

The Town of Fenton Planning Board held a meeting on Tuesday, July 31<sup>st</sup>, 2018, at 7:00 pm, at the Fenton Town Hall, 44 Park Street, Port Crane, New York.

**PRESENT:** Planning Board Members Richard Armstrong, Acting Chairman  
John Eldred, Deputy Chairman  
Jason Aurelio, Board Member  
Thomas Standard, Board Member  
Melodie Bowersox  
Town Clerk Tina Fernandez (Hinman, Howard & Kattell)  
Legal Counsel John Mastronardi (Griffiths Engineering)  
Engineer Michael Pipher, Board Member  
**ABSENT:** Planning Board Members Brian Randall, Board Member  
Maureen Singer, Board Member

**OTHERS PRESENT:** 16 members of the General Public which included Town Board Member Michael Husar

### **CALL MEETING TO ORDER**

Mr. Eldred led in the Pledge of Allegiance.

### **MINUTES TO APPROVE**

The Planning Board Members were either mailed or emailed the minutes from the Planning Board Meeting held on June 26<sup>th</sup>, 2018. With no corrections to be made to the minutes from the June 26<sup>th</sup>, 2018 Planning Board Meeting, **Mr. Aurelio made a motion to approve the minutes**, seconded by Mr. Standard. **Motion carried.**

**VOTE:** Ayes 4 Armstrong, Aurelio, Eldred, Standard  
Nays 0  
Absent 3 Pipher, Randall, Singer

### **NEW BUSINESS**

#### **Storage Building – 614 NYS Route 369**

- Site Plan Review – George Bryant would like to install an 18' x 30' steel garage with a 12' overhead door made by American Carports to be purchased through Crofts Trailer Sales in Glen Aubrey. His neighbor, Tony Walling, would put a 6" slab down first. The garage is to store a motor home George recently purchased which is 11' 3" in height. The height of the overhead door is the reason George had to come before the Planning Board which is a height of 12'; 10' or less does not require Site Plan Review by the Planning Board. There are no windows and no doors except for the overhead door. Mr. Armstrong stated that the materials were issued to the County because the property is located on NYS Route 369, a State road. John Mastronardi read the County's comment: "The Planning Department has reviewed the above-cited case and has not identified any significant countywide or inter-community impacts associated with the proposed project." NYS DOT also responded indicating that the Region 9 Site Plan Review Committee has no comments on this proposal at this time.
- Questions and comments of the Planning Board concerning the Site Plan:

- Mr. Standard – Mr. Standard asked to see the Site Plan of the steel garage. Mr. Armstrong showed him the Site Plan and explained where the garage would be on George's property.
- **Mr. Eldred made a motion to approve the Site Plan for a steel garage at 614 NYS Route 369**, seconded by Mr. Standard. **Motion carried.**

**ROLL CALL VOTE:**

PB Member Mr. Aurelio aye  
PB Member Mr. Pipher absent  
PB Member Mr. Randall absent  
PB Member Mrs. Singer absent  
PB Member Mr. Standard aye  
PB Deputy Chairman Mr. Eldred aye  
PB Chairman Mr. Armstrong aye

**Parking Expansion – 69 NYS Route 7B**

- Mr. Armstrong explained that no formal action will take place by the Planning Board concerning the parking expansion at 69 NYS Route 7B. The owners of the Fireside Inn are acquiring a small parcel adjacent to their existing property and were hoping to expand their parking area. When they started moving materials in, some of it contained asphalt and concrete. The Town Code's definition of special clean fill does not allow for asphalt and concrete. The owners would have to appear before the Planning Board to address the special clean fill issue. Materials were submitted to the County for a 239 Review; however, the applicant decided to withdraw their application for the special clean fill. They will use clean fill as defined in the Town Code and will not exceed the 200 yards which is the limit without a permit. Also, in the Town Code, if you are to place parking on a property, the parking has to be related to activities on the property. Because this would not be the case with the applicant and it being an adjacent property, Mr. Armstrong advised the applicant to merge the two parcels into one. The County was notified of the withdrawal of the application.

