

MINUTES OF MEETING ~ AUGUST 23, 2010

ATTENDANCE: Rick Bump, Eugene Dutcher, Harold Ellsworth, Paul Little, Bob Thurling, George Hilton, and Secretary, Pat Smith. Also in attendance was Zoning Administrator, Walt Tennyson. Absent were Ken Raisner and Suzanne Robbins.

CORRESPONDENCE: Zoning Administrator's Activity report for July, 2010.

MINUTES: On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the July 19th meeting were accepted, as presented. Motion carried 6/0.

OLD BUSINESS: None.

NEW BUSINESS: #SPR2010-07 ~ David Tower proposed Auto Repair Service.

Applicants were in attendance for discussion of their project. They propose utilizing the vacant 2-bay Service Station located on the corner of 6284 State Route 9 and Panther Mtn. Drive, offering full auto repair service, brakes, tires, etc., including inspections. They intend to install a lot of new equipment in the building, which, for the time being, is under a lease option. Applicant has plans to delineate the driveway, having it graveled with blue stone and stone dust, and develop a little green space, along with seasonal planters for flowers. There is currently a wide open curb cut, which would not allow for an orderly traffic pattern in and out. Applicant also proposes painting the exterior of the building at a future date. Basic hours of operation will be from 8:00 a.m. to 6:00 p.m. Monday through Saturday. A sign may be erected on the building, and may have a light over it, but lighting will be downcast. Applicant proposes not to exceed 8 vehicles on the open lot, and they will be backed up in a row against the curb at the rear of the lot.

Following discussion, motion was made by Mr. Bump, seconded by Mr. Dutcher, to approve application #2010-07, limiting the number of cars on the lot to 8. For any changes, applicant would have to return to the Planning Board. Motion carried 6/0.

#SPR2010-08 ~ Independent Towers Holdings, LLC for AT&T proposed

telecommunications tower. Mr. Ken Curley was in attendance to explain the project as a representative for Independent Towers and AT&T. Independent Towers is the developer for AT&T. Applicant explained that they have already received a height variance for the project from the Zoning Board of Appeals, which is proposed to be a 90 ft. monopole tower that will be branched to look like the existing trees so that it will blend into the existing vegetation. The overall project is about 5700 square feet. They will improve an existing access road to a 100' x 100' lease area on the property of

Margaret Swinton. Within that lease area they will have a 75' x 75' fenced compound area that will house the shelter, the tower, the generator, and everything else that will be needed for the telecommunications facility. They have received an easement from National Grid to go under the power lines with their road to access the site.

In response to questions from the board, Mr. Curley explained that to increase the

height would make no difference in the coverage, as they had tested RF's, and it would make no sense to extend the tower, number one because it made no difference in the coverage area due to the topography, and number two, as far as the APA was concerned, it would leave the tower "skylit", and it would stick out like a sore thumb, high above the existing tree canopy. If they were to go lower than 90 ft., they would cut down on the ability to have co-location on the tower, because it would diminish the RF quality for any additional carriers that would go on it. The plans had "ghosted" 3 additional carriers on the tower in their site plan as an example. The installation of a new tower in Schroon Lake, and the 65' one in the Town of Horicon, (lower height due to higher topography, and height of about 1100 ft.), should greatly benefit the Town of Chester by bouncing the signal from that tower to this tower, and then, generally carrying it northward for greater coverage. There is the possibility of another tower at 65' at that site which would further enhance seamless coverage for I-87, and also benefit our town.

Discussion ensued regarding the tree "branching". There are some terrible examples out there, but Independent Towers has hired a firm that designs the pole branching to the existing vegetation, so that it will blend in, even having artificial bark on it. It will be very difficult to pick out from the surrounding trees. If there is very limited visibility, often the poles require no branching, and are only painted to blend in. Construction takes from 3 to 4 weeks from shovel to turning the carriers on, so if work is begun early enough, before the ground freezes, it may be done before winter frost.

Adirondack Park Agency approval is still needed because it is considered a Class A project, but they wait for local approval first.

Following discussion, motion was made by Mr. Bump, seconded by Mr. Dutcher, to schedule a public hearing for the September 20th meeting, at 7:00 p.m. The long-form SEQR review will be done by the board at that time. This motion carried 6/0.

BOARD PRIVILEGE: Secretary handed out paperwork from Verizon that had been received, along with a request for a coordinated public hearing with the Zoning Board of Appeals in September. They were limited for a date, so September 22nd at 6:00 p.m. was chosen, and all board members are urged to please mark their calendars and plan to attend in order to expedite this process. Those members who were absent from this meeting, please see the Secretary before this date in order to pick up your paperwork. If you absolutely cannot attend, please notify the Secretary well in advance to prevent these people from traveling a long distance for nothing.

ADJOURNMENT: On a motion by Mr. Ellsworth, seconded by Mr. Thurling, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary