

**Regular Meeting of the Great Valley Planning Board
February 10, 2016**

Present: Chris Schena (chairperson)
Amy DeTine
Rick Howard
Al Puszcz
Jeff Ramsten

Others: Aaron Tiller
Steve Lingard
Josh Silver
Ryan McCann
Tim Halloran Deb Halloran Kohl Halloran Samantha Woodin
Bill Howard
Kate Howard
Lindsey Coburn
Jennie Acklin
Judd Cole
Robert Crowley
Mike Harrington
Paul Knobl
Joe Puszcz
Peter Sunderland
John Walker
Frank Watson

The meeting was opened by Chris at 7:10 PM with the Pledge of Allegiance.
Rick was not seated at the table during the meeting.

Chris stated that Horvath has picked a different site for the proposed cell tower. He asked Steve Lingard to explain the cell tower project so the new board members could be brought up to speed and have the information they need to make a decision when the time comes. He also reminded everybody that public comments would be heard after the explanation by Horvath.

Josh Silver, attorney for Horvath, stated that Horvath/Verizon is looking to construct a 195' cell tower and equipment compound. He stated that at the public hearing surrounding property owners objected to the location so the RF engineer, Mr. Johnson, came up with 4 alternate sites. The RF analysis was submitted with the application. The proposed selected site is 800' to the east of the original site on a densely wooded parcel owned by Deborah & Timothy Halloran. Chris asked if the surrounding property owners were consulted and was told no that they were going on the recommendation of the RF engineer. Chris then asked if the projected coverage was a reality as promised. Josh told him that he is not an RF engineer but thru experience he thinks projections are accurate. Steve stated that some of the valleys may not get coverage but

Verizon will continue to work to fill in the gaps – which they must do to keep their license. He also said the engineers do take topography into account.

Aaron asked about access to the site. Steve said they would use the existing dirt drive which he believed to be deeded access. Al asked about road maintenance from Martin Rd. to the tower. He was told that the existing road would be upgraded with the access road being increased on the Halloran property and a new road created to the site.

Aaron asked for an explanation of the physical site for the board. Josh and Steve said that first the road would be improved and the wooded area would be cleared. The leased area would be 100' x 100' with the developed, fenced in area being 70' x 70'. The fence would be 6' chain link. The Verizon Wireless equipment platform would be 10' x 16' – smaller than originally proposed. The 195' tower would be on a triangle shaped bracket and would be 5' shorter than originally proposed. There would be mature trees all around (Tim thought the trees would be 60' – 75') and the compound would not be visible from the road. There would be no mandatory lights unless there is Mercy Flight traffic. Amy said Mercy Flight does fly thru the area and was told then there would be standard white light but no beacons.

Aaron asked if the cell tower would be only for Verizon. He was told that it can support other tenants. Chris asked if AT&T would share with Verizon. Steve said it must be able to hold at least 3 carriers and Horvath wants other tenants. Also, from 120' and below EMS would be able to enter into a lease for \$1/year.

Jeff asked about the population for the proposed coverage area. Josh told him he didn't have the number but the RF analysis provided by Verizon showed it is absolutely necessary. Steve stated that the tower will help other towers for seamless coverage. Jeff asked if the tower will help with the Ellicottville fall festival issues and Steve told him it will help the capacity of the network. Steve also stated that Verizon was the only carrier with a backup system which is good for 3 days.

Al brought up that many people have land line issues and the proposed coverage won't help his area. Chris thought the coverage would be more for Rt. 98. Steve said that it would help connecting towers and the entire network and the goal is to continue to grow the network. Also, Verizon land line and Verizon Wireless are separate entities.

Amy asked about the fence. Josh told her the proposal was for a 6' chain link with barbed wire on top but it can be built the way the town wants it.

Steve stated they have been in contact with the DEC regarding the trout stream, flood plain, and the upgrade to the bridge.

Chris stated that the planning board walked the proposed location last summer and found it to be helpful. Steve agreed it would be good for the board to see the old location compared to the new. Tim will do the tour.

Chris stated that it was previously agreed there could be a balloon test at the discretion of the board. Josh said that since the proposed site has been changed they were over budget. Chris said there would be no vote tonight and he wants the test to give the board a visual. Steve said the balloon would fly for 4-6 hours and he would like to waive the photo session part of the test. Aaron would like a few photos. Steve will schedule the balloon test.

The public comment session was reopened at 7:40 PM.

Ryan Mcann, attorney for Rick Howard, stated that the surrounding property owners were not consulted. The RF engineer spoke with the applicant about 4 alternate sites. Although happy that the applicant was moving back further into the woods the new site was closer to his clients' house. He also thought the new site was located more to the north but Aaron told him it was close to what the map shows. Ryan stated they would like to see the location even further back in the woods and maybe Rt. 219 could go thru the proposed site. Aaron stated that was not relevant as it is not a right of way for Rt. 219. Ryan then stated that the road is jointly owned and would like the board to require a maintenance agreement. Steve stated that Rt. 219 had been taken into consideration.

Peter Sunderland asked when the vote would take place. Chris told him they would need a full board. He also told him he wants the balloon test first and possibly March or April for the vote. Peter thought there had already been undo delay and that Chuck Schumer is looking for coverage everywhere. Chris told him the board had been ready but it was tabled at the request of Horvath.

Paul Knobl asked if internet coverage would increase. Josh told him not to the home.

Frank Watson stated that cell towers bring modernization, communication, and they are an attractive feature. Also, if the board were to consider it longer it won't look good for the town. He also feels it could be a revenue stream. The only negative view is visual. He is looking for betterment of the town. Chris stated that the board has to have all the facts as they will probably be sued whether the vote is yes or no and he wants to protect the town. Frank thinks the minority view is not a benefit to the town.

Jennie Acklin lives in Haines Hollow and can't get a good land line and has no cell coverage. She feels the town has to allow for the tower to provide a service and the law suit will come when somebody dies because of no coverage. She also feels this has been going on way too long and needs to be a priority.

Aaron stated the current information has been out for 1 week and the board is seeing it for the first time tonight.

Tim Halloran stated this tower will be 50' shorter than the one on Chapel Hill. Aaron asked how much will be seen over the trees.

Bob Crowley stated the plot is the plot. He bought his property with no cell service but he

wants improvement. Put in this tower and others to improve coverage.

Lindsey Coburn would like the existing tower that doesn't work to be fixed.

Deb Halloran stated this service effects being able to make emergency calls and that many people, other than the people here, need the coverage.

Paul Knobl asked if the balloon test and site inspection are really necessary to make the decision.

Chris stated they must have a full board in order to vote so it couldn't be happening tonight.

Josh stated the board has been reasonable. Steve agreed especially with new board members. Steve also stated that the RF projections are a minimum and they are usually a worse case scenario. When used with other towers coverage will be better.

Jeff moved to adjourn at 8:09 PM with a 2nd by Al. All in favor.

There next Planning Board meeting will be on March 9, 2016 at 7PM.