

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, April 24, 2109

IN ATTENDANCE: Chairman Lou Kiefer
Matthew Sush
Jim Barnicle
Michael Hoyt,
Debbie Mitchell, Secretary
Richard McGoey, Consulting Engineer

Michael Croissant
Arthur Knapp, Alternate
Paula Elaine Kay, Attorney



PUBLIC HEARING

Notice is Hearby Given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on April 24, 2019 at 7:00 p.m. to consider the application of Yeshivas Ohr Hachaim (Birchwood) for site plan review of a proposed camp playfield in accordance with §250-7 of the Town Code of the Town of Thompson.

This property is located in the SR zone at Sackett Lake Road, Monticello, NY S/B/L: 56.-1-32.52
Glen Smith, Engineer

Satisfactory proof of mailing was provided to the Board.

Mr. Smith – This project has been under development for six or seven years and there will be 67 Homes built onto the site, which 50 have been built already. There is a Boys Camp behind Birchwood. The public hearing is for a four-acre parcel that they purchased and they want to consolidate. The intent is to use the property for a play field for the Boys Camp. There are private owners on one side, Birchwood owns all the property on the South side and the Sackett Lake Sewer is on the North side. We are looking to clear the property for the Boys playing field and having parking for the Guest and a Basketball court.

Chairman Kiefer - What about the driveway behind the parking lot? Mr. Smith - Each parking space is for each unit. And we are showing the parking spaces from end to end. I talked to the owners and they don't think they need that extra road. Chairman Kiefer - The homes are so far away from the parking, that every time someone wants to go somewhere they have to move a car and it's too far away. Mr. Smith - The spaces are for the homes and family members. The expense is a lot and it will take away from the playing field. Chairman Kiefer - I think they should add the driveway. Richard McGoey – I would rather see the trees. Mr. Smith – There are lots of trees there now. Chairman Kiefer – And will those tree's stay? Mr. Smith – Better to have the buffer to keep the kids safe from the parking lot. Jim Barnicle – I would like to see you keep the vegetation. Matthew Sush – Have a buffer between the parking and play area. And that would prevent cars from parking onto the grass as well, it will limit the parking to the parking spots. Paula Kay – Also keep kids from running towards the parking lot. Chairman Kiefer – Everyone is agreement on keeping the vegetation. Matthew Sush – Undisturbed or

new planting? Mr. Smith – I believe it would be undisturbed. I will but a note on the plans to add some trees in the open areas.

PUBLIC COMMENT

No public comment

PUBLIC COMMENT CLOSED

A motion to close the public hearing was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

Notice is Hearby Given that pursuant to the provisions of §250-55 of the Town Code of the Town of Thompson, public hearing will be held by the Planning Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on April 24, 2019 at 7:00 p.m. to consider the application of the Camp Kerem Shlomo for site plan review to demo 2 existing staff units, handball court & office, and replace with 3 duplex units in accordance with §250-8 of the Town Code of the Town of Thompson.

This property is located in the SR zone at Fred Road, Monticello, NY S/B/L: 16.-1-15.1.
Randy Wasson, Engineer

Satisfactory proof of mailing was provided to the Board.

Mr. Wasson – The proposal is to remove several old buildings that are close to the road, an office and handball court and to replace them with 3 duplex units that are further away from the road. We will be replacing three family homes with six family units. Plus, a small addition on one of the Dormitory. We went to the ZBA and got our variances needed. We addressed the comments from the last meeting and those comment are included on the plan. We are looking at density uses and I believe we are in compliance with the density.

Chairman Kiefer -What about the fencing? Mr. Wasson – We are going to take down the fence on Ranch Road and replace it with a 4-foot-high chain link fence with landscaping. Also, there is a fence on Fred Road that needs to be addressed. The notes say we will take care of that fence as well. Michael Croissant – With landscaping on Fred Road too? Mr. Wasson – Yes, adding landscaping. Jim Barnicle- Some of the area needs to be cleaned up where there are over grown bushes.

Richard McGoey – What is the status on sewer line testing? Mr. Wasson – We have to schedule one.
Richard McGoey – Can you please contact the Sewer Department and let them know when it's going to be done? Mr. Wasson – Yes.