**Barn – 684 NYS Route 369**

- Owners Mark and Stacey Clark made progress at 684 NYS Route 369 without obtaining permits from the Town. Mr. Armstrong, John Mastronardi, and Building Inspector Matt Banks are working with them to bring them into compliance. Mr. Armstrong conveyed to them a list of requirements that are needed from them before appearing before the Planning Board for the necessary reviews and permits.

**Cell Carrier Upgrades – 210 Steed Road**

- Introduction of the Project: Will Stone of Crown Castle introduced himself and said that Crown Castle is the owner of the cell tower at 210 Steed Road. Tom Irwin was also introduced from Verizon. AT&T is a current tenant on the tower. Verizon and T-Mobile are proposing to add new facilities at 210 Steed Road. This would entail upgrades and additions to the existing 158' monopine cell tower. They are not looking to expand the height of the tower nor expand the size of the compound.
- AT&T: AT&T is at the 149' elevation on the tower. They are looking to remove three panel antennas and swap them out with three new ones in addition to other miscellaneous equipment pieces. Inside the existing shelter they would like to add radio cabinets.

- Questions and comments of the Planning Board concerning the AT&T proposal:
  - Mr. Aurelio – Are they just updating their existing equipment? Will answered that is exactly right.
  - Mr. Armstrong – Any change with weight associated with what would be loaded on the tower? Yes, there is a change and a structural analysis has been provided that takes into account all three changes and additions. After these changes and additions, the tower will be at 73.6% maxed out so there is still a capacity of 26.4% of additional weight for future use.
- Verizon: This brand new installation would be at the 135' elevation on the tower. Will distributed a diagram to the Planning Board Members. New t-arm sector mounts, six antennas, six remote radios, and one hybrid fiber power line would be added. On the ground there would be a 9 ½' x 15' raised platform for the radio equipment which will include two radio cabinets and a diesel generator. New electrical service would be required. West of the base of the monopole is where Verizon's equipment would be located.
  - Questions and comments of the Planning Board concerning the Verizon proposal:
    - Mr. Armstrong – There would be new electrical service from Steed Road? There is a gang board for them to put a new meter in.
    - Mr. Aurelio – Who is bringing in the additional fiber? Tom replied that it went to bid so they do not have that information at this time.
- T-Mobile: This new installation would be at the 123' elevation on the tower. Their proposal includes a four sector mount, eight antennas, eight remote radios, four hybrid fiber cables, and two ½" coax. On the ground there would be a 10' x 15' concrete pad for the two radio cabinets and generator. Also new electrical service would be required. South of the base of the monopole is where T-Mobile's equipment would be located.
- Questions and comments of the Planning Board concerning the entire Project:
  - Mr. Aurelio – Is this just to increase the coverage density for Verizon and T-Mobile, and obviously AT&T wants to get more from the upgraded equipment? Will said yes, that's right. Do you know what the coverage increase would look like? Is it to help get LTE or is it in preparation for 5G? Tom answered that right now it is a 700-800 GHz and distributed a diagram with the current coverage vs. the proposed coverage.
  - Mr. Armstrong – So the emphasis is some gaps on NYS Route 12? Yes. Mr. Armstrong noted that the diagram did not show significant proposed changes on NYS Route 369 and NYS Route 79.
  - Mr. Armstrong – Are all three generators diesel or is there also propane? Will said he would have to get back to Mr. Armstrong with that answer. He does not believe there is any propane on site.
  - Mr. Armstrong – How is the drainage on the compound and does it drain to the small pond below? Will did not know.
  - Mr. Standard – If there is diesel, wouldn't there have to be a containment facility? Will said the tank is built on top of the unit. Tom said Verizon has containment. Mr. Armstrong asked Will to verify minimum of secondary containment on the others.
  - Mr. Armstrong – I believe the artificial branches associated with AT&T seem to make the whole thing look a little odd at the top. Is there any attempt to do any changes with regard to the limited camouflage? Will said he would have to meet with their operational individuals who maintain the tower. Mr. Armstrong added

that it would be less obtrusive if everything was the same length rather than an additional length of branch that is right at the antenna location.

