for whether this is going to be. They have small children and they knew nothing about it. Um, I know the ECC said this will not have an adverse effect on the visual, but as people drive into the area, they will see it above the tree line, avoiding a tower that will be silhouetted, silhouetted against the sky as recommended by the state. The tower and facilities should be backdrop by existing trees and topography, again, per the state, how much vegetation will be removed around the site. There should be a buffer and what build a fence around the site look like. There should be screening with columns and slash or plantings around it and its color should blend with surroundings. The tower and attendance should be camouflaged. Again, I got all this out of a document that I brought copies for all of you that I hope you all read all the planning.

Kristin Casey:

It's called the planning and design manual for the review of applications for wireless telecommunications facilities. A practical guide for communities managing wireless telecommunications facilities siting in New York State. This is only a piece of that is 60 pages long that I just copied the pertinent parts.

Kristin Casey:

Let's see. There was a balloon which is interesting that a balloon was up I think in September, but the public wasn't notified. Uh, and it says there were people that saw it. He participants, they called it but they're not identified in the information. So who were the people that were notified? Who were the people that went and looked at the site and in new Scotland, they, the public and media when we're told about when the balloon would go up and everybody could then give input, but this happened without the public being aware that that actually took place. Um, how much is he making on the project and how much will the village receive? I think those are important questions. What was the review process, both among village personnel and regarding this secret process? Was there a applicant? Was there a pre application meeting as recommended when I have several questions about the secret filing where the applicant said yes to things like it was consistent with the comp plan consistent with the predominant net character of existing built and natural landscape.

Kristin Casey:

And it was permitted under current zoning laws. It says right on the documents. I did go to the village and look through it all and it says in there that there may be, um, a zoning variance that is required because it's the zoning says 100 feet and this would be above that. So again, I'm asking these questions only because I saw that on the actual documents. Shouldn't this have gone to the Lynn Referral Committee? Did it go to the zoning board for a height variance over 100 feet? You have 60 days from this hearing to make a decision. We need more time to study this than just tonight. So please extend the public hearing to our next year. Next Meeting on January 21st. Have you seen the letter from them all? Have you read the land conservancy asking for more time to consider this?

Kristen Casey: Have you? No. You have not. I brought copies.

Chairman Wilford: Okay. I want to just go back on a few things. The majority of your questions I can't even come close to answering. They have to do with the village board. Most of the questions that you have asked about the boards, the boards timeline, what they've done, what they did and so on. I saw this basically 11 days like everybody else. All right. That's when we got, when we get our paperwork. So I don't know what the village did for their procedures. Okay. We get our paperwork, we review it and then put it up against our zoning laws. Okay. So on your height situation, go through a few things here. And our zoning laws right here and zoning, chapter 355 under telecommunication towers Section 33 states.

"These regulations, conflict of laws and regulations of the village of the more restrictive shall apply except for the tower height restrictions which are governed by these specialists use standards." Okay. So the height itself is not governed at all.

Kristen Casey: Okay. And does not require a special use permit? Um, I just noticed that it was written on the document that it may need to be considered.

Chairman Wilford: Many times we use that language to that it means need a variance in that should be verified by others.

Kristen Casey: Okay.

Chairman Wilford: So that language is used quite often in our meetings, but I'm not sure what happened in the other meetings.

Kristen Casey: Okay.

Chairman Wilford: I only have the minutes and there's only one public comment that asked a question about the tower.

Kristen Casey: Okay.

Chairman Wilford: Alright. So I'm not, I'm not sure. And I'm sorry that I don't have all of your answers, but it sounds like the ability to board is the one to do a lot of those when you talk about paperwork that comes from the state of New York about opinions on how to do that. That would be the research. Again, for the village board. We go through this book and then we make sure that they followed these rules that are in this book.

Kristen Casey: Okay.

Chairman Wilford: Um, so again, it's, it's pretty much from our perspective is we try to match it up and we try to protect the zoning rules and laws they have now gone through it.

Kristen Casey: Alright.

Chairman Wilford:

R40 is a use that's allowed for telecommunication towers.

Kristen Casey:

Okay.

Chairman Wilford:

And it doesn't say there's anything about our variance or anything else. Now we are allowed to have our review, which is what we're having now. This is the first time we've come across, especially me, any step that would have the village board signing a contract with somebody else beforehand.

Kristen Casey:

Okay.

Chairman Wilford:

And even then voting on it. So again, their SEQR procedures and what they do. Again, I'm not positive what even took place and then meeting other than the basic minutes that I was given, but the SEQR document. So that was presented at in 2013 December. Could there's a document that's to really do, but I don't, I don't, I don't have any answers to how would that was handled is what I have. I'm just trying to let you know I don't have those answers.

Kristen Casey:

Would it be possible public hearings? It was not a public hearing. No. I went back and asked the clerk and I asked, um, and she pulled it up for me and said that the only thing it was, was there was an, it was an agenda item and there was an opportunity for public comment during the normal comment part. Not Anything to do with the agenda items we looked at the minute. So I'm, I'm confident in that. And I got that information from Patty from the village. Um, I might mention those if I'm really hoping that you'll, you'll put this off so we can get some of the answers to some of these questions because this is a huge, it's a big deal, you know, and I noticed in the pictures that um, there will be a number of people and they actually gave addresses in the documents, pictures that are the views where people, I think in the paper all those properties should be listed.

Kristen Casey:

People need to know that this is happening and that's why the balloon would have been nice for everybody to be aware of. And it's not just the shipo looks at how it affects, um, areas that are on the state historic register, whatever that's called, but it doesn't look at the total impact of an historic village like Altamont and it only looks at whether it'll affect the sight line or the sight of those specific designated properties. So that's a very, that's the Main Street in the library. I mean it's very specific spot, but this will be viewed and, and they did an analysis but, but people need to be aware so that they don't just wake up one day and they see a big cell tower. And I really believe that we need to camouflage it, um, if it has to be there, which I want to hear the reasons and justifications for why it's there and not somewhere that isn't just directly overlooking the village.

Kristen Casey:

If it has to be there, I want to hear the reasons why. But I also want to know what steps would be taken to camouflage it because it will forever change the site view. The view shed, no matter what they say, of people driving into Altamont, the scenic hill. Whatever, you're going to see a cell tower sticking up, you see one now there's one, but you know why that's there because that property was, um, it was a slice of property from Guilderland and Ken Runion at that time said it did not need to go to the referral committee because our

mayor was concerned because he didn't have a chance to comment on it. It just appeared one day. And the reason was that Guilderland said, well, we own that piece of property so we don't have to go public. So that happened without any public information. I brought copies of this document that I hope you all to look at general information to help guide you. And they, and myself and the letter of from the Hudson Conservancy, I'm done.

Chairman Wilford:

Any questions about this is the letter from that went to the mayor, Christie's person.

Board member Hext:

And I thank you. This is huge and you're spending a lot of time on this. I understand. You do have good questions. Some of your questions. I have myself.

Chairman Wilford:

Anyone else?

