

APPROVED

TOWN OF THOMPSON
PLANNING BOARD
Wednesday, April 22, 2020

IN ATTENDANCE:

Chairman Lou Kiefer	Michael Croissant
Matthew Sush	Kathleen Lara, Alternate
Jim Barnicle	Arthur Knapp, Alternate
Michael Hoyt	Paula Elaine Kay, Attorney
Debbie Mitchell, Secretary	Mary Beth Bianconi, Planner
Richard McGoe, Consulting Engineer	
Hellen Budrock, Sr. Planner Delaware Engineering	

PUBLIC HEARING

Notice is hereby 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, NY on April 22, 2020 at 7:30 p.m. to consider the application of Hebrew Day School for site plan review and special use permit for the purpose of constructing and operating a receiving tower in accordance with §250-9 of the Town Code of the Town of Thompson.

The property is located in the RR2 Zone at 4718 State Route 42, Kiamesha Lake, NY S/B/L: 9.-1-21
Michael Zarin, Law Firm of Zarin & Steinmetz
Chris LaPorta, Chazen Companies

A Satisfactory proof of mailing was provided to the Board.

Mr. Zarin – This is an 8-acre parcel for the Hebrew Day school. The applicant is proposing a 60-foot tower for just receiving signals to be used for education, there is no transmitting. This cannot be seen from any other property's or from Route 42.

Mr. LaPorta show the Board and the Public the site plan. Mr. Zarin shows were on the site plan the tower will be.

Mr. Zarin – The tower will be 17 feet from the parking area and covered by trees and vegetations. The only thing that will show is the very top of the tower and that will just be a couple feet above the tree line. There is no sharing compacity of the tower. We were asked to provide a certified letter about the claps of the tower onto itself. We have provided that letter to the Town on a March 24, 2020 letter. This tower will collapse onto itself with no wires or machinery attached to it. There will be a fence around it. Typically, they can withstand weather like snow and freezing rain. If the tower were to collapse it would collapse onto its self and it will not reach the parking area.

Mr. LaPorta shows the Board and the Public pictures of the temporary tower that is there now. Mr. Zarin - We got the permit for the temporary Tower on March 25, 2020. The one picture shows that you cannot see the tower from Route 42.

Jim Barnicle – Where is the agricultural site on the property that was on the environmental review? Mr. LaPorta – I don't think there are any on the site. Mr. Zarin – I think that was a typo but I'll check to make sure.

Richard McGoeey – When those show up, they show up on the neighboring property not necessary on the actual site. It could be the old Concord Hotel.

PUBLIC COMMENT

No public comment

A motion to hold open the Public Hearing for the next 10 days was made by Jim Barnicle and seconded by Michael Croissant
5 in favor; 0 opposed

Notice is hereby 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, NY on April 22, 2020 at 7:30 p.m. to consider the application of Tarpon Towers for site plan and special use permit for purpose of constructing and operation a wireless telecommunications facility tower with associated antennas in accordance with §250-11 of the Town Code of the Town of Thompson.

The property is located in the HC2 Zone at off of Pine Tree Street, Rock Hill, NY S/B/L: 37.1-27-1
Jared Lusk, Nixon Peabody, LLP
Mike Crosby, RF Engineer, Verizon Wireless
Sara Colman, Air Smith

A Satisfactory proof of mailing was provided to the Board.

See the transcript's from the stenographer below. **

A motion to hold open the Public Hearing for the next 10 days was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

Chairman Kiefer called the meeting to order at 10:27 p.m.

A motion to approve the March 11, 2020 minutes was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor, 0 opposed

CHOICE PROPERTIES

146 Rock Hill, NY S/B/L: 32.-2-56-2

Larry Marshall, Mercurio-Norton-Tarolli-Marshall
Jay Zeiger, Engineer

Mr. Marshall – The last time we were here we had a couple of minor items that Richard McGoey raised. We revised the plans and resubmitted them. I can go over those changes that were made. Chairman Kiefer – Do we want to go over the comments?

Richard McGoey – We want to make sure the Board is ok with the landscaping. Mr. Marshall do you have an issue with any of the comment? Mr. Marshall – No, we have addressed all the comments. We submitted them to you in the last submission that was on March 18, 2020, I think. After we met, we resubmitted additional Notes and we added a couple of map notes and also provided the construction estimate you asked for. Richard McGoey – The note in regards to the stake out the area to not be disturbed? Mr. Marshall – Yes, it's note number seven. The note states: All limits of disturbance should be staked by a NY State license surveyor prior to any work to be done.

Jim Barnicle – Have the contracts been signed? Mr. Zeiger – They have been fully signed.

A motion for negative declaration motion under SEQRA was made by Matthew Sush and seconded by Jim Barnicle
5 in favor; 0 opposed

A motion for a site plan and special use permit was made by Matthew Sush and seconded by Michael Hoyt
5 in favor; 0 opposed

A motion to have the Town engineer perform a site review during construction was made by Matthew Sush and seconded by Michael Croissant
4 in favor; 1 opposed by Jim Barnicle

A motion for a lot combination and subdivision was made by Michael Hoyt and seconded by Jim Barnicle
5 in favor; 0 opposed

MACHNE OHEL TORAH (ESTHER MANOR)
566 State Route 17B, Monticello, NY S/B/L: 11.-1-24.1
Joel Kohn, representative

Chairman Kiefer recused himself from participating in this application.
Chairman Kiefer appoints Matthew Sush as temporary Chairman
Chairman Kiefer appoints Kathleen Lara to full fill Chairman Kiefer seat.