- At this point in the meeting, Mr. Armstrong allowed the Public to ask questions concerning the Project:
  - Bill Bowie – Will this give me coverage in State Park? Mr. Armstrong responded that the diagram looked speckled in that area and it appeared that the focus is on the NYS Route 12 corridor.
  - Mike Husar – The biggest concern of the Residents at the time of the original installation of the tower was the appearance of the tower and he recalls having simulated drawings that showed what the tower would look like. Mike did not see anything that showed what this new pole is going to look like. Mr. Armstrong replied that the Planning Board does have a diagram and held the image up for Mike and the Public to see; however, Mr. Armstrong requested that Will provide photos taken from NYS Route 369.
  - Jason Pepples – Is it counter practice to have three companies on one tower? Will answered that you want as many as you can have on one tower. By having additional companies on the tower, does it affect like Verizon's coverage because other ones are pulling from it? No because they are operating on different frequencies.
- SEQRA – John Mastronardi stated that a full SEQRA would need to be performed. Crown Castle filled out the initial form but only T-Mobile is listed in the description. John asked Will to add AT&T and Verizon to the form and describe what their proposed action(s) will be. Also, John noted that starting from page 3, section D through the end of the form must be filled out. (Mr. Armstrong further explained that section C. 1. should have been answered 'no' rather than 'yes' which would then mean section D through the end of the form would be filled out.) Will asked what the timeline looked like, as they would like approval at the next Planning Board Meeting. Mr. Armstrong said that materials should be received by the first Tuesday of the month. No 239 Review is required by the County. Mr. Armstrong is willing to provide a list of the Town's Code and what paragraphs would need to be addressed as part of the application process. (John and Sarah Campbell also have spoken to Will about what sections of the Code are relevant to their application.) Will said that he would like the information sent to him. Will asked if he just needed to provide the information that was discussed tonight; in talking to John prior to the meeting, what he provided was suitable and now he has been asked to provide additional information. John clarified that he told Will that the application was complete to present to the Planning Board for review, which was done tonight, and that the questions and concerns that have come from that Planning Board review need to be addressed before they vote.
- Lead Agency – **Mr. Eldred made a motion for the Planning Board to assume the role of Lead Agency for the Cell Carrier Upgrades at 210 Steed Road**, seconded by Mr. Aurelio. **Motion carried.**

**ROLL CALL VOTE:**

PB Member Mr. Aurelio aye  
PB Member Mr. Pipher absent  
PB Member Mr. Randall absent  
PB Member Mrs. Singer absent  
PB Member Mr. Standard aye  
PB Deputy Chairman Mr. Eldred aye

PB Chairman Mr. Armstrong aye

**Planning Board Site Plan Review Application Discussion**

- Planning Board Members received copies of the existing Site Plan Review Application and a draft associated with updating the Site Plan Review Application. Mr. Armstrong would like the Planning Board Members to be prepared to discuss this at the next Planning Board Meeting. Mr. Aurelio suggested:
  - A statement be added stating that applications must be received by the first Tuesday of the month to be considered on the Planning Board Agenda for that given month.
  - Setting an expectation of a timeline that it could take up to 60 days for the process, depending on if a 239 Review by the County is required.

**NEXT PLANNING BOARD MEETING**

The next Planning Board Meeting is scheduled for Tuesday, August 28<sup>th</sup>, 2018, at 7:00 pm.

**ADJOURNMENT**

At 7:32 pm, **Mr. Aurelio made a motion to adjourn the meeting. Motion carried.**

Melodie A. Bowersox, Town Clerk