Stuart Linendoll:

Stuart Linendoll, 109 Park Street. The zoning board can take their time and not make a decision tonight. Christine has asked you to postpone it to a look at some of the details that she is presented to you, uh, other points of view, some questions Kristen asked you to do, to try to answer. And the, uh, the, I'm sorry, the Planning Board. The, uh, the zoning board at times have stopped and asked the participant to, uh, to answer some questions or the zoning board itself that I was on, had to do some more research and I'm asking the planning board to do the same thing. To take the time. I was not aware of the, the demonstration with the balloon. When Keybank, uh, had proposed putting lighting on their ATM machine. The, uh, neighborhood people were informed that a demonstration of a light pole that would simulate but physically simulate what it would look like. They were informed. So as, as a neighbor, I went and saw what happened. And, uh, I was not on the zoning board at that time. The members of the board realized the amount of light that was being a shed by the ATM was really disruptive. And so I'm asking the board too if they've, if you've seen that demonstration on the hill with the balloon. I, hopefully the balloon gives the same effect as a cell tower will. But I would ask you to do that demonstration again, inform the, uh, the village residents that this is going to occur. Um, because I think that there is going to be an impact on a visual impact on our community. I know that when I'm away from Altamont and I come across a [inaudible] and I see the escarpment, I feel like I'm home and I sure hate to see that mark by a red light, a large obstacle, to view it because it really is a beautiful, beautiful scene to come home to them to see that. So I'm asking the planning board just to delay your decision tonight on this, answer some of the questions that have been proposed tonight and uh, and then allow the public to see another demonstration of what it might look like, not a, a simulation on paper that has been produced, but rather a physical demonstration as they did at the key bank. Thank you very much for your listening.

Mark Roman:

Good evening.

Unknown speaker:

Just take it right off and hit for that.

Mark Roman: So Mark Roman, 1160 Berne Altamont Road. By the way, I thought Kristen did a great job articulating her concerns and I would encourage the board to, uh, to consider her questions as well. I'm not sure what we were talking about in terms of the word variance with regards to the zoning code. It almost sounds like a variance isn't required.

Chairman Wilford: The word is that a variance is not required. One of the conversations or a sentence she had said was may be required. There are many times that we have meetings that you say yes, but you may have to have the variance for this. And then they go and they look it up. All there is no variance needed for this particular due to the language that's in the code book right here.

Unknown Speaker: Do you want to remain? It will.

Mark Roman: Let me just give you a hypothetical. What if the tower was 300 feet tall?

Chairman Wilford: Again, no, no variance needed. There's no variance needed according to this because there's no height definition standards that are with it. Here in this book.

Mark Roman: Where do you get into like FAA considerations with low flying planes? And I was going to say question. I think you're restricted by that right off the bat, aren't you?

Rick Andras: Yes. So there's to a point, related to light. If you're over 200 feet then I'm required to do that. To be clear. This tower is well under 200 feet and not lit. So the other part is, it has to do with the federal environmental review. One of the things that we do is part of that is consulted with the FAA and they actually will give us a, they'll verify to our engineering or environment consultants that we don't post any hazard application. So that's something common that, that comes up.

Mark Roman: Okay. So when you say it's not lit, does that mean there is no red light at the time? Get nothing flashing. Okay. Gotcha. Okay. All right. So just some quick questions from a technical standpoint and I'm not an engineer so if they've been, if they're covered in the paperwork I apologized for the redundancy, just so you know, Verizon has a lot of different technologies. Does this have any impact on like Vios availability or anything like that?

Rick Andras: Unfortunately they operate as completely separate entities.

Mark Roman: Okay. So strictly like a radio tower or what you're saying 4G, did you say for 5G?

Rick Andras: It would support 5G.

Mark Roman: Uh, what kind of power requirements as the tower half and would it require the installation of any additional equipment on the, on the road itself, transformers or anything like that.

Rick Andras: It's strictly from a two way communication system. So it's the tower to your cell phone, your cell phone, not powered radios themselves without relatively low power. So that map that you're looking at there, if you read up on the legend, says minus 95 VBM, our targets signal level. If you, you know, did the internet conversion to watts, this is billionths of a watt.

Mark Roman: Oh no, I think I'm talking about actually powering the tower. What is it? What does it take? The power.

Rick Andras: Oh, the tower. Electrical power. Local power running.

Mark Roman: Does it require any extensive changed the wiring or a transformer it. Was there anything on the road right now?

Rick Andras: Nothing. No, no. There's a backup generator that's installed and this site that much bigger than your typical Generac. The idea is there ...

Unknown Speaker: Do you have a picture of the site plan on that.

Chairman Wilford: We have moved past the coverage state.

Mark Roman: So, uh, thank you.

Rick Andras: This is a where the tower is located, and each co-locating tenant is sub-leased a small portion of ground space where they put all their ground equipment on the ground. Equipment can vary between the carriers, typically consists of a concrete or steel raised platform, uh, a uh, equipment cabinet, um, and then a generator. Again, the idea with the generator is that this tower will work and continue to provide communications to the event of a blackout. And that's when you're looking at the community benefits. What are we bringing to the community? Well, it's, it's the ability for first responders to talk to each other when everything else doesn't work. This tower, uh, stays online. It has its own, its own backup generator. In terms of the size of the generator, it's not much bigger than you would see at a house.

Rick Andras: These antennas don't use a lot of electricity. The electricity is routed from the existing utility pole and there's no major transformers that are required to be installed in order to meet the needs of all of these co-locating tenants. It's a, it doesn't even really begin to get to that next level where you'd have to step up the power.

Board member Hext: It sounds like there is an existing power pole that this will be fed into.

Rick Andras: Yes

Board member Bush: 240, right?

Board member Hext: Yeah. I think I wrote this down. It's written.

Rick Andras: (Inaudible) That's what he was asking is our - obviously our, or at least some of the equipment, but no additional.

Rick Andras: No, no. Yeah. Everything is onsite. Again, this is a town or village property. They own all the way down to the street, so we are bringing in new power from the existing source. Within the property it'll be okay, but the property itself onto your Agawam Lane. We're not near 156. It'll be in the fenced in area. It'll be on this property. Agawam Lane, correct? Yes. There's existing pole and that's the one you're using. And then there's two that go back to where the site is total communications. They're both. They're both going to be for power and Communication. This is a fiber line.

Mark Roman: I'm sorry. Is that Telco?

Rick Andras: Telecommunications line.

Mark Roman: Okay. So yeah, power and telecommunications. Okay. Those are the two things there. So I'm trying to find the existing and proposed utility.

Rick Andras: Yeah, you have to go back the other page and then it's pulled back. So. But it's from that single pole that's right off of that road that comes back and by the time we got into this site, you're face to face with a 40 foot water tower in front of you too.

Mark Roman: Yes. Okay. So visibility surveys. I didn't get to review the material at the village, but I'm assuming the surveys were done simple during winter or at least related in winter in summer. So in other words, if it's, if it's to, you're obviously it will cover more and provide better coverage during the winter it sounds like because there's less interference. Right. So I'm just curious, will it stand down significantly more during that period? Like now where there's nothing on the branches versus summertime, spring, fall, you know, I don't know if there's any survey that sort of emulates that, but maybe that would make a difference to some of the residents, you know, just if that was considered was one thing I have listed here is that with the balloon when there's no foliage, when there's no density, especially since we're bringing up possible notifying the public to look for it and in my mind I would really like to see it on the test now. You know, without full leaf coverage. I think that would be the telltale sign.

Rick Andras: No, there is not one that was taken at the time that they did it and I believe it was September.

Mark Roman: You said right, and so there's some colors in the trees. Um, but no it doesn't because it's actually above most of that tree line. And then I forgot there was more information about the type of trees that are there. So there's even a study that was done on the type of trees around there that would tell them it's growth and so on. Or did we say that the tower extends 20 feet above the tree line? Is that what I heard earlier? Something like that. I don't have the number above tree line. Oh, I thought somebody was adjusted to that, does that right? It was 100 feet and then it said due to the tree line after the test they had to increase it 20 feet to be above a certain lines and make it viable.

Mark Roman: So it sounds like 20 feet would always be visible above the tree line. And then the question is, is how much of the rest of that hundred feet maybe potentially, it's just a consideration. I guess the fact that the visual resource is actually very good. Okay. Um, and doing that doesn't change people's concerns?