Mr. Kohn - We are here tonight to schedule a public hearing. Out of the eleven comments only three have not been addressed. I would like to have the Public Hearing in three weeks and the comments will all be address by then. In regards to the garbage on the site, I know there is concern and we had a holiday for a weekend and half and we were limited for a little bit because of the executive order. Some of the garbage has been picked up. I got the pictures from Michael Croissant, thank you. They are

working to clean up the back of the site. Michael Croissant – Why is it not in containers? Mr. Kohn - The reason because they bring in a trailer for the garbage and then came in once a week and take the trailer out. Michael Croissant – So why not get another trailer when the one is taken off the property? All the construction debris leaks into the river that then runs into a lake that kids swim in all summer long. Mr. Kohn - I agree that the garbage should have been handled better. I will have to say that this property looks better now than it has for the last ten years. Michael Croissant – I disagree, the garbage is all over the place. It looks like they are hiding it behind the building. Mr. Kohn – They are not hiding it; a lot of that garbage has been taken off already. And when you fly over with your chopper in another week or so you will see that it has been cleaned up.

Mr. Kohn – We can remove the signage for now. Jim Barnicle – My concern is if you don't have all the comments address there should not be a Public Hearing. Mr. Kohn – I believe that any Public Hearing that is schedule can have more than three items not addressed before the Hearing. Michael Croissant – It depends on the items. Mr. Kohn - The three items are, garbage, testing for the leach field, and the flood lite. They will be either shielded or removed.

Temporary Chair Matthew Sush – I don't know if you can work right not. Mr. Kohn - Summer camps are considered essential and we can work on them. Paula Kay – I didn't know that; can you send me that info? Mr. Kohn - Yes. Paula Kay – If this is true then it will change the way the Building Department can regulate the project and how the Board can look at it.

Temporary Chair Matthew Sush – My concern is that, if you're not able to remove the debris on the site then should we go on with the Public Hearing. Mr. Kohn - This is a construction site and the garbage was mismanaging and it is now being cleaned up. Michael Croissant – My option is that the garbage is a disrespect to the Board and Public and that this garbage should be in containers or cleaned up before a Public Hearing. And we should not consider the Public Hearing until the site is all cleaned up. Paula Kay – We have plenty of time before the next meeting on May 13, 2020. What we have done previously we can check to make sure the area is clean before we send out the notices for the Public Hearing, we can make this a condition. Kathleen Lara – I agree, they have come a long way. They have done the water and sewer and have cleaned up the site. Helen Budrock – It is to the applicants benefit to have it cleaned up before the Hearing. Otherwise it will just be a lightning rod for the Public. Jim Barnicle – We should vote that if the site is not cleaned up before the notices go out there is no Public Hearing. Temporary Chair Matthew Sush – Who would determine that? Jim Carnell – The site has to be cleaned up by next Tuesday. Temporary Chair Matthew Sush – Will someone go out there and check? Jim Carnell – Yes. Michael Croissant – Can we have proof that this is cleaned up? Jim Carnell – It won't be published. Michael Croissant – That works for me.

A motion set a Public Hearing on May 13, 2020 with the condition that the site's garbage needs to be cleaned up before notices are sent out was made by Kathleen Lara and seconded by Jim Barnicle
4 in favor; 1 opposed, Michael Croissant

GAN EDEN

Old Liberty Road, Monticello, NY S/B/L: 2.-1.6.3

Dan Horgan

Tom Dill

Lisa Digerolamo

Mr. Horgan – This is a 200-acre site and is zoned for the location. There are 534 units, with three access points, internal roads and its own water and sewer.

Ms. Digerolamo shares with the Board the site plan. Ms. Digerolamo – There are 534 units of row houses in a series of 89 buildings, each building will have six units in them. There are three access points. There is a community center with tennis courts. The waste water treatment facility is on the north end of the main access road. We have playgrounds by the community center and on the far end. Each of the units will have a garage and driveway and there will be additional parking throughout. There are a number of stormwater basins throughout the site. Mr. Horgan – This avoids all the wetlands. Ms. Digerolamo – That is true there will be road crossing or utility crossing were needed. Mr. Horgan - We would like to have the sketch for us approved.

Jim Barnicle – For decades this has been a wild life area, has there been any green spots kept? Ms. Digerolamo – The wetlands, the existing pond and the western area is not being touched. Plus, the area between site A and B will not be touched. Jim Barnicle – And what is that? Ms. Digerolamo – Trees. Jim Barnicle – The road and walkways will have trees and shrubs? Paula Kay – This is just a sketch plan. MaryBeth Bianconi – The next time we will be talking about the SEQRA side.

A motion to except sketch plan was made by Michael Croissant and seconded by Michael Hoyt
5 in favor; 0 opposed

MaryBeth Bianconi – This is 534 row houses on about 200 acres in the Town of Thompson. It is located in Old Liberty Road and Main street and it's a SR zoning and it meets the zoning code. There are many approvals that are needed for this project. This needs to go to the County for a 239 review. This is in the Delaware River Basin. The DOH and DEC will have to approve as well. There are ArmyCor wet land as well as DEC wetlands. This protect is a type 1 action under SEQRA. This will not be connected to a Public Water and Sewer System. The town adopted a resolution back in February to act as Lead agency and that has been circulated. The Department of Environmental Conservation has agreed that the Town of Thompson should be Lead Agency. We have a part 2 and part 3 draft of the Long form of the Environmental Assessment. We also have a positive draft declaration. For Part 2 we are looking at Part 1 that is filled out by the applicant. Part 3 takes all that info and decided what is important and if it should end now or if we need more info. We have received a lot of public comment. Then the next step will be scooping. Marybeth Bianconi goes over the package that each Board member has.

A motion to take Lead Agency and the Positive Declaration under SEQRA was made by Michael Croissant and seconded by Matthew Sush
5 in favors; 0 opposed

Paula Kay – Since Tarpon Tower's Public Hearing was left open we need to extend the Shot Clock.

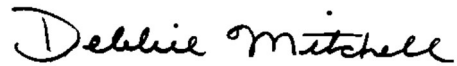
A motion to extend the Shot Clock for Tarpon Tower until May 13, 2020 was made by Matthew Sush and seconded by Michael Croissant

5 in favor; 0 opposed

A motion to close the meeting at 11:10 pm was made by Matthew Sush and seconded by Jim Barnicle

5 In favor; 0 opposed

Respectfully submitted,

A handwritten signature in black ink that reads "Debbie Mitchell". The signature is written in a cursive, flowing style.