PUBLIC COMMENT

No public comment

PUBLIC COMMENT CLOSED

A motion to close the public hearing was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 7:11 p.m.

A motion to approve the April 10, 2019 minutes was made by Michael Hoyt and seconded by Michael Croissant
5 in favor, 0 opposed

TARPON TOWERS, LLC

Wurtsboro Mountain Road, Rock Hill, NY S/B/L: 35.-1-34

Jared Lusk, Nixon Peabody, LLP

Sara Colman, Air Smith Development

Mike Crosby, RF Engineer, Verizon Wireless

Chairman Kiefer - We have a lot of opposition on this parcel and the location of it. Evidently there is another location on this site that can be used. Mr. Crosby – When we have a need for coverage in the area, we have a team. We have a search ring that we start with. Typically, that is above a certain elevation when we have lots of terrain like we have here in the Town of Thompson. When we have one of several candidates that might work. We provided direction back to said acquisition, here are the number of candidates that work and here is a number of candidates were interested in. We have to see if we have landowners that are willing to lease. Just because we have a parcel that is available doesn't necessary mean that it has the best radio frequency (RF), or if the location on the parcel is buildable. Sometimes landowners don't allow us to use the best location. Each site has challenges. We looked at all the locations and found that this site is more preferable. What I mean by preferable is to find a location with the least impact on the community. We don't want to build a 250 foot tower. We would then have to light the tower and paint it Red and White. We didn't realize there was such concerns until a few weeks ago. We are trying to do the best we can.

Chairman Kiefer - The second site on this location, is it much different? Mr. Crosby – Yes, it is.

Jim Barnicle – Please tell the Public all the sites that you looked at. Mr. Crosby – We started with eight location. We detailed six of them at our first meeting with the town. Some of the sites where just not good. We approved three of them. When we say approved, we mean we want to investigate the parcel. We believe we are at the best site as of today. It will allow us to minimize the height of the tower. Other location would need taller towers.

Mr. Lusk – I tried to respond to the latest comment. We have been working on this for the last two weeks on the alternative sites. We also did the balloon test again. We had people work with the Wanaksink Lake people on other proposed sites. I provided my supplemental information that follows the questions in the Attorney's letter.

Paula Kay - There was a lot of concern from the public and during the work session we talked about having another Public Hearing.

A motion to reopen the Public Hearing on May 22, 2019 due to the second balloon test was made by Michael Hoyt and seconded by Matthew Sush
5 in favor; 0 opposed

Paula Kay – We also suggest you leave the Public comment open for additional comments.

A motion to leave the public hearing open for one week until the close of business on May 29, 2019 for written comment was made by Jim Barnicle and seconded by Matthew Sush
5 in favor; 0 opposed

Mr. Lusk – The Balloon test was done and there were 23 locations where we took photos from. Some of the locations you were able to see the balloon's and some you were not. We provided you simulation of where the tower would be visible. There are 16 photos that were simulated and we provided you with that information. I don't think anyone is disputed we need a tower. We are going to have to put a tower somewhere. As Mr. Crosby said this is a good location. We are in a wooded lot and you will not see the base of the tower. There is no location in Rock Hill where you are not going to see a tower. The town has to find the balance of the usage and the view. I realize peoples concern about the location. A significate portion of the bottom of the tower is blocked by trees. There was a suggestion about making the tower look like a Pine tree. Verizon and Tarpon have used simulated pine trees before. The issue is you will not find a 184-foot pine tree. You can't build a base of a tower large enough to make the tower look like a Christmas tree to carry the shape on down. The lattice tower we have chosen is to allow to let light through it. These locations are just not right for a pine tree looking tower. We have gone through all the sims. We took photo's that were required on that day of the balloon test.

I have not seen the Town of Thompson's Planning Consultant report yet. Paula Kay – She has not prepared anything yet.

Mr. Lusk – Tarpon shows two other tower that can be seen from Wanaksink Lake, that's on Tab Z. And this tower will be similar to those towers.