Chairman Wilford: I do understand that the desire to want to see the balloon test ourselves, but I have to say this is pretty good picture because I can see the balloons show up in the picture. It is pretty good, for what's makes the pictures even better is, they do add an actual physical power generators to the size that it would be. So for example, so I have one here and there's an arrow pointing to the balloon and then you go to the next page and it shows what a tower would look like and all of them, I guess it's full foliage, but each area would be different. Like you said.

Mark Roman: Like I said, I haven't had a chance to review the material if it's actually there before review. So digital TV, right. So, airbase digital tv, does this have any impact on that?

Rick Andras: No

Mark Roman: So if you don't relate to the Vios question, some people not using cable television. Right. And we can get to with digital receiver. So I was just curious whether or not there'd be any impact on those signals that are coming from 182 degrees from Berne Altamont Road for that matter.

Rick Andras: No.

Mark Roman: Different frequencies. Different. Yeah. Okay, okay. Uh, let's see, uh, so the color of the tower, I was just concerned that I guess in the sense of what some people start with camouflage, things like that. We've seen towers that they call frank and pine. Is this like that or is this like one of the radio towers that are like red and white, you know, that kind, black.

Rick Andras: If you look at the photo, you will see exactly what it is going to look like.

Mark Roman: Ok

Rick Andras: It is not a simulated pine tree.

Mark Roman: You are not. Now I know, a simulated pine tree, that is what is the official term. Right. So it's not trying to blend in with the environment, but it's assuming it's not like yellow or something or ...

Rick Andras: They are gray, they are galvanized steel gray. You know you get different opinions but to me a tower that looks like it is trying to be something it isn't sticks out more than an actual tower. There are different views.

Mark Roman: So you said it's, it's gray.

Rick Andras: Yes

Mark Roman: Okay. Umm, Security measures. Uh, so I know right now you can kind of walk to the water towers. Is there, what will be there to prevent say kids from scaling the towers.

Rich Andras: Right now there is a chain link fence topped with the barbed wire. Barbed wire doubles by the gate and the entrance is secured.

Mark Roman: Okay. Alright. And that's accessible by the ECC or is it by co-locator tenants as well.

Rich Andras: Yeah, and the co-locating tenants will have access as well.

Mark Roman: Okay. Okay. All right, so it'll be, it'll be off limits to local kids and won't be a nuisance in anyway. Alright and really the only other question I had and I think talked about it, how many trees, if any, needing to be removed or what kind of drainage impact will this have

Rich Andras: Keep in mind, that whole area has already paved.

Mark Roman: Oh, so your building on existing cleared area.

Board member Bush: It is in our municipality.

Chairman Wilford: But in your plan. Just to be clear, this will be crushed stone, right? This is not going to be asphalt,

Rich Andras: No

Chairman Wilford; So they using a pad that's already been there and I don't know what the village is ever used for or that if the exact footprint doesn't show what's there, but that proposed square that you see is crushed stone, so it has proper drain drainage to stop that.

Mark Roman: Okay.

Chairman Wilford: I see that there is some brush and shrubs within that square, but nothing outside of that I've seen. Right. Is that still correct? Okay. Nothing outside of that is supposed to be removed.

Mark Roman: Okay. Okay. And just lastly then maybe it's in the paperwork, a decommissioning plan in case that is ever required.

Chairman Wilford: We have one.

Mark Roman: If ECS goes insolvent, that's all in escrow or something showing good faith

Chairman Wilford: There's a lease document showing good faith. So bear with me on that. That is now this is right, five years, is that correct? It's every five years. This is a cycle, right?

Bill Biscone: Yes.

Chairman Wilford: The lease term is five years and then you have a one month period for either party to back out. I thought. No, Can I get a clarification.

Bill Biscone: It says a 90 day. It's a five year renewals. It was five year term automatic renewals. Either party can elect not to renew on 90 days' notice.

Board member Bush: Right.

Chairman Wilford: Either party can terminate this contract and the tower would be removed either party.

Bill Biscone: Coming up on the end of a five year term,

Chairman Wilford: Yes, then there'll be five years and then you have a 30 or 90 day .

Bill Biscone: 90 day.

Board member Bush: Right.

Bill Biscone: That right is ECS's right.

Board member Bush: Not the Village's right.

Chairman Wilford: Okay. So the village doesn't have a right when it comes to either party. Right. So, so what, what term do we have? Is that ongoing? As long as you guys want it

Bill Biscone: Wrong. It's a nine-year renewal term for a 45-year lease.

Chairman Wilford: And then the village has a say whether they want to be involved in it anymore

Bill Biscone: Then the lease would have to be re-negotiated because our term would up, and it would be like a holdover tenant at that point

Chairman Wilford: And then. But that's the first chance that the village could.

Bill Biscone: That's the first opportunity they would have to laterally say that is enough guys, that was the deal that we struck with the village.

Chairman Wilford: That's fine. I just want to understand the contract. I don't know. A lot of paperwork.

Bill Biscone: Yeah, I think that's accurate.

Chairman Wilford: Okay

Bill Biscone: That's assuming that, that we wanted to stay there the entire time as well.

Chairman Wilford: I understand that you can leave

Bill Biscone: Yeah

Chairman Wilford: And I'm sure that you guys are trying to protect yourselves. I am just trying to make sure I understand what the villages is signing. That's all. Okay.

Bill Biscone: And then the lease provides that we will be required to remove the tower and to restore the land to its

Chairman Wilford: Original state.

Bill Biscone: Original State, yes

Mark Roman: So, until 2063. Is that the math? 2063 would be

Chairman Wilford: So, the lease starts when the tower

Unknown speaker: is built.

Chairman Wilford: is erected.

Bill Biscone: Yes sir.

Chairman Wilford: not when you signed the original lease with them. So, it hasn't even started ticking it.

Bill Biscone: Yes.

Mark Roman: So, when approved plus 45

Chairman Wilford: Just to give you an idea. So, say 46 years.

Mark Roman: Okay, Sure. New Cell phones and new technologies as well. That's all I had. Thank you very much.

Chairman Wilford: Thank you.

Board member Hext: Thank you.

Mark Roman: Okay.

Josh Talent: Hello and good evening, My name is Josh Talent. I live at 1103 Leesome Lane, above the village. I just wanted to, I guess maybe make a sort of small observation is not sure how much consideration has been given to the possibility of mitigating the sort of aesthetic impacts by, I don't know, changing the design of the tower. I guess my understanding is that your kind of proposing a typical monopole with like big bracketed, right? Do we have to do that?

Josh Silver: Um, is it okay that I speak.

Chairman Wilford: Yes

Josh Silver: Um, there's a, um, there's really two ways. Um, the first is the tower that looks like the tower and the other one is the tower that looks like the tree. Um, the, uh, you know, you see them both. Uh, some people like the Frankenpine that simulates a pine tree. Some people don't. So this, uh, this is being proposed as a, a typical monopole and this setting, I think it works the best. It's, it's on a site that is currently developed with existing water towers. The Monopine tends to really stick out. I don't know if anybody travels down The Taconic to New York often, but you get towards the end and there is about a 200-foot monopine that sticks out like a sore thumb. I mean, if it was a tower you would probably not notice it, um, but they, uh, when, when they are fake like that it's tough, they do work, when you end up having, um, I'm now at tops that are very far away. Um, the use of the Adirondack Park very often I think with some success. Um, but uh, uh,

Chairman Wilford: So, there's two choices

Josh Silver: Yeah,

Chairman Wilford: And at this stage, there's only one that is a...

