

Minutes of the Planning Board Meeting held by the Planning Board of the Town of LaFayette on March 18, 2003, in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 p.m.

Present: Jim Nakas, Chairman  
Andy Peebles, Board Member  
Rick Markoff, Board Member  
Barb Lasky, Board Member

Absent: Jim Quartier, Board Member

Secretary: Mary Jo Kelly

Others Present: John Langey, Attorney  
Gerald Aloï, Barker Hill Rd.  
Brian & Sandra Skeval, Rte. 20  
Sean McCarthy, Rte. 11A  
Mr. Dixon, Engineer for AT & T  
William Keefer, Attorney for AT & T  
Ralph Lamson, CEO

Chairman Nakas called the meeting to order at 7:00 p.m. and welcomed everyone. He asked if there were any corrections or additions to the February 18, 2003, Minutes as submitted by the Secretary. There were none. He said let the February 18, 2003, Minutes stand as written.

**GERALD ALOI – Submitted final maps assuring they are in compliance with the Planning Board’s conditions.**

Mr. Aloï said the filing of the subdivision map of the properties was done. He reviewed the changes of the proposed property lines. Originally it showed there were separate little parcels owned by Mr. Hill, Mr. Griffin and Mr. Aloï. These small pieces have now all been incorporated into the larger pieces owned by these people. The deeds have been rewritten.

John Langey said it looks like they have met the conditions.

Chairman Nakas advised Mr. Aloï he is all set.

**SKETCH PLAN CONFERENCE – Brian and Sandra Skeval to relocate line on existing property between 5982 and 5976 Route 20.**

Brian said a couple of years ago they purchased the house next to them and turned it into a store. 5982 is their house address.

Sandra said the property line between the 2 properties runs within inches of the barn. They want to move the property line and make it a straight line. They are trying to make the line feasible for both parcels.

Chairman Nakas said a public hearing will have to be scheduled as this does require a subdivision.

Brian said they are working off an old survey map.

Sandra said they don't want to have another survey done now and then have another survey done if they get approval showing the line changed.

John said County Planning would not accept this copy or the old survey map.

Sandra asked if everyone has to do a survey when they are doing a subdivision.

John said yes. They need one survey for the final subdivision map showing the two lots they want created through this subdivision. The only time you would have to go back and have something done to the final survey map if is something is missing or incorrect on the map. He advised them to go back to whoever did their old survey and tell them what they want to do and ask the surveyor to draw up a final map for them showing the line where they want it.

Member Peebles said the county will want to see the whole thing. They will want to see all the properties involved.

Chairman Nakas said to give the surveyor a copy of the town subdivision regulations so they know what has to be on the map so the county will accept it.

Member Peebles asked if there was anything else on the properties.

Brian said there is some wetlands.

Sandra said they are way down by Route 81.

John said as long as the wetlands aren't near where construction will take place, the applicant is O.K.

Chairman Nakas said to show the new dimensions they are proposing for the barn, etc.

John said the Zoning Board of Appeals is requesting this and they will be using the same map. A subdivision is required to keep track of the history of the property. This helps someone 50 years down the road know what happened regarding title issues...

**CASE # 309 – Appeal of AT & T Wireless for a Specific Permit to co-locate up to six wireless communication panel antennas and related equipment at an existing 154' communications monopole at 2393 Rout 11 South in a Hamlet District approximately 1 mile south of the Route 20 and Route 11 intersection.**

Mr. Keefer was present as counsel for AT & T. He said they are requesting a co-location of up to 6 panels on a monopole between Route 11 and Route 81. They will also be putting up utility cabinets. There won't be any additional height added to the tower. They will be going in at 142'. The current users are at 152'. He introduced Mr. Dixon who is the Project Engineer for this. He is present to answer any technical questions the Board might have.

Chairman Nakas noted they plan on placing 6 panels on the tower.

Mr. Dixon said up to 6 panels. They don't usually put them all on at once.

Chairman Nakas asked how much each panel weighs.

Mr. Dixon said they have done a structural to be sure the tower can hold the maximum weight they would be putting on it. He isn't sure of the exact weight of the panels.

Chairman Nakas said he is curious as to how much weight they will be putting on the top of the tower.

Mr. Dixon said structurals are performed to be sure they are still well within the guidelines.

Mr. Keefer said Exhibit G of their application has a structural attached to it. It does not include the actual weight of the panels.

Chairman Nakas asked if these things are in the area of hundreds of pounds each, 20 pounds each...?