Debbie Mitchell

Secretary

Town of Thompson Planning Board

ORIGINAL

COUNTY OF SULLIVAN : TOWN OF THOMPSON
PLANNING BOARD

----- X
Tarpon Towers
Site Plan Review
Public Hearing
Tax Map S/B/L 35.-1-27.1
----- X

ZOOM
MEETING

4052 State Route 42
Monticello, New York
April 22, 2020
8:01:16 P.M.

PLANNING BOARD MEMBERS :

LOU KIEFER, Chairman

MATTHEW SUSH, Board Member

JIM BARNICLE, Board Member

MICHAEL HOYT, Board Member

MICHAEL CROISSANT, Board Member

KATHLEEN LARA, Alternate Board Member

ARTHUR KNAPP, Alternate Board Member

PAULA KAY, ESQ., Attorney

RICHARD MCGOEY, P.E., Consulting Engineer

HELEN BUDROCK, SR., Planner, Delaware Engineering

MARY BETH BIANCONI, Planner

DEBBIE MITCHELL, Recording Secretary

Also Present: Jared Lusk, on behalf of Applicant

JERIC CORPORATION
P.O. Box 385
Narrowsburg, New York 12764

Transcribed by: Rosemary A. Meyer

1 - RE: TARPON TOWERS -

2 MS. KAY: All right. Are we ready for our next public
3 hearing, Mr. Chairman?

4 CHAIRMAN KIEFER: Uh, I'm ready.

5 MS. KAY: Okay.

6 CHAIRMAN KIEFER: All right.

7 Notice is hereby given that pursuant to the provisions
8 of 250-55 of the Town Code of the Town of Thompson, public
9 hearings will be held by the Planning Board of the Town of
10 Thompson at the Town Hall, 4052 Route 42, Monticello, New
11 York. Uh, this is dated March 25th, 2020. It was, uh,
12 postponed and rescheduled for 4-22, uh, '20 at 7:30 p.m. to
13 consider the application of Tarpon Towers LL, Tarpon Towers
14 II, LLC for site plan and special use permit for the
15 purpose of constructing and operating a wireless
16 telecommunications facility tower with associated antennas
17 in accordance with 250-11 of the Town Code of the Town of
18 Thompson.

19 The property is located in the HC-2 Zone off of Pine
20 Street, uh, Pine Tree Street, Rock Hill, New York, Section,
21 Block, Lot 35.-1-27.1.

22 Plans are available for review upon request.

23 By Order of the Town of Thompson Planning Board, Lou
24 Kiefer, Chairman.

25 MS. KAY: Okay. So if, um, the host can unmute, um,

1 - RE: TARPON TOWERS -

2 Jared Lusk for the Applicant, Sara Coleman for the
3 Applicant and Michael Crosby for the Applicant.

4 And, um, I guess we need to know which one of you will
5 be share, will be sharing your screen once we unmute you.

6 MS. COLEMAN: Uh, for --

7 MS. CHESTER: Paula, Jared is unmuted. Who do you --
8 who was next?

9 MS. KAY: Sara Coleman. She -- I think she's unmuted.
10 And, and Michael Crosby.

11 MS. CHESTER: Is Michael, uh, uh, your name listed as
12 just Michael?

13 (No verbal response.)

14 MS. CHESTER: Well, we can't get that. I'll unmute
15 you and then you tell me.

16 MR. LUSK: Let me see. I, I understood he was on.
17 Um, just me just confirm that he's on.

18 MS. KAY: I saw him earlier.

19 MR. LUSK: I did, too.

20 MS. CHESTER: Uh, I just unmuted a Michael. Is that
21 you?

22 MS. COLEMAN: His name is Mike Crosby.

23 MS. KAY: Mike Crosby.

24 MR. LUSK: I'm sorry. Mike Crosby works, too.

25 MS. COLEMAN: Ha, ha, ha, ha, ha.

1 - PRESENTATION -

2 MS. CHESTER: Oh, I found him. Okay.

3 MR. CROSBY: Can you hear me now?

4 MR. CARNELL: Yes.

5 MR. CROSBY: Pun intended.

6 MR. LUSK: Good afternoon, everyone. Good evening, I
7 guess.

8 Uh, just to continue the, the, the dialogue, behind me
9 is a, uh, is also bed, but it's the double bed for my
10 mother-in-law where she sleeps. One thing about the
11 COVID-19 is she's not here. That's maybe one blessing. I
12 love her dearly. I'm only kidding.

13 Um, the, uh -- I'm, I'm here on behalf of Verizon
14 Wireless. With me is Sara Coleman and, uh, Mike Crosby.
15 Uh, as we -- we've been working on this. The application
16 was first, uh, filed back on January 24th, 20, 2019. So
17 obviously, in this public hearing I'm not going to go back
18 to the beginning, uh, and go over it, but I'll sort of
19 start, uh, at, at June, uh, 20th of last year.

20 Uh, in one of the submissions to the Planning Board in
21 our presentation, um -- and, and if the Board -- uh, my
22 screen sharing is disabled.

23 (Clock chiming.)

24 MR. LUSK: Can somebody enable my ...

25 MS. COLEMAN: What's that dinging?

- PRESENTATION -

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MR. MCGOEY: My clock.

MR. LUSK: Big Ben.

MS. BUDROCK: The bell tolls for you, Dick.

MR. MCGOEY: I know.

MR. LUSK: Is someone --

MS. CHESTER: Yes, I can.

MR. LUSK: -- making me share?

MS. CHESTER: Yes, just give me a minute.

MR. LUSK: Thank you. I wanted to make sure you
heard me. I'm sorry.

MS. CHESTER: That's okay.

MS. COLEMAN: We can --

MS. CHESTER: I'm, I'm juggling between mute, unmute.

MS. COLEMAN: We can hear you, Jared.

MR. LUSK: Thank you.

MS. CHESTER: Okay, Jared, you should be able to now.

MR. LUSK: Okay.