Josh Silver: This is our application and our application is for a monopole.

Chairman Wilford: A monopole.

Josh Silver: Yeah. There are other tower designs that I think have different visual impact too. The other major one would be um, uh, a lattice structure tower, which tends to be a little bit stronger in the view shed and then a guide tower also with the guide you know, a thin tower with the lines coming off the edge. Um, both of those, again, it's opinion I, I feel have a greater visual impact. And at 120 feet where we're proposed a monopole tends to make the most sense for a number of reasons. Visual impact included.

Josh Talent: I have spent possibly 45 minutes researching cell towers this week. So, I'm certainly not, you guys are the experts, but, uh, a, well, everyone loves a frankenpine. I wasn't, I wasn't really referring to the frankenpine. I think that's sort of a, I don't think that's really what anyone's looking for in this, in this context. It does make more sense in the Adirondacks, for example. But my understanding is that there are other options including building a monopole that doesn't use like six to 12-foot brackets, but instead of brings the, the, uh, the antennas closer to the central pole significantly, although that may have some ramifications for you in terms of how many carriers can co-locate on the tower or not. But aw, just quickly looking at the village code, it looked like the planning board has the ability to require that the applicant hire visual impact analyst, for example, have looked at some materials and I think there are more than just the two options available that, uh, that had been described. And it might be interesting for the, uh, for the village to require a neutral third party or

actually engage a neutral third party to analyze the potential options to determine what might best minimize the aesthetic impact to the tower.

Josh Silver:

Right. So, uh, you know, like you do a flag pole would be another option, but it's something like that but not be feasible, I guess like first the number of antennas that, uh, that we need to have the coverage that we're looking for it. And it has to be on one of these three sectors and 10 on raise. It has to a point in different directions. So, uh, when you bring the antennas in towards the center of the hour, lose that ability to really have the number antennas and to point them where they need to go. Um, also the height of 120 doesn't lend itself to a flag pole and there's a flag pole that maybe people don't notice out there.

Unknown speaker:

Cobleskill.

Josh Silver:

Uh, kinda Schenectady, (inaudible due to rustling of papers) Now seeing that need supports were two attempts. We're looking at some Richmond,

Board member Bush:

Yes, Richmond.

Josh Silver:

So short, uh, those, uh, those alternatives are not technically technologically feasible for our RF coverage goals here.

Harvey Vlahos:

221 Main Street,

Board member Hukey:

Can the master volume be elevated on this? This is our first time using this.

Unknown speaker:

I really don't know. I've never been to a (inaudible).

Harvey Vlahos:

It's got to be a master volume control somewhat.

Board member Hext:

Try it now.

Harvey Vlahos:

Somebody has got to know (inaudible) ...

Chairman Wilford:

Try to get a little closer. Alright, so just speak to the microphone.

Harvey Vlahos:

I'm curious about the notification. A notification. I received a notification for these projects because my property at 500 feet, so it shouldn't there be a notification for this.

Chairman Wilford:

There was one.

Board member Bush:

There was one for the 500 feet.

Chairman Wilford:

There was one required, it's was legally just be a for this within the distance that they're required to send them out. That's all I know about the way that that's done. There it is. These are the people that received letters. That's public record that we get every time someone is within 500 feet.

Harvey Vlahos: There is an error on this, my driveway. You go to the top of my driveway and I could almost hit it with a brick stone if I had a good arm like way back. Um, so I didn't get a notification on that and I don't know if any of the other people that are. Most of these are right on Agawam Lane. 214 Main Street is down at the bottom of the hill. So, if they got one, I should've gotten one and um, I don't see Kliens name on this. Um, Burlingame. Several people actually that are literally within a stone's throw that are not on this. So, I guess this kind goes to the council then, if this wasn't covered properly, can you legally proceed if proper notice was not given this. Can I hang on to this? (He was given a copy of those notified).

Chairman Wilford: Do you mind that he keeps your piece of paper

Board member Hext: I don't mind. It will be five dollars though, just joking.

Harvey Vlahos: I'll make a copy. My question. I mean, are there legal ramifications if the people who were supposed to be notified by law weren't? I'm always busy.

Justin Heller: That's a threshold question, whether the people in Paddington notice, didn't receive notice something that the board can review.

Harvey Vlahos: Well I say that with a fairly high degree of confidence that I didn't get one, she didn't get one. Again, I didn't get one. I don't believe the Kleins or Burlingame got one. So, you have probably people that are the closest other than those on Agawam Lane, that the ones on Agawam Lane are going the other way and the other's going down towards the Village. So, based on your knowledge of the village laws are based on the notifications is a sort of a fairly straightforward process. I would imagine notification hearings like this are required by law.

Justin Heller: There are notifications required by law. You're questioning whether the people received it and that's something that the Board can look at.

Harvey Vlahos: All right, but let's just say, assuming that we did not that, how does that affect the proceedings.

Justin Heller: It something that may affect the proceedings, but that's something I will discuss with the board.

Harvey Vlahos: Well also, I'm assuming that's a point of law, can you proceed on something where your public hearing required notification and it was not given?

Justin Heller: Again, I guess what I'm saying is I'm not prepared.

Harvey Vlahos: Um, I guess the other question is being quite can't this be postponed, what is the rush. There's a lot of interesting questions that we brought up including this one about the legality of it. So why cannot this be put off another month?

Chairman Wilford:

Well, I'm not voting on that at this time. We're listening to public comment and we've already said this. We have 60 or 90 days, 60 days to do something. It's not that it can't. Legally to answer your question, it sure could.

Harvey Vlahos:

I would encourage that. I guess the other thing um. To Josh's point about um, I was disappointed about the third-party visuals. That would also give us time to like um to do another balloon test and then to have the picture put in the Enterprise so the people can see it.

Harvey Vlahos:

This is a fairly engaged village. So I was here when we did the Stewarts thing and I asked how many people out there, and it was pretty much packed, how many people knew this was happening and maybe three or four people out of 100 raised their hand and so this is an opportunity to really add a level of transparency. Um, you know, there are a lot of, in fact, there are more people here in my opinion at these meetings in long time indicates that there is an interest and so therefore I would encourage the board to do what they can to enhance the participation. And one of those, if we did another balloon test, especially one that was done in September. And if we did another one now, when all foliage is off and then put that picture in the enterprise, people would be able to really see what the real impact was so that when this went through, you would have the support of the village as opposed to a lot of people kind of nipping at heels. Um, I mean, the thing is, you know, there's, there's no going back. So it's probably best that we do it right the first time. And I think that that is a participation because a lot of this goes into the intent of the master plan. I mean there's the letter of the law and then there's the intent of the law. Maybe because something wasn't the intent could be stated, but the legal ramifications, that legal requirements might just be a small percentage of that.

Harvey Vlahos:

It's kind of like those notice as you see in the newspaper, all these people that have a, what you call it, incorporations and things like that. All these notices and it's just pages and pages and who, you know, if the by law, yes, if you've met the requirements. But this is Altamont and it's an opportunity for a lot of people to get involved and it could be that everyone is going to really welcome the greater cell coverage, I don't know how many people out there have Verizon versus Sprint versus some of these other things, but it's really as an opportunity to keep the transparency, the process actively transparent, let's put it that way. You can do the the bare minimum, or you could really be proactive about getting this out there and they're getting community participation. So that's what I would ask the board to a really give this an opportunity to play out.

Harvey Vlahos:

The other quick question I had was, ECS is the construction company, is that correct? Are they the ones that are building the tower? Who's actually building the tower? Who owns it? Who owns the Tower?

