

Town of Sodus Planning Board

03-04-2024

PRESENT

Dennis Grabb - Chair
John Bernhard - Member
Joe Pasquale - Member
Cathy Willmott – Ad Hoc

ABSENT

Ken Eastley - Member
Ed Grosz – Vice Chair

GUESTS

Jackie Bartolotta
Robert Burgdorf
Darcy Davis
Alan Davis
Karin Costich
CJ Costich
Tom Phillips

Dennis Grabb: Let's call the meeting to order. March 4, 2024 at 7 PM. Did everybody get a chance to look at the minutes from last meeting? Motion to approve?

John Bernhard: I'll make the motion to approve.

Joe Pasquale: I will second that motion.

Dennis Grabb: All in favor? All aye. Motion carries.

Application #1699 to review a final site plan made by Bell Atlantic Mobile Systems, doing business as Verizon Wireless to build a Telecommunication Tower located at 7863 East Ridge Road.

Dennis Grabb: We need a motion for negative declaration on the SEQR.

Joe Pasquale: I make a motion to accept a negative declaration for SEQR on this application.

Cathy Willmott: I'll second that.

Dennis Grabb: We have a motion made and seconded for negative declaration of the SEQR. All in favor? All aye. Motion carries.

Robert Bergdorf: Nixon Peabody law firm, on behalf of Verizon Wireless and I have Jackie Barlotta, the site acquisition representative for Verizon here tonight. Last time we were here we presented the application, we presented the need for the facility, that's all in Exhibit D, why we need it, the coverage that it's providing, the capacity issues that it's solving, and again this is on the fire department property at 7863 East Ridge Road, 155' monopole. Exhibit M shows the photo simulations, what it actually looked like at that location. We supplied a lot of information from structural reports, FCC compliance certificates. Procedurally, we're here from this board for site plan approval. It has gone to Wayne County Planning Board and we understand that the town has interpreted the code to require the special permit from the ZBA. This board is taking the role of lead agency and would adopt a SEQR negative declaration tonight, prior to any underlying decision, and that the ag data notices went out and the other notices for the public hearing. So, if all those went out, we are procedurally in a position for the board to issue the negative declaration and then get on with the underlying substantive approval tonight. Again, happy to spend more time on any aspect of this application that you'd like, but that's where we are procedurally, and we went through the substance last time.

Joe Pasquale: I was looking at this, I noticed that you're getting power from a pole to run things. How much voltage is that going to be?

Robert Bergdorf: It's going to be the same as a house.

Joe Pasquale: So, it's just a single phase 120 going in?

Jackie Bartolotta: Yes, and Verizon will have their own meter and everything in the complex.

Joe Pasquale: Is there going to be any kind of step-up transformer with the added wattage that you're going to be putting on that tower?

Robert Bergdorf: No, my understanding from the engineers is you wouldn't have a step-up transformer because it would be the same kind of service you'd send to a house. That's sufficient to run all the equipment.

Cathy Willmott: Will the tower be built with a breakaway top?

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Robert Bergdorf: I have to confirm this one, as part of the building plans, but they're typically built to have a break away point halfway up. So, if there ever was a stress that could bring it down and break it in half. But we can verify that this one is in fact designed that way. It's also important to remember that the ANSI standards are built to be pretty significant.

Cathy Willmott: The tower can support four cell service servers?

Robert Bergdorf: It depends on the loading and the weight and what they want to have on there. But they're typically built to hold at least three providers with a full array.

Cathy Willmott: Is it ever a problem to get carriers? Are they vying for these towers?

Robert Bergdorf: Yeah, it really depends on the network. The FCC set this up, we don't have the same networks, so we don't have the same frequencies and so forth. Networks overlap, so each of our cell grids from time-to-time overlap. They can go on our tower, sometimes they can't and vice versa. The arrangement we have with all the other providers, is if we go to a town and the engineers say this tower works, we have what's called a master lease agreement in place. We point to that tower and say we want to go on that tower, everything's worked out, we then do a specific site license for that site and vice versa. So, there's a reciprocal arrangement that's set up. So, you can easily and quickly go on theirs, you can easily and quickly go on ours. And we hope that they do, because obviously that makes the most sense from a zoning standpoint, and it also helps reduce costs.

Joe Pasquale: The antenna orientation, is that going to be in place or is that going to be rotatable?

Robert Bergdorf: It can be moved by the engineers. They actually physically go up and do it. It's very carefully designed to match up with the other cells around it and they have a certain down tilt or up tilt to broadcast and receive to the area of the triangular cover.

Joe Pasquale: The roads that you're going to make to the tower, is that going to have any flooding problems or problems with the creek?

Robert Bergdorf: It's all properly built for drainage according to whatever engineering standards are. It would be signed off by your building department.

Darcy Davidson: I live across from Wallington Fire Hall on the corner of Ridge and Geneva. I'm interested in knowing exactly where the tower will be located at that site.

Robert Bergdorf: 500' to the back property line. The side of the parking lot behind the ball field.

Tom Phillips: Is there going to be a fence around this tower?

Robert Bergdorf: The tower base has a 6' chain-link fence enclosing the equipment shelter.

CJ Costich: When would construction start?

Jackie Bartolotta: By the end of the year, we would be in construction and then activated by next year, we are still going through some of the regulatory approvals.

Dennis Grabb: Motion to approve the final site plan of this application.

John Bernhard: I'll make a motion we accept it.

Joe Pasquale: I second.

Dennis Grabb: All in favor. All aye. Motion carried. I now move to close the public meeting.

John Bernhard: Motion to adjourn.

Cathy Willmott: I second.

Dennis Grabb: All in favor. All aye. It is now 7:18PM, the public meeting is now closed.

Submitted by,
Chandra Jensen
Zoning Board Secretary