Mr. Lusk –Mr. Crosby has spent a lot of time going over these alternative sites. Mr. Crosby's goal is to deliver service to the Rock Hill area as described in the report. He said early on, that the search ring or close to it will be able to provide that service. There were a number of locations suggested by the board. There were other sites suggested by other people other than the board as well. Some sites will just not work. Holiday Mountain, the hills behind the Ramada, Wanaksink Club North and South and the Exit 111 gas station. Those locations are outside the Ring. We also need to make sure we don't get to

close to the Wurtsboro Towers either. As we go through each site, we have submitted area photos with typography. Typography is important. A comparative coverage map, the red is what is covered by our proposed site and the green is proposed by the alternative sites. There is an aerial view showing you where the tower is and who the surrounding neighbors would be. Mr. Crosby has taken into consideration the tower height. Trying to keep the tower below 200 so we don't have to light it up and paint it.

Mike Crosby – The RF justification tells you why we are building the site and where we are building it. One is for capacity and the other is for coverage. The best way we can explain this is with best service plots. Best service plots are the simplest way to convey the info to you. Remember as we go through these slides, the site placement has an impact about the ability beyond what the foot print is, but it's ability to service either in a building or a car. That info is not detailed here. If a site is missed place outside the ring it will cause issues with the other towers in the area. I can see that during the summer months capacity increases. If it's placed in the wrong place it could actually make those other towers worse since they are already overloaded.

Mr. Crosby - Our team goes out to look for proposed location within the ring that would fit our needs. Sometime there is already an existing structure there and we can identify it as an option. If there is a structure just outside the ring, we will look at that too. The original location is within the circle area. The additional suggestions are well outside the search ring and some are right on top of other towers. Mr. Lusk – When we heard from the Wanaksink Lake people we asked if they own any property that is close or inside the search ring. If not, we are wasting our time. We were giving the locations and you can see they are far from the search ring.

Mike Crosby is going over each of the slides showing the proposed locations and what the coverage is. Terrane site is tough to work with in this area.

Paula Kay - The only site the board can review tonight is the Calcam Association property.

Mr. Crosby goes over all the proposed sites:

List of proposed Site:

- A – Crystal Run Rooftop
- B – Emerald Place Water Tank
- C – Calcam Association New Tower (proposed site)
- D – Crystal Run New Tower
- E – Emerald Green Lake Louise Marie Water Co.
- F – Town of Thompson Sewer Plant New Tower
- G – Discovery Center Rooftop
- H – Discovery Center New Tower
- I – Ramada New Tower
- J – Holiday Mtn New Tower
- K – Gas Station Exit 111 New Tower
- L – Wanaksink Lake Club South

M – Wanaksink Lake Club North

Candidates A – H were known and considered during the site selection process, C is the RF Approved Primary candidate, there is a willing LL and the site is constructible as designed. Note: G and H were previously reviewed however the property was owned by NYS at the time of site selection and was not viable or detailed in original site selection slide.

Candidates I – M were not considered during site selection however they have been raised for consideration by members of the public. Through the zoning process they have now been reviewed even though they are well outside the search area and known to be categorically RF Rejected.

For each slide there is a high band and a low band that Verizon operation on. They are 700, 850, 1,900, 2,100, so all the license band of service allows us to provide coverage at each site. The low band is your coverage area and high band is your capacity area. Also, the lower band have a longer wave length. They can travel longer distances. The higher band are shorter and diminish quicker.

A: Crystal Run Rooftop; In order to get the same coverage, you need to a 284-foot tower because its 100 feet lower in elevation. If we place this tower on this site, we will still have other people complaining that they can see the tower. Once you hit 200 foot you will need to have a flashing light on top and paint it Red and White. We are trying to keep the tower below the 200 feet while still giving us full usage.

Mr. Crosby - A: Crystal Run Rooftop; We have not heard back from anyone and this is not a preferred site. RF Rejected it due to inadequate coverage, existing structure is too low. Michael Croissant – Are you assuming it to be 184-foot tower? Mr. Crosby – For the existing structure, the water tower and roof top those are taken into consideration the height of the structure. Michael Croissant – This picture is for the existing structure not the 184-foot tower? Mr. Crosby – Yes.