Josh Silver:

We own the tower. ECS and ECS leases that property. If that portion of the property they see they're upon, once we get the necessary municipal permits, we'll hire a contractor to do the work that's described on this place.

Harvey Vlahos:

But I'm not

Chairman Wilford: They are subcontractors, they don't do the work themselves. So, they haven't hired someone yet.

Josh Silver ECS will own the tower. Our guys will own the tower.

Harvey Vlahos: ECS will own the tower.

Josh Silver: Yes

Harvey Vlahos: Okay, so going back to the question of them, what happens on the decommissioning and so forth. Then if you lose a tenant, you can put another tenant on there, like if you were responsible for the end game, so to speak.

Josh Silver: Yeah, yeah and that that's true in the town code actually has a specific provision, about the removal of obsolete or unused towers and our lease has basically the same provision.

Harvey Vlahos: It's like so much of cooperate America, like everybody owns everybody but you are not sure whom you're actually dealing with.

Josh Silver: That's fair.

Harvey Vlahos: Alright. Thank you.

Josh Silver: We are local though.

Chairman Wilford: Anyone else at this time?

Shannon Yeara: And I'll be really quick. My name's Shannon Yeara. I live on 146 right outside the village. Um, I was looking at the zoning codes and I'm assuming this one's done, what a report on other towers that were in close proximity that could be used by the carriers, supplied by the carriers. Do you all have that.

Chairman Wilford: Yeah, they show a map. I just showed a map that showed the other towers and they showed where it missed coverage and other areas that I forgot the distances of each of them. But this is our paperwork. So, there are other towers and it does show where they're covered was and where it doesn't overlap. I came to go to quick, but yeah, it's in sync with the same lines of what they showed before, but they are Guilderland.

Shannon Yeara: One other quick thing, just going back over about the visual test and the test and seeing that in the winter. I know that the town Westerlo, even considered doing a crane test, I think that there was real value in having a real representation. Instead of looking at a photograph, we're looking at a balloon, a balloon is not representative of what the cell tower looks like and that would be the cost of the village, but the crane test would be done at the cost of the applicants. Um, I think that, that be valuable, especially in the winter when, you know, board is on a cell tower control.

Josh Silver: Rick and I were on that Westerlo site and we ended up doing a crane test because their code expressly required us to do a crane test and we found out the hard way because there was simply no way to get a crane onto that site and we probably shouldn't have did it and it got stuck in the mud just like everybody thought of would, we had to get a tow truck to the site and by the end but that doesn't matter, I chuckled, because I have short flash backs of it, but uh, the, the difference was that it was expressly written in their code and I think anybody on that planning board really was satisfied with the balloon float simulations that we did, but were flummoxed by the language in the code and well, what happens if we don't follow the letter of the law?

Chairman Wilford: Well Sure. That's not their jobs.

Josh Silver: Yeah.

Chairman Wilford: So yeah, it's all new to them. However, you look at it. Okay. Would anyone else like to share some comments?

Kirby Wilson: I'm Kirby Wilson, 272 Brandle in the village. I just want to do, to share that. I agree with the previous comments about, I think we should delay a decision today until we get more community input. I'm not happy about having an obstruction on the beautiful view that we have coming into the village and I think we need to take the time to get more community input so that we don't make a decision with regret. I do have a question for the ECS and the Verizon people, are there alternatives to a different location of the tower that would improve our service in this area or have a less visual impact.

Josh Silver: So, we do examine really a number of different alternatives, different sites, different locations...

Unknown speaker: Can you please use the mike.

Josh Silver: We examined a number of different factors when selecting a site. Also. Ultimately, it's driven in large part by availability of eligible buildable locations or tall structures which we could co-locate on um, and a RF coverage. So, RF being the biggest driver is a function of the elevation. So, um, you can have several smaller towers. I'm at lower elevations, but yeah, I ended up with several smaller towers at lower elevations, but you end up with several smaller towers doing the job of one medium sized can do. um, or at least that I've dealt with my experience, tend to argue against the proliferation of towers and structures throughout their town. Um, these are generally termed to be alternatives. We also look for sites which have some level of existing development on them. Um, we don't want to be disturbing the pristine landscapes that exist around here. We found a village owned parcel here, with a village leadership that was interested in getting a tenant like us and um, one that was already developed with some public utility infrastructure. Um, so in that regards, this was appealing site for us. Its kind of fit many of the boxes that we look for.

Chairman Wilford: The largest being the ability of the board also looking to generate revenue is what you're saying? They wanted the, they, they also came to you or is that correct?

Josh Silver: I'm not sure how that deal was struck, but they were a willing partner once we were engaged.

Chairman Wilford: and there was no discussion of multiple sites I think is really the bottom question.

Josh Silver: Right.

Chairman Wilford: At this point, basically between you and the village this is the site that was offered up and fit both needs and fit the needs at the time of all of that. So no, there wasn't many sites looked at. This is pretty much a joint effort, I believe he's saying by them, the two parties. Looking at images

Harvey Vlahos: Just one quick question, how much is the Village getting for the lease on this.

Chairman Wilford: I don't know. I know it's not in any of our information.

Harvey Vlahos: Shouldn't it be? If it's true transparency.

Chairman Wilford: It would be pertaining to the topic of the village board. When people, when they voted for the approval of the tower, that should have been known in public record in my opinion, but it's actually not at this stage and what we process. I understand that the village is trying to do revenue, but that's their, that's their job. That's not. I'm not in line to deal with their revenue. It's not at all what we do. So I'm just saying for here, no. For you as a resident, I think it's very important that the village have the information.

Harvey Vlahos: (asking secretary) Do you have that information?

Kelly Best: I only do zoning and planning board. I wish I could help you. I don't do the Village Board.

Unknown Speaker: Does ECS have the breakdown?

Chairman Wilford: Do you guys have percentages of how the breakdown typically works with municipalities?

Josh Silver: We do. But to your point. It's germane to the discussion.

Chairman Wilford: And I understand that. So. So is that in the lease agreement?

Josh Silver: Yes.

Chairman Wilford: Okay. Justin, do you have that copy of that agreement that would show financial things because I saw blocked out.

Justin Heller: I think the considerations are blacked out, redacted. It may be, but when we provided to the applicant, its proprietary information.

Unknown Speaker: What they pay for?

Chairman Wilford: So, I don't have it and I'm not allowed to have it, so I don't know how the village board works on that. I know that the intent was to generate revenue. I don't know what revenue is generated. I don't know how that works. Okay. But that's not the part of the process that we do unfortunately. Sorry. Anyone else like to make any comments at this time.

Board member Hext: I do.

Board member Hukey: Deb brought up earlier that she asked a question as far as if she was on another server other than AT&T and Hudson Valley and Verizon, would it affect her? And you said no, but one thing that does affect and I asked Paul our fire chief, does that cell tower negatively affect or positively affect how the fire department can operate?

Paul Miller: It depends on what cell service we have. I have both Sprint and AT&T so for me at a scene when one's not working, the other one is working. A lot of times we do communicate by cell phones when the radio traffic is too much.

Board member Hext: That was one of the reasons I asked Paul, I mean when I was on the Rescue Squad, that happened. You don't have communication especially up on the hill, sometimes they don't work.

Board member Hukey: Yup.

Chairman Wilford: So, this is a big part of helping out our first responders of the village is that correct?

Paul Miller: It would if we had that cell service.

Kristen Casey: I have a question about that. This is a tower for police and fire up on top of...

Chairman Wilford: You can use the microphone.

Kristen Casey: Ok, I know there was a police and fire communication tower that was put up. That was behind Peter Young. And I thought that was to address those issues. Is that not true?