Now, I'm not an expert at this so I'm going to, I'm
going to give this a run. And, uh -- excuse me.

In Tab EE of our submission on June 20th, it's not
really important that it, but way back when, uh, we
presented three alternative sites to the Planning Board.
The first, if you can see my, uh, my cursor, can you see
the hand move when I do that?

- PRESENTATION -

1
2 MS. KAY: You haven't screen shared yet, Jared.

3 MR. LUSK: I haven't? That's not helpful.

4 MS. KAY: Ha.

5 MR. LUSK: Let's see here. Screen share.

6 How's that? Am I on now?

7 MS. BUDROCK: Oh, you're loading up.

8 MS. KAY: Yes.

9 ALTERNATE BOARD MEMBER LARA: There you go.

10 MS. KAY: Um, yes. Yes.

11 MR. LUSK: Okay. So can you see my little hand move
12 when I do that?

13 BOARD MEMBER LARA: Yes.

14 MS. KAY: Yes.

15 MR. LUSK: All right. Uh, so this, this, where I am
16 pointing is, was the original location, uh, that we will
17 call adjacent to the Gottlieb home. And it was during that
18 June, uh, 20th presentation that we identified three
19 potential sites to relocate, uh, the tower. Uh, also in
20 that June 20th, uh, presentation, uh, in summary, we had
21 reviewed 17 potential alternative locations. Uh, of the
22 17, one was obviously, uh, the Gottlieb where we had
23 proposed and, and that was the only viable site besides
24 these two potential alternatives.

25 Uh, as the Board indicated at the, at the June

- PRESENTATION -

meeting, um, I'm pretty sure it was the June meeting, uh, we, uh, walked the sites, uh, went, met with the, with our engineers. We indicated these were, uh, potential sites on paper only, that we hadn't analyzed fully, uh, whether those sites were buildable, those locations, but they were essentially hypothetical location, uh, and we worked through, uh, after the meeting. The Planning Board had indicated that it preferred that we locate, uh, at one of these two locations, uh, and sent us off to do our work. And so during a process of, uh, the engineering and negotiations with our landlord, uh, as it turned out, uh, this site, uh, was not available to us and, uh, we then pursued this site.

Uh, the site that we proposed in our January 30th 2020, uh, amended application, um, is not exactly in this location, but as a result of the engineering and discussions with the, um, the landlord, uh, and the, and the lease negotiations it's very close. So although it's a little bit different, it's substantially the same. So I just wanted to bring the Board's, uh, recollection back to how we got here; right? This is our original location that I'll call the Gottlieb location and here is basically the location where we are now, again, not exactly, but very close.

- PRESENTATION -

So that got us, uh, back to, uh, where, where we are. And so, uh, based on, uh, that, I'm going to go back and I got to think about screen. Uh, well, anyway, I'll figure this out as I'm talking.

Um, the, uh -- uh, there it is.

Uh, so then, uh, obviously, on, on January 30th we had got, between that June date and January 30th of this year when we re, reapplied, there was a long series of negotiation and engineering for that alternate location. When we had presented on the June 20th date the Board was well aware that, uh, to move down that, to that lower area that we've described, uh, was going to be a substantial drop in total elevation, essentially down the hill, substantially next to what we call the billboard location, uh, and that we would lost substantial topography and as a result thereof, if we were to relocate down there, we would need to, uh, build a tower that was approximately 235 feet tall to make up for the loss in elevation to get the coverage necessary for, uh, the Rock Hill area.

And so, uh, again, through all of -- since -- since January of last year and through this process, uh, generally, uh, speaking, even people that are opposed to the project, nobody disputes the need for the project. Obviously, we need, uh, wireless telecommunications

- PRESENTATION -

coverage in Rock Hill. And it really has been, all along, about where we could go.

So I know the record is full and I don't want to bore the Board with, again, going through all the alternatives that we explored, but this location, because it was slightly different than that, that one that I showed you in the map, although in the same general vicinity, uh, we, we said, indicated essentially we've explored 18 locations and there's two of them that are viable, the Gottlieb location and the one that we, that we, uh, proposed in our January 30th submission.

Um, and so again, uh, trying to, uh, get back to, um, -- I want to get to that, uh, ma, that submission. Give me a second. Again, I'm, I'm -- I'm good at some things, not so good at others.

Uh, and I know. Here it is.

Uh, so we had proposed a site, and I need to share, screen share. Give me one second. How do I go back and I'm hitting ...

(No verbal record.)

MR. LUSK: How am I doing? Am I now sharing?

MS. KAY: Yes. Yeah.

CHAIRMAN KIEFER: Yeah.

MR. LUSK: All right.

- PRESENTATION -

1
2 So the revised plans, uh, were provided to the Town
3 and I'm trying to, uh, uh, provide those, get, get the site
4 plan and page up so that we can get a basic look at it so
5 the public can see.

6 Okay. I'm going to shut this, make it larger.

7 And ...

8 Okay. So this is essentially the plan. Again, I hope
9 everybody can see it.

10 MR. CARNELL: It's good.

11 MR. LUSK: We coming -- did somebody say something?

12 MS. KAY: It's good.

13 MR. CARNELL: That's good. That, that screen --

14 MR. LUSK: Okay. Thank you.

15 MR. CARNELL: -- that's good.

16 MR. LUSK: All right. So you can see that we're
17 coming off the existing Pine Street, uh, right away with a,
18 uh, uh -- there's little bit of a, a driveway here, not
19 particularly well, uh, improved, but we'll be continually
20 making improvement and extending it along the right, the
21 right-of-way boundary to, uh, the tower here, at the
22 location. Again, it's basically in the same vicinity, but
23 not, in the vicinity, but not in the exact same location,
24 but you get the, you get the point. It's near the
25 billboard which, which is what the Planning Board suggested

- PRESENTATION -

that we review early on as a potential alternative.

So again, we -- if I can scroll through. Uh, it's -- we had predicted back in June that it would be about 235 feet tall to make up the topography, uh, that we lost for moving from the Gottlieb.

Here's that billboard that I talked to you about.