B: Emerald Place Water Tank; – It's too low, not only with ground elevation but with the structure height. Mr. Lusk – It's 150 feet below of where we are proposing now.

C: Calcam Association New Tower; It's our current primary. It is 1,600 AMSL RF approved at 180 feet ACL. Chairman Kiefer – The current site location is about 1,600 feet. Mr. Crosby- The number I used are from Google earth. Chairman Kiefer - So it's 50 feet higher than the surrounding area. Paula Kay – How high is the new location on the current proposed site? Mr. Crosby – It looks like 60 to 80 feet lower. Matthew Sush – Would you need a light on this tower? Mr. Crosby – Yes, we are over 200. Paula Kay – Does the Wolf Lake tower have a light? Michael Hoyt - Yes

D: Crystal Run New Tower – This site was submitted to us. When we first looked our reaction was this is not a bad parcel but we would like to make it higher. And we couldn't continue since the Landlord hasn't gotten back to us. Jim Barnicle – That property is a proposed site for sale. Mr. Crosby – We look at alternates locations because when we talk to the landlord, they usually want the tower on location that don't always work. It's not very often that we have a win win parcel like what we have here. Without a responsive Landlord there is not much we can do. Mr. Lusk – And as you see on this slide

there are property owners there and they too would see the tower. Mr. Crosby – This site is similar but it is not the same and not as good.

Chairman Kiefer – If height is so important why is the Bridgeville Tower not on the top of the hill? Mr. Crosby – Whoever built that tower was trying to fill in a coverage gap not looking for a lot of coverage.

E: Emerald Green Lake Louise Marie Water Company; When we originally talked to the landlord it was still being developed. Michael Hoyt- Who did you speak too? Ms. Colman – I don't have that information with me, I can get back to you. Michael Hoyt - Full disclosure, I would have been the only person who you should of spoke to. And I was never contacted for this tower. I did send you a topo map of the area. I think the process has went the proper way on the proposed site. Mr. Crosby – Is all my info correct? Michael Hoyt- Yes. Mr. Crosby – This was approved as an alternative Candidate. It's not as good of a site but it's not terrible. Its an alternate site. This will be halfway between Lake Louise Marie Lake and Wanaksink Lake. This location will have more property owner and this might just shift one set of owners complaining to another group. This is not a better RF site. Mr. Lusk – Again its site with less coverage but with other homeowners. Michael Hoyt- Wanaksink Lake owners will still see the tower on this site. Chairman Kiefer - No matter where you go your going to have opposition.

Mr. Crosby – Since the primary site only needs 184 feet, we are using that for reference on all the other sites. The other sites will need higher towers. And we won't know exactly how tall those towers will be until we do more research on those parcels.

F: Town of Thompson Sewer Plant New Tower; Was ruled out because of inadequate coverage and too low.

G & H: The Center for Discovery's Roof top & New Tower; Roof top was not tall enough. The new tower might not be viable either. Without being in the field it's hard to tell if it will be good enough or not. Michael Hoyt – Is the property acquisition done yet? Paula Kay – I don't believe so. This property is in Federal Litigation. Mr. Crosby – We asked about this property early on since it was a commercial property and it was not available at the time. We would currently reject this parcel due to inadequate coverage.

I: Ramada New Tower – Rejected, it is outside the ring.

J: Holiday Mountain New Tower: This is too far outside the ring and would interfere with the Bridgeville Tower.

K: Exit 111 Gas Station: Outside the ring and too close to the Wurtsboro Tower.

L: Wanaksink Lake Club South; Good ground elevation but it's too close to existing Wurtsboro Tower.

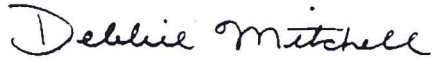
M: Wanaksink Lake Club North; Good ground elevation but it's too far outside the ring.

Paula Kay - Please look at the other site on the same parcel closer to 17 by the Billboard. Chairman Kiefer shows Mr. Crosby and Mr. Lusk where they would like them to look.

A motion to close the meeting at 8:07 pm was made by Michael Croissant and seconded by Matthew Sush

5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Mitchell".

Debbie Mitchell

Secretary

Town of Thompson Planning Board