Paul Miller: That is not true. When you had multiple calls going on in town, you always don't have that communications radio. A lot of times you have to pick up the phone and make that phone call. A lot of times you can't because Fair time, any other time there are events going on, there's no cell service in this village. Everybody knows that, so yes, this tower will help.

Kristen Casey: Alright, I have great cell phone service.

Josh Silver: One point to that is modern phones, the newer ones that are coming out are equipped with the technology to allow it to initiate a 911 call notwithstanding the telecommunications carrier you have, so if you're on sprint and there's only an AT&T call attempted, it initiate the manual one call as long as you have kind of a newer one.

Chairman Wilford: But I think you missed the point. He is 911.

Josh Silver: Okay.

Chairman Wilford: Anyone else have a comment at this time?

Unknown Speaker: I want um a clarification of ...

Board member Hukey: Could you please give us your name sir?

Ted Neuman: Ted Neuman, Lark Street. Um out of curiosity, the decommissioning thing. If this doesn't work out for ECS, it's going to be there for 45 years no matter whether this is viable or ...

Josh Silver: No, so lease in the town code and the lease each require the decommissioning of the tower is if it just goes unused for a period of I think 90 days, so it doesn't, if we lost all that telecommunication provider, we'd have to basically have 90 days to find one or we have to take the tower down.

Ted Neuman: Thank you.

Kristen Casey: One last question. The referral committee, you'll know the Guilderland referral committee, did this go before that?

Chairman Wilford: I'm going to say no,

Kristen Casey: Do you know why?

Chairman Wilford: I do not know that it needed to considering its 100 percent on the village side of the line and then the parcel. So, when we've researched, the one question I had before about this was due to the fact that this property is flips municipalities, we are not required to get any approval from Guilderland because the entire power is built on our side.

Kristen Casey: Yeah, but with the referral committee is to discuss anything within a certain distance of

Chairman Wilford: Yes. The referral committee that I've been on, typically deals with stuff slightly outside of the village lines where Guilderland is gracious enough to let them respond and not necessarily dictate but reply to certain actions. We did it in a case where there was a solar farm trying to be built up there.

Kristen Casey: Right.

...

Chairman Wilford: And we had issues and of course with the stone home and the end. Sorry. Um, so yes it does, but those are typically parcels outside the village line. The referral committee does a lot of that. I've never seen one discuss for something specifically in the village given to us at a board meeting, but that doesn't mean they don't. Just saying that's how I know about it. Okay.

Chairman Wilford: Does anyone else have something they'd like to add?

Board member Hext: I would like to make a motion to close the public comment.

Chairman Wilford: I'll second it.

Roll call: Board member Hukey – in favor, Board Member Bush – in favor, Board member Hext – in favor, Board member Caruso - in favor, Chairman Wilford – in favor.

Chairman Wilford: At this time, we're just going to take some time to go over a few of your comments. You guys have anything you wanted to bring up?

Board member Bush: I'd like to see everybody within a 500-foot range notified. If, if everybody hasn't been notified, I think that should be done first of all. I think I liked the part that it is being built on the municipal property. It's not in someone else's land where we would have to deal with an issue. If somebody did want to put it there on private property, they would just go ahead and do it. I don't know. On our municipality, at least we have a say on what we're going to allow here, and I want to listen to like the fire department, uh, Jeff and you people as well, you know, I think you guys presented a pretty good. I was happy with what you saying. I think you covered every question that needed to be brought before us. And I liked that. It wasn't like we're trying to snake around here too much, but I wish I needed, you need more than 11 days to review this thing. I mean that, that was not enough time for us to be doing this, you know, I'd like to do the balloon issue again, like we said or whatever we're going to do here and have everybody, uh, get involved in this thing. And that's all I have to say right now.

Chairman Wilford: John, do you have any comments or concerns that you'd like to raise this time?

Board member Hukey: People brought up the fact that they either not notified or didn't know about this. I think the towers are positive as far as emergency use, as Paul has said. It is on Village property, but one of the comments that Kristen or Christine had mentioned too, with putting it into paper, you can't have a balloon test and put pictures in the paper, how many pictures you've got to put in. You are going to view it from Sunset Drive, you going to view it from the library. If you do a balloon test, it should be public notice when it going to happen and it's going to be it. There's nothing in the documents that I can find. Our documents are codes that would prevent us from going up and if you can see where the pile of paper they did their homework and submitting everything that was required to the fullest. So, I had no question as to what they planned. But, uh, I, I will be in favor of having another balloon test at a prescribed time or it could, so those others could be notified. But people have to realize if a communications. Some people complained when they can't get cell coverage here or there, you have to have towers sometime and for communication and emergency vehicles, you

have to have it. And uh, I just think if we go with the balloon test and everyone can see for themselves what is the height of both the trees when the foliage is gone, that would satisfy my view. And that's the only thing I have to say. I see nothing too negatively on their application.

Board member Bush: I think people should come down to the Village and see these pictures we do have. Its open to go and view that and I would the time and go do that.

Chairman Wilford: Deb, Steve?

Board member Hext: I certainly feel like there should be another balloon test or some type of test to show what we are going to see now because it is all over. If you going to see anything, your going to see it now. I agree that they submitted everything they possibly can and what we require according to the law. I agree it is a need in the Village but I also think we can take the time to allow the village residents to have a little bit more say even if it's just another balloon test now that they're aware of and they have now they know that the pictures are in the village office to see, um, and just take it from there. We have 60 days, we should totally use it.

Chairman Wilford: Okay, Steve.

Board member Caruso: Well, I totally agree with everything everybody on the board has said, the one thing that I will say is I'm not 100 percent sure how we get all this information out to everybody in the village. Somewhere along the line the village has to take a little responsibility for themselves as people to dig into the information and find it. Eleven days is not enough time to notify people. Um, yes, we've had this for basically the same amount of time that it was available to everybody else and I don't think that truthfully, I've had really and truly the opportunity presented to review it as well as we should have either. So without being redundant, I do agree with what everybody else has said and I do think that we do need to do another balloon test and I think we need to somehow figure out a way to make information more available. It's on the website, whether it's the sign, whether I'm, I'm not exactly sure what that is, but somehow there has to be a better way of doing that. So anyway, that's my opinion.

Josh Silver: Can I speak to that real quick?

Chairman Wilford: Sure, sure.

Josh Silver: So, scheduling and arranging for another balloon test, I think the comments bought up are well taken. Um, so uh, what I have done with respect to other towns, publish a public notice 10 / 14 days in advance, sometimes there's a level of coordination between our office, the law firm for ECS and the Code Enforcement Code Enforcement Office or somebody from the town so it might make sense for the town board to give me some instruction on how to go about coordinating a balloon photo test, the goal really being that we get a notice and we get it up and then we're able to come back in January for the regularly scheduled board meeting without kind of losing time and I take the enough time

to do that. So, uh, if you could give some instruction, they're happy to make work.

Board member Bush: Just make sure it's referred to as the village, not the town, because it doesn't look right

Board member Hext: When you say it is going to be published 14 days earlier, where would it be published?

Josh Silver: So, I would propose the Altamont Enterprise.

Board member Hext: Under the legal notices, is that where it would go.

Josh Silver: And then I can get the notice to the town or the village to put it up on their website as well. Sometimes that works. Um, we have, um, in our site plan drawings, we identify or which, uh, which homeowners we believed to be within that 500 foot radius and you call out the names and addresses where I believe that was the basis for the public notice. So, we'll go back and we'll confirm that, uh, confirm it.

Chairman Wilford: Remember 500 is the minimum,

Josh Silver: So, so we'll be a little bit more generous.