Uh, and the site, um -- I'm going to try to move a little faster here.

Here's the compound. Again, it's, it's ver -- it's basically the same as what was up on the Gottlieb property.

Uh, one second. I apologize for my technical ...

You can see we've got the tower here in the middle and then Verizon, uh, equipment here at the base of the tower surrounded by the, the fence, uh, to keep, uh, obviously, to keep intruders out. And, uh, not trying to cut it off, you can see that we have proposed, uh, a series of trees, uh, to shield the view of the compound from those that are driving on the highway. Uh, so again, pretty typical what you -- very similar to what you saw bef, uh, with the first site at the Gottlieb location. Again, we've added the trees as, as a result of comments at the last meeting and made a few adjustments to the road. But those are basically engineering comments and concerns that have been raised and we have responded to them.

- PRESENTATION -

Um, I need to go back to the book, uh, to my bullet marks. And as you know, uh, we provided or performed the visual analysis as required by the code. Again, we propose it's a 235 foot pole. It's -- we, we, we destined the -- we flew the 250 foot pole because we hadn't yet defined the exact height yet, but we did, these simulations reflect a 235 foot pole.

I'm sorry, it's just, it's slow to scroll. I want to make sure that we are able to see them.

So this was the viewshed map and the photo locations. So again, we met.

I'm going to take this off so it's bigger.

These are all and locations that we, uh, took photos from. As you can see, the tower is the star in the middle, obviously. Again, a little blow-up of that area, again, of the locations.

All right, and give me a second. I believe I know how to do this.

Okay. So --

MS. KAY: You did.

MR. UNIDENTIFIED SPEAKER: (Inaudible comment.)

MR. LUSK: So these are the simulations from the various locations. And it's not going to be easy for me to go back and forth, but the P-1, the locations, uh, are the

- PRESENTATION -

numbers that are on the visual map before. So, uh, I know the board members have individual copies of this.

But -- so this is Photo 1. Here is the, uh, simulation of the view from that area. Not particularly visible, but it is visible.

Again, I don't know how fast to scroll through these. There's quite a number of them. I don't want to take up people's time, but I do want everyone to see. If I'm going too fast, somebody tell me to slow down.

MS. KAY: Maybe a little slower, Jared. A little -- yeah. Thank you.

(No verbal record.)

MR. LUSK: That wasn't me.

You see the balloon there. And then I like said, I'll -- I'm scrolling faster in between.

MS. KAY: Uh-huh.

MR. LUSK: There's the proposed tower between the trees.

(No verbal record.)

MS. BUDROCK: Jared, I'm wondering if you can just, um, read the captions of, of the locations where this was, where the photos were taken from because it's hard to read on the screen. We can see the picture, but just to get a sense of where they were taken from.

- PRESENTATION -

1
2 MR. LUSK: Uh, this one that I am moving to now is
3 looking south from the boat launch on Dam Road.

4 MS. BUDROCK: Perfect. Thank you.

5 MR. LUSK: Okay?

6 It's approximately 2120 feet. I don't know if you can
7 read that, uh, that, that caption at the bottom.

8 This is Photo 6. It's, uh, looking south wise from
9 the shoreline along Little North Shore Road, approximately
10 2725 feet away.

11 MS. KAY: Jared.

12 MR. LUSK: Yes?

13 MS. KAY: Just, um, remind everybody the date of the
14 balloon test.

15 MR. LUSK: Uh, I'd have to go back. I don't --

16 BOARD MEMBER BARNICLE: March 2nd.

17 MS. KAY: Thank --

18 BOARD MEMBER BARNICLE: March 2nd.

19 MS. KAY: Thank you.

20 Jim, di -- were you -- did you have an opportunity,
21 Jim, to see the balloon test or any, any of the board

22 CHAIRMAN KIEFER: I looked -- I looked at it.

23 MS. KAY: Okay.

24 BOARD MEMBER HOYT: I looked at it, as well.

25 MS. KAY: Okay. Thank you, guys.

- PRESENTATION -

Michael, you had photos, I believe.

BOARD MEMBER HOYT: Yes, I did.

MS. KAY: Okay.

MR. LUSH: Okay. This is from the shore long --
excuse me, I can't speak -- uh, shoreline along Gold Point
Road, about 3600 feet away.

So the next photo is from Middletown Point Road, about
five, 5500 feet away. Actually, it's 5555. I'm not sure.
Maybe it's just luck of the draw that we were actually able
to get that number, 5555.

Uh, next is from the shoreline along South Lake Road.
It's about 4780 feet away.

Next is from the shoreline along Sylvan Shore Road,
about 3150 feet away.

ALTERNATE BOARD MEMBER LARA: Jared.

MR. LUSK: Yes.

ALTERNATE BOARD MEMBER LARA: Can we also point out
that these are on the town's web site, t, too, people can
view them there?

MR. LUSK: I -- I'm, I'm taking your word for it. I
had them in my cell so I haven't looked on the web site.
If you're telling me that --

ALTERNATE BOARD MEMBER LARA: They are on the web
site. They are.

- PRESENTATION -

MS. KAY: Thank you, Kathleen

ALTERNATE BOARD MEMBER LARA: (Inaudible comment.)

MR. LUSH: The next photo, again, is from the Lake Shore Drive East on the shoreline, about 4820 feet away.

(No verbal record.)

MR. LUSK: I -- I'm not trying to go too fast. Am I doing all right on the speed?

MS. KAY: Yep, you're okay.

MR. MCGOEY: Yep.

MS. KAY: You're okay.

MR. LUSK: Next is --

MR. UNIDENTIFIED SPEAKER: (Inaudible) background.

MR. LUSH: Uh, next is the Lake Shore Drive West near the spillway. It's about 2400 feet away.

Next is looking north from 18 Scarborough Circle. It's about 3900 feet away.

Next is 28 Surrey Street, again, 4828 feet away or so, (inaudible) visible.

Next is the south end of Davis Lake, 5830 feet away.

Next is Lake Shore Drive South, 6945 feet away.