Mr. Dixon would guess they are in the area of 10-15 pounds. They could supply this information if it's needed. More important is the wind loading which is the maximum wind speeds. The movement left to right is more important than the weight.

Chairman Nakas asked how big the panels are.

Mr. Dixon said they are 52" in height by 5" wide and 3 ½ " in depth. This is on the construction drawings submitted with the application.

Member Peebles asked if they form a triangle.

Mr. Dixon said there are 3 sectors which make up a triangle pattern. They are similar to what's on the tower now. They propose to put more complete coverage on all 3 sides where the existing one just has one panel facing the south.

Chairman Nakas said the only user at this point is Cingular One. They will be the 2<sup>nd</sup> leaser, does he know if there will be others?

Mr. Keefer said generally these towers can handle at least 3 arrays. The last one will have to have their own structural analysis done.

Mr. Dixon said whether or not another leaser can go on the tower would be up to the Town.

Chairman Nakas said the original approval granted to Cingular was for a single occupant of the tower and if anyone else wanted to use the tower, they would have to get a specific use permit.

Mr. Keefer said that resolution was done prior to the current code being in place which encourages more than one user for a tower.

Mr. Dixon said the paperwork submitted show's they are meeting all the state codes.

Chairman Nakas asked what happens when these antennas become obsolete. Will the tower be removed?

Mr. Keefer said that would be up to the owner of the tower. There's a responsibility on the applicants end to make sure their panels are off. This will certainly be handled with the Zoning Board of Appeals. There is probably a provision for some funding or undertaking so they will take their panels down.

Chairman Nakas asked if there's any stipulations in the Town's regulations stating these need to be taken down once they aren't needed any more. He

believes since the 1997 law, this has been a requirement. Before that, he isn't sure.

John asked if the drawing CO2 shows all six panels up.

Mr. Dixon said it shows two panels per sector.

John said if their request is granted, the total panels are shown on the CO2 which is all 6 panels.

Member Markoff advised there are 4 antenna's located on the tower now.

Chairman Nakas asked if they thought they would be back in the future requesting more.

Mr. Keefer said he doesn't believe so.

Chairman Nakas asked how much more this tower could hold.

Mr. Dixon said he would have to have an engineers opinion on this.

Mr. Keefer said they have an engineers report which states it can handle their request but he doesn't know how much more it could handle.

Member Peebles asked if he knew any of the history of the tower or maintenance schedules for it.

Mr. Keefer said they stop by almost monthly to check on everything.

Member Lasky asked how far they would be from Route 81.

Mr. Dixon said they are normally set back the distance of the height of the tower to the base of the structure.

John said these towers tend to be built so there's a break point.

Mr. Dixon said it all depends on what the design of the tower was.

Mr. Keefer said CO4 shows all the structures. They won't require any new fencing or anything.

Chairman Nakas asked for any additional comments or questions. There were none.

**Member's Markoff moved and Lasky seconded the motion to recommend to the Zoning Board of Appeals that they approve this application by AT & T Wireless for a Specific Use Permit to allow the addition of no more than 6 panels and related equipment at the tower located on the western portion of the Shanahan property. Motion passed unanimously.**

#### **SEAN MC CARTHY – Sketch Plan Conference for a subdivision on his property on Route 11A.**

Sean said he is looking to subdivide his property to build a 1700 sq. foot house there. It would be down about 500' from the barn.

Chairman Nakas asked if there is an existing driveway there.

Sean said no but the DOT is going to give him one but they wanted to wait until the weather was a little warmer before they came out.

Chairman Nakas asked if this was a separate parcel.

Sean said there is 2 different tax map numbers.

Chairman Nakas said he won't require a subdivision approval because it's already two separate parcels.

**Mr. Gazottis – Request for extension.**

Mr. Gazottis was present to discuss the barrel removal and the pole barn. The resolution was granted in November. When winter came, they were paralyzed. They have cleaned the inside of the building. They are going to come and haul the barrels away. It was impossible to get someone to haul the pole barn away. He can't get the closing without the conditions of the resolution being met. He would like an extension until July 15<sup>th</sup> or July 30<sup>th</sup> for removal of the barn.

The Board had no problem with this.

**Member's Markoff moved and Lasky seconded the motion to amend the resolution dated October 15, 2002 to grant an extension until July 30<sup>th</sup> for removal of the barrels and pole barn depicted on the plat plan and its contents. Motion passed unanimously.**

Chairman Nakas asked if there was any other business to be brought before this Board. Nothing was presented.

**Member's Markoff moved and Lasky seconded the motion to adjourn. Motion passed unanimously.**

The Planning Board Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mary Jo Kelly  
Secretary