Chairman Wilford: Will that just be a little bit more easier.

Josh Silver: I, I totally agree.

Chairman Wilford: If you could come up with that, that would be helpful.

Board member Hext: Is that a radius? Or is it...

Josh Silver: I have to go back and look, I, you know, I wonder if it was from the site or for the property lines. Um, I'll, I'll go back and look and we'll just kind of expanded it out and hopefully get everybody. They get everybody that appears to be relevant. Hopefully that will eliminate some of the close calls and just get to notice. So that will be my personal thing.

Chairman Wilford: Thank you.

Harvey Vlahos: You have a board out there, you could put it on there. My thinking is it can be important as we put on the Balloon test on the board out here.

Board member Bush: Yeah.

Chairman Wilford: Again, that is the village board. I don't, we don't control that board.

Harvey Vlahos: You can ask.

Chairman Wilford: Okay I've gone through a lot of the paperwork and as I mentioned several times, um, everything that they have, it's been presented, falls with our zoning laws. All right. Um, so that in itself is not a strange use. I know that many of us want to stick to the plan or stick to this then, you know, we have to consider this is part of the plan. It's a chance for the village to generate revenue. I don't know how much, but it was left in here for some reason. Okay. It's a legal use and that legally makes certain things difficult about this. We have a right to set up even an escrow and have a separate engineering firm do a test. Okay. Um, I don't know that there's any difference between your company doing it versus a separate engineering company. And I'm not even sure if Brad Grants company, I don't remember the name of them, even do that sort of environmental test'

Board member Hext: Who are our engineers?

Board member Bush: Barton and Loqudice.

Chairman Wilford: Thank you.

Board member Caruso: I don't know if they do that or not.

Chairman Wilford: I don't know that they do that either. What would you prefer them to do it? If they can?

Board member Caruso: I just don't know if there's going to be another group that's going to be able to give you different results.

Chairman Wilford: I think we need it. It's pretty simple result, but I think the village needs to see it.

Josh Silver: We don't do the tests ourselves. We hire a third-party engineering firm Teltonic, we hire them.

Chairman Wilford: So, I'd like us to reach out to our own engineer first and find out what they do it. Okay. I don't know what the average cost of that is, but you'd have to set up an escrow. So we're going to have to make a motion. Just have an escrow setup.

Board member Bush: I liked to make that certain motion.

Chairman Wilford: Okay. Okay.

Board member Bush: Let's get the wheels turning on that one.

Chairman Wilford: You're the champ, man. All right. Anyone want to second it?

Board member Hext: I'll second it. Set up a separate escrow?

Chairman Wilford: Set up a separate escrow. Need to get the right time. The visual resource evaluation done uh, within the next 21 days. Is that what you're saying?

Josh Silver: Now when you say resource evaluation, are you looking for new photo sims as well or just the that we get it. We get a noticed, so people come out and see it.

Board Member Hukey: I would like to see the photos.

Chairman Wilford: I can see the whole process again,

Board member Bush: The day of the day you do, you will notify the day you do it.

Josh Silver: Yeah.

Board member Bush: Then you can drive around to view it.

Chairman Wilford: I would like it done within the next month basically. The whole thing.

Board member Hukey: Be sure you coordinate that with the enterprise though.

Chairman Wilford: So that's the evaluation.

Board member Hext: The next village board meeting January 2nd. Am I right Kelly?

Kelly Best: Yes, I believe it is January 2nd.

Board member Hext: So, we can present this at the village board meeting.

Josh Silver: Not the village board meeting.

Board member Hext: Okay, you meant us. Okay. I just wanted to clarify it.

Chairman Wilford: Yeah.

Board member Hext: Okay

Kelly Best: You have a motion on the floor.

Chairman Wilford: Yeah, to open an escrow, now. Do we have a dollar figure on an escrow or isn't you?

Josh Silver: You will.

Chairman Wilford: Do I have to right now? Even in the motion, do I?

Josh Silver: No. Not in the motion. Then I can coordinate....

Chairman Wilford: Yeah, we will give you a number afterwards. I just wanted to make sure. So, I don't have to give you one now.

Josh Silver: Yeah.

Board member Hext: Lance can do that.

Chairman Wilford: Okay. So, we've have a motion.

Board member Hext: I make a motion.

Board member Bush: And I will second it.

Kelly Best: Board member Bush – in favor, Board member Hukey – in favor, Board member Hext -in favor, Board, member Caruso – in favor, Chairman Wilford - in favor.

Chairman Wilford: So hopefully that gives a lot more information. I have to say by the size of, the volume of people in this room, I'm really disappointed at how pieces of information were given out years ago by the village. Okay.

Kristen Casey: That's the village.

Chairman Wilford: No, I'm just saying I'm disappointed about it. I don't. I don't really know why or how. It's just. Go ahead Dean.

Dean Whalen: Inaudible.

Chairman Wilford: It sounds like it never happened. I can't understand that. No one ever heard of it.

Dean Whalen: Just a couple of points to clarify the process that that went through, the village was approached ECS...

Chairman Wilford: Thank you.

Dean Whalen: about the potential of that property. The village did not reach out to ECS. As to the lease number, I don't know that per year....

Chairman Wilford: Thank you.

Dean Whalen: which are either based on rental or rights to that site.

Chairman Wilford: Okay.

Dean Whalen: So that is the process going through.

Chairman Wilford: Okay.

Dean Whalen: It was not required to be a public hearing. It would have been a public hearing if that was required. All the village agreed to do was to give him time to allow him to go market that to see if he could find tenants before going forward in putting a pole. That is really the step the village involve in, besides the potential income. I hope that helps clarify that that's what the process is.

Board member Hext: Did it take that long to find tenants, is that why there's the gap.

Chairman Wilford: Dean, I do have one more question. You say you don't know the number. Was that number of for revenue ever made public record for people?

Dean Whalen: It probably was. You'd have to go back to the foil or ask for the record. I don't have that off the top of my head.

Chairman Wilford: No, I understand. I understand the. Yeah, I just didn't see anything in the minutes or whatever that we were giving.

Dean Whalen: A final number was so based on prior to signing the agreement is the process at my level was allowing the agreement to go forward. I don't know what the final number was. I think the meeting minutes might reflect some conversations to that effect but....

Chairman Wilford: Okay.

Dean Whalen: the rough income was, I don't know what that was.

Chairman Wilford: Okay. Thank you. Okay.

Board member Hukey: Who is going to coordinate the balloon test and put it in the Enterprise.

Chairman Wilford: Well, they're going to do that. You're going to make that public notice in the enterprise when you're doing that, and we're gonna reach out to the engineer first, alright and verify whether or not they do it. And if our village engineer doesn't do this, then their engineer's going to do the same exact thing at different time of year. It's one or the other.

Josh Silver: I'd would like our engineer to do it, but you guys want your engineer to do it.

Chairman Wilford: I want to find out if our engineered does this. If they do this, then in our best interest it is to have them do it only because if I let you guys do it again, someone will say, well, that's just the same thing, so this way, in essence, you want to get a second opinion of second engineering firm. I, I get it. They're all engineers. They're probably all do the same exact thing. We'll start with our villages first. If they do it, I'd like them to do it. If they don't do it, you'll be getting a call or an email or notification that you guys were using yours as soon as possible and I'm hoping that that information can be done within a week.

Josh Silver: Thank you.

Chairman Wilford: Okay.

Josh Silver: Yep.

Chairman Wilford: That what? Does that answer what you wanted to clarify John? The process.

Board member Hukey: Yes.

Chairman Wilford: Who that falls on. Okay. Okay, so we want to make a motion. We retain the public hearing part that needs to be tabled. So, I can reopen later. Right?