Bedford Road where, uh, it was not visible from that particular location.

Lake Shore Drive West.

And Sc, north from Scarborough Circle.

- PRESENTATION -

MS. KAY: And it says it will not be visible from these last --

MR. LUSK: Correct.

MS. KAY: -- photos; right?

MR. LUSK: Yes.

MS. KAY: Okay.

MR. LUSK: Yeah. So we just took representative photos so that you would know where we took photos.

Wurtsboro Mountain Road.

MS. KAY: Will not be visible.

MR. LUSK: Will not be visible; right. If there's not an S Sim with it, it was not visible.

MS. KAY: Okay.

MR. LUSK: Wild Turnpike.

Lucky Lake Drive.

Glen Wild Road.

Northwest from Crescent Circle.

MS. KAY: Will not be visible. These are all --

MR. LUSK: Will not be visible.

MS. KAY: Okay.

MR. LUSK: These are all nonvisibles.

MS. KAY: Okay.

MR. LUSK: Another photo from Glen Wild.

So that's -- so those are the photos.

- PRESENTATION -

So, um, obviously, as we have gone through this process with the first site and the Gottliebs', uh, the Gottlieb site, uh, the, the tower is going to be visible. We -- we've always admitted that the tower is visible. It had to be visible because that's how it works. Uh, it needs to be of a certain height to get over the, uh, topography. Obviously, the hills, uh, are, are quite, uh, steep around the area and it's difficult to, to provide service.

There were a couple of -- in, in a couple other -- um, if you'll indulge me, there were a couple other submissions that I thought were, uh, important, um, to show, and, and I had provided them in previous submissions. You'll just have to bear with me for just one second as I pop them up.

(No verbal record.)

MR. LUSK: Just give me one second. I'm sorry.

Twenty-seventh. That wasn't it. Pardon me.

(No verbal record.)

MR. LUSK: Uh, it is -- that's not it either. Give me a second.

(No verbal record.)

MR. LUSK: I'm looking for Tab Z. I'm sorry about this.

(No verbal record.)

- PRESENTATION -

1
2 MR. LUSK: There you go.

3 Uh, as I said to you way back in Exhibit D, uh, again,
4 there, there's been a lot of concern about the visibility
5 of, of, you know, the tower on Wanaksink Lake and, and I
6 understand people living on Wanaksink Lake want, uh, may be
7 concerned about the visibility, uh, but again, as we
8 indicated in Tab Z way back when, I think on April 24th, we
9 took some photos when we were out there of other towers
10 that are located around Wanaksink Lake. Uh, and these are
11 -- these are photos of other towers that are visible from
12 Wanaksink Lake. And the tower that we are proposing we
13 would argue is generally consistent with similar views of
14 towers on the lake. So when we talk -- I think those were
15 it.

16 Um, and I think it's important also, uh, when we look
17 at, uh, the tabs, uh, the previously submitted, one of the
18 tabs that I submitted, the four closest surrounding towers
19 are, relative to this proposed tower, are all relatively
20 close. Uh, they're all -- all but one -- one of them is 90
21 feet tall of the surrounding towers and the other two are
22 -- tw, one of them I believe is 280 feet and the other is
23 um -- give me just one moment. I think I can -- Tab HH for
24 the board members. And it is in my June 20th, 2019, uh,
25 submission. I can provide that. Give me one second.

- PRESENTATION -

(No verbal record.)

MR. LUSK: Wrong one. Oops.

I appreciate your patience as I go through this.

Okay. So here, on Tab HH --

(Cat meowing.)

MR. LUSK: -- is the map showing the surrounding tower.

(Cat meowing.)

MR. LUSK: Somebody's excited.

Uh, let's see here. So these are the, the towers that are surrounding. And it's -- you see that, uh, American Tower has the tower that's about 225 feet. Again, the next one is 280, and this other one is 280 feet. Again, that would be consistent, again, presumably because they're trying to cover some of same area, uh, that we are. And here's the tower that we're proposing, um, that has it. Uh, and it's, again, we're 235 feet so we're within the realm of what is in the vicinity in the town, or in and around the town, uh, and consistent. Again, we would have been 184 up at the Gottlieb because we're higher on the hill. But the, the, the fact remains is that we're down at, uh, at the bottom of the hill similar to these sites adjacent to 17 and so therefore, we're, we're consistent in height. So my point in that is showing that the proposed

- PRESENTATION -

1
2 tower is both consistent with the towers that exist around
3 Wanaksink Lake and are consistent with the surrounding
4 towers. Many of the towers, uh, that we have that were in
5 those photos may very well be these, these towers here.
6 But again, I just wanted to demonstrate that, that these,
7 the tower itself is, is consistent.

8 And so I don't want to take up any more time on, on
9 the public hearing. We've provided the simulations. I've
10 told you why we need to be where we are. The plan is what
11 it is. I know there's a number of engineering comments
12 that we'll work through with the Town engineer. But that's
13 why we are where we are. Uh, and, you know, the fact
14 remains that, uh, in order for the technology to work and
15 for us to deliver service, we need to have a tower that, in
16 this instance, in this case, the billboard site, to be 235
17 tall. Um, and, uh, and it -- and you now -- you now know
18 how it, how it looks.

19 So, um, I'll, I'll leave it there and, and stop
20 sharing my screen and be available, uh, for questions of
21 the Board or whatever anyone else wants me to do.

22 CHAIRMAN KIEFER: We want to go into public comments
23 now?

24 MS. KAY: I bel -- I believe so.

25 And Lou, I just want to, um, address a couple of

- RE: TARPON TOWERS -

things.

Um, a -- one of the groups at Wanaksink had requested that all of the public comments that were given at the prior public hearing be incorporated into this, into this public hearing. Um, we -- the Town will do so. And in fact, on the Town's web site, staff has, um, put together all the submissions, um, from the prior public hearing through some (inaudible) today. There have been letters coming in, um, through close of business today so I'm not certain how up-to-date with today's submissions they were able to get. Um, they got as far they could today.