Board member Hukey: We closed the public hearing.

Chairman Wilford: I'm sorry.

Justin Heller: You didn't table the public hearing.

Chairman Wilford: We closed it. We can reopen it later then. Right, we can reopen it.

Justin Heller: With reposting yes.

Chairman Wilford: Well....

Board member Caruso: We do need to repost it because certain people didn't evidently know.

Chairman Wilford: We need another anyway, another reposting.

Josh Silver: That's fine.

Dean Whalen: If you table it, you don't have to repost it.

Chairman Wilford: Okay. Thank you for clarifying that. So does everyone understand that there'll be another opportunity for a public hearing. Okay. Does everyone understand how that works? Right. Okay. And I believe that was the largest concern that we heard is you didn't have time to evaluate the situation. Okay. There was a few other things, but overall this fits with the zoning laws that are here. It was unanimously voted by the village board to look into the process. So I would think that they would have thought that they would find tenants for the tower. So there's. There's a lot of things that say they can put this tower here. I think the biggest complaints were. I want to hear more about it first. That's all. Okay.

Justin Heller: I think there was a resolution passed to close the public hearing.

Chairman Wilford: Right.

Justin Heller: And is it the desire of the board to actually modify that resolution to adjourn the public hearing?

Chairman Wilford: I would prefer to have a new public notification come forward even though it is the same applicant, we still have to have another public hearing. Alright, to, to be able to let them do the test so does it matter, like Dean was saying the same thing,

Justin Heller: No.

Chairman Wilford: I'm sorry, I'm sorry. I just. Then, So.

Board member Hext: But if we table it, there doesn't have to be a legal notice.

Justin Heller: That's my concern is it? It gives you more flexibility if you were adjourning it than if you close it. It is in your....

Chairman Wilford: But I also think this forces more people to be notified, which is one of the biggest things.

Justin Heller: The applicant has has stated that they're going to send a new notice

Chairman Wilford: of a public hearing?

Justin Heller: The public hearing.

Chairman Wilford: The public hearing.

Justin Heller: Right. But it could be the adjourned hearing.

Chairman Wilford: Okay. So, we, so we can open it in this meeting legally and then we

Board member Caruso: So, your saying we couldn't close it.

Justin Heller: Yeah, I ...

Chairman Wilford: Leave it, leave it open, we can leave it open right now, can't we? All's we are doing is leaving it open.

Justin Heller: All you are doing is modifying the resolution.

Chairman Wilford: And then you want to say leave it open. Is that....

Board member Hext: Adjourn it as opposed to close it. Right?

Justin Heller: Right.

Chairman Wilford: And then can be reopened.

Justin Heller: If it's adjourned, it's still...

Board member Hext: It's still open.

Chairman Wilford: Okay. Got it. Okay. So, make a motion to amend the last motion of closing the meeting to adjourning.

Justin Heller: Public Hearing.

Board member Caruso: The public hearing to adjourn. I'll make that motion.

Board member Bush: I'll second that.

Kelly Best: Board member Bush – in favor, Board member Hukey – in favor, Board member Hext – in favor, Board member Caruso – in favor, Chairman Wilford – in favor.

Board member Hext: Can we should take a short break before the next one.

Chairman Wilford: Sure. At this time, I think we're going to take a two-minute break real quick and then move on our next stage. I encourage you all to stick around. Only people involved in the village. That way you won't be surprised about things that are going to be talked about, but if you want to hang out.

BREAK

(ECS talked with the Chairman Wilford. The Chairman told ECS to work out the details with the Building Department. Chairman Wilford verified with ECS what the public was looking for. It was the notice of when the Balloon test would be done. ECS agreed. Chairman Wilford again told ECS that Lance Moore would be the contact)

BREAK

The regular meeting of the Planning Board started back up at 8:56 pm.

Chairman Wilford: Opened the preapplication meeting for JNT Development.

Brett Steinberg introduced himself to the board. He stated he was the engineer for the applicant JNT development. He understood this is a preapplication meeting. He was very excited about this project. He was here to get the Board's feel on the project. Mr. Thomas has proposed three structures for this property which lies right in the center of the village itself. Wanted to approach the board as early as possible before they started doing some of the higher unnecessary studies.

He stated the old train station actually has an easement through the through the train station parcel into the site. He pointed that out as an access point as well as an access point at the rear of the property by the fairground entrance at the bend on Park Street.

He stated the parcel size itself is approximately one point six acres. JNT Development was proposing 26 apartment units in three buildings. One of the buildings would include approximately 3,600 square foot commercial space making it a mixed use. He said they would like four units above that commercial space and four residential units, and then 14 additional residential units located in the structure which runs along the Park Street and then eight additional units in these structures located in the rear of the property by the rail road property. He said he was aware that that structure would require a variance for the rear yard setback. The rear yard setback on these lots are 50 feet. They wanted to

increase the rear yard setback to try to push a parking behind the building on Park Street and in front of the building by the rail road.

He stated that Mr. Thomas wanted to keep the architectural style which is prevalent throughout the central business district. He said that there was 60 or 70 feet from the back of the building to the railroad tracks.

He stated he was confident that he could obtain those variances if this board sees fit to move forward with the plan. Their plan proposed 49 off street parking spaces, which he said was more than the required by the village code. It only required one and a half per unit. Their plan called for shared parking between the commercial and the residential. He said most of the units were one- and two-bedroom units. He didn't see the need for family size apartments.

He said the very deteriorated structure on the property now would be taken down. He knew there were environmental studies that would need to be done. He again stated that there is an easement access through the municipal parking lot by the library.

The Board was concerned about exiting and entering traffic past the library. They felt there is a lot of children's things that go on there during the day. The Board also was concerned about in the morning and through the afternoon, the other business generates a lot of parking in that lot

The Board agreed that it is very clear in the comprehensive plan how much they want people to walk but stated it is a major concern using a parking lot as an egress. The Board felt they needed to explore more options about limiting or getting rid of that.

The Board was also concerned about all the natural creeks within that property and building on it. Jeff Moller, Superintendent of Public Works, stated that there was problems with using a municipal parking lot as a thoroughfare, that the water lines along Park Street would all have to be upgraded, the sewer lines may also have to be, the street itself was not adequate for that type of traffic and the management of storm water and other drainage issues would have to be addressed. Paul Miller, Chief of the Altamont Fire Department agreed that the water lines are not sufficient to handle coverage of these homes, especially if there were a fire.

Donald Zee, the attorney for the applicant stated they were here just to see what the Board thought of the plan. He said he felt they could address all the issues and concerns

The Board questioned whether multi-family apartment buildings were allowed in the Central Business District. They wanted to speak with the Village Attorney. Lance Moore, Building Inspector stated that he wasn't sure because of the way the law was written. Chairman Wilford stated that the Board will follow up with the Village Attorney before proceeding any further. He asked Lance Moore to get an interpretation for the attorney and let the board know. Then Lance Moore can let the applicant know if multi-family apartment building is allowed

in the Central Business District under the Village of Altamont Code. At this point, the Board can't move forward with this application until the issue is resolved.

The next meeting of the Planning Board is on Monday, January 28, 2019.

Board member Hukey made a motion to approve the minutes from the last meeting. Board member Bush seconded the motion. Board member Hukey – in favor, Board member Bush – in favor, Board member Hext – in favor, Board member Caruso – abstain, Chairman Wilford – in favor. Motion passed.

Board member Bush made a motion to adjourn the meeting at 9:58 pm. Board member Caruso seconded the motion. All in favor. Motion passed.

Respectfully submitted,

Kelly Best