And again, um, wh, when the Board moves later to hold the public hearing comments open, um, the Town staff will incorporate all of the public hearing comments and they will be available on the Town's web site. So they will add as we, as we go.

Um, and the comments can be sent to, by mail to the Town of Thompson Planning Board, 4052 Route 42, Monticello, New York, 12701, or to our e-mail at planning@townofthompson.com.

Um, the other thing, um, too, is if you have, we stated this earlier, but if you have submit, submitted written material to the Board earlier, we, we would request, respectfully, that you don't merely repeat what

- RE: TARPON TOWERS -

has already been submitted, um, but if you have something and different to add, I'm sure the Board wants to hear everything new and different that you have to add.

MS. CHESTER: Uh, Paula, I have a request.

MS. KAY: Yes.

MS. CHESTER: Um, I have some, five participants who have raised their hands. Um, even if -- I know you had -- there'd -- we had received an ale, e-mail with a list of names of people who would like to possibly speak.

MS. KAY: Yes.

MS. CHESTER: I'm still going to request that they would please raise their hands because it brings them to the top of the participants and we don't have to search for them.

MS. KAY: So why don't I -- uh, so I'm going to read that list of, um, participants, um, that we received earlier today that we'd like to start with. And if the following people can raise their hands.

Um, Andrew Campanelli, Richard Comi.

And if I pronounce your name wrong, I'm sorry.

Mike Wernau, Mark DeMuro, John Young, Manny Perry, Norm Ouellette, Dennis Kujawski, Dee or Gray Ferrante, Jim Harris, Amelia Gewirtz, Lisa Ciaccio, Adam Elfant, Sally I-A-N-N-A-R-O-N-E, Annie Rody-Wright, Mike Horan, Laurie

1 - ANDREW CAMPANELLI/ PUBLIC COMMENT -

2 Supinski, Judy King and Doug Poetzsch.

3 And Patrice, you have that list; correct?

4 MS. CHESTER: I do have the list.

5 MS. KAY: Okay.

6 MS. CHESTER: Uh, do we need to go in that order? Can

7 we go --

8 MS. KAY: Yes.

9 MS. CHESTER: -- order of raised hands?

10 MS. KAY: Um, we -- I believe we need to at least

11 start with Mr. Campanelli and then Mr. Comi.

12 MS. CHESTER: Okay.

13 Would that be under Andrew's iPad?

14 MR. A. CAMPANELLI: Yes.

15 MS. CHESTER: Okay. You're off --

16 MS. KAY: And again --

17 MS. CHESTER: -- mute.

18 MS. KAY: -- Mr. Campanelli, again, we have received
19 your submission so we would ask that you, um, please don't
20 read, reread the submission, but, um, give the Board some,
21 some illustrative information, please.

22 MR. CAMPANELLI: Okay. Good evening. I don't see
23 myself on the screen. Am I taken off, uh -- am I given
24 video access?

25 MS. KAY: We see your -- we see Andrew's i-Pad, but we

- ANDREW CAMPANELLI/ PUBLIC COMMENT -

1 don't see your face.

2 MR. CAMPANELLI: It -- because it looks like, um --
3 let's see. Oh, there I am.

4 MS. KAY: There you are.

5 MR. CAMPANELLI: Okay. Good evening. Thank you for
6 having me.

7 Um, the first thing, as, as, uh, uh, counsel has
8 acknowledged, I did submit a brief in opposition to the
9 application. I submitted a hard copy. I had it
10 overnighted to reach to the Town yesterday. Um, I also
11 e-mailed full copies of the brief and supporting Exhibits A
12 through M. Uh, I'm not going to repeat what's in the
13 brief, but I would like to touch on a number of issues.

14 The first thing I'm compelled to address, uh, I heard
15 someone say that the, uh, the impact analysis was uploaded
16 onto the Town's web site. Um, I have a problem with that.
17 Up until yesterday, my clients were telling me that it was
18 not uploaded. They were trying to get the results of the
19 balloon test and they were not made available on the Town's
20 web site. So perhaps it went up today, perhaps they
21 couldn't find it. But, uh, up until today, no one was able
22 to find the results of the balloon test.

23 That being said, I would like to address the balloon
24 test which is not in my brief because we didn't get access
25

- ANDREW CAMPANELLI/ PUBLIC COMMENT -

1 to it. Um, the analysis submitted by the Applicant is,
2 quite frankly, inherently defective. Um, all of the
3 principal problems local governments face when they get,
4 uh, analysis of this type is that for reasons, uh, of their
5 own, uh, they tend to omit from visual analysis of this
6 type any photographs taken from the actual owners'
7 properties, uh, of those properties that would have the
8 worse adverse impact. Now, the last time Tarpon did a
9 visual impact analysis they requested and received
10 permission from the property owners to go into their
11 properties and take, take photographs. I don't know why
12 Tarpon did not do it in this case. Um, but looking at the
13 visual impact analysis, I didn't see one photograph which
14 was actually taken from the view of the homeowners whose
15 views are going to be most adversely impacted. And the
16 United States Court of Appeals for the Second Circuit said
17 when that's the case, the local governments should
18 disregard the visual impact analysis in their entirety
19 because it doesn't serve the purpose for which it's
20 intended. The whole purpose of that visual impact analysis
21 is to give you, the board members, an accurate
22 understanding of the actual adverse aesthetic impacts that
23 this massive 23-story tower would inflict upon the nearby
24 homes. And I'm not going to go into it in depth, but
25

- ANDREW CAMPANELLI/ PUBLIC COMMENT -

annexed, uh, as the supporting exhibits of my memorandum, Exhibit E contains not less than 26 letters from the homeowners that will tell you exactly what the impacts will be, and not from a mile and a half away. If you look at what's been submitted by the Applicant, they're talking about photographs taken from, from locations as far as 8,800 feet away. That's well over a mile. That's meaningless. Uh, to say that you're 5,000 feet away and you're not from somebody's house, those photographs are meaningless. They provide nothing to you.

Um, it's ee, equally concerning to me that even at this late juncture this applicant has still not provided you hard data. The reason I say that's important is I'm not claiming that there's perfect coverage in the Town of Thompson. Okay. But the Town of Thompson, I commend you for adopting what's called a smart planning provision. You've got a code with certain requirements that they must show before you can grant them the special use permit. And if you were to grant an appli, this application for this tower and they have not yet articulated and provided you prohibitive evidence of where the actual gaps in service are, you may have this tower built and then they come back to you in six months and want to put another tower up. So I respectfully submit that because they haven't met the

- ANDREW CAMPANELLI/ PUBLIC COMMENT -

1 normal burden carried by most applicants by giving you hard
2 data showing you the location and extent of the actual gap,
3 it's impossible for you to make a proper determination to
4 say this is the best gap, much less that there's no less
5 intrusive alternative location because there's ample
6 evidence there are. Um, in my submission, I'm not going to
7 (inaudible) to death, but there's another location
8 available that can certainly satisfy this without a massive
9 23-story tower and without adversely impacting property
10 values.
11

12 I also saw in the presentation there was a mention of
13 appraisals. Um, I didn't see appraisals from the
14 Applicant. However, in my submission I did give you
15 appraisals showing that if this tower goes up, it's going
16 to reduce the value of the nearby properties, by experts,
17 of the type of evidence that federal courts have said you
18 should consider.

19 Um, so that's the majority of what I wanted to say,
20 except that there's one new little twist, and that is that
21 this proposed place to put 235 story tower, the tower, is
22 actually, if I read the, the plans correctly, is only 147
23 feet from New York Highway 17. That places Highway 17 well
24 in the fall zone of this tower. And if anyone is under the
25 mistaken belief that this tower would collapse in upon

1 - ANDREW CAMPANELLI/ PUBLIC COMMENT -

2 itself, I plead with you to look into it. Just go on to
3 Google and search cell tower collapse. Because if they
4 can't build a tower to stand up without falling down, what
5 makes you think they can build it, they'll be any better at
6 building it in a manner that it's going to collapse the way
7 they want it to collapse.

8 So not only would approving this proposed facility,
9 massive facility, at this site violate your code, it's
10 going to inflict upon the nearby properties the precise
11 types of code, of adverse impacts you specifically adopted
12 the special use permit requirement to prevent. It's going
13 to have an adverse aesthetic impact, it's going to reduce
14 property values. And quite frankly, there is no evidence
15 in the record that supports a finding that you should
16 deviate from your code to grant this application.

17 So, um, I respectfully submit that this application
18 should be denied. I ask that each member, for themselves,
19 please read the memorandum I submitted, please look at the
20 exhibits in support and decide for yourselves if you think
21 that this applicant meets the requirements of your code and
22 if you can in good faith (inaudible).

23 Thank you for your time.

24 MS. CHESTER: Okay. So, um, Richard, are you on at --
25 is he on as Dick, I assume?

- RICHARD COMI / PUBLIC COMMENT -

1 MS. KAY: Richard, Richard Comi.

2 MR. R. COMI: Yes, I'm here.

3 MS. CHESTER: Okay. You're -- you're ready to go.

4 MR. R. COMI: I don't see myself at all.

5 MS. KAY: You'll need to -- you may need to, um, click
6 on "start video" on the bottom. We don't see you, either.
7 We hear you.

8 MR. R. COMI: All right. I, I don't understand why,
9 but as long as you can hear me, that's fine. I'm not
10 worried about the visual. Is that okay?

11 MS. KAY: Ye -- as long as -- not -- yes, of course.
12 Yep.

13 MR. R. COMI: This, this is Richard Comi. Um, I
14 testified last year in your, uh, Planning Board meeting and
15 I just have three or four very quick comments here tonight.

16 As was stated last year, there are frequency tests
17 that we ran and performed last year to show every reason
18 that there were at least three other alternate sites other
19 than the Gottlieb site. That's No. 1.

20 No. 2, it's extremely disturbing that the Town has not
21 hired an RF engineer at Tarpon's expense to verify
22 objectively the feedback regarding frequency requirements,
23 the need of the tower, the location and the tower height.
24 We review hundreds of applications every year, not only in
25

- RICHARD COMI / PUBLIC COMMENT -

New York State but throughout the country, and that is not something that is generally done, in particular, on a new tower.

I would also like to comment very briefly on what Mr. Campanelli had to say. As you were going through those photographs I did not see, and maybe I missed one, but the one that I saw that was the closest distance was 2100 feet from the facility. What happens to all of the residents and locations and property owners that are less than 2100 feet away? As well as the fact that there is an FCC ruling that states that once a tower has been constructed, any additional service provider can co-locate on that facility and increase it without any proof of need and it cannot be denied by the community, up to the greater of 20 feet or 10 percent of the height of the facility. So there is a very good possibility that instead of talking about a 239 foot facility, you could be talking about a 262 foot facility.

The last point I'd like to make is simply because you've moved on the property where the new height is 50 feet less than the other one and the other proposed 185, they're now saying they need 50 feet more, that is not a factual consideration. Simply by moving down 50 feet in height does not at all justify specifically the need for 50 more feet on the tower. To justify the minimum height

1 - MIKE WERNAU / PUBLIC COMMENT -

2 necessary, the standard approach is to show the impact of
3 lowering the facility in 10 foot increments with detailed
4 narrative stating exactly what service areas are lost when
5 you do that.

6 Those are my comments. Thank you very much for your
7 time.

8 MS. CHESTER: Okay. Mike Wernau is unmuted.

9 MR. M. WERNAU: Okay. Can you also give me, uh,
10 access to share my screen, please?

11 (No verbal record.)

12 MS. CHESTER: You should be able to now.

13 MR. M. WERNAU: Okay. Thank you.

14 MS. CHESTER: You're welcome.

15 MR. M. WERNAU: You guys see it? You guys see my
16 screen?

17 MS. KAY: Yep. Go ahead.

18 MR. M. WERNAU: Okay. Yeah, so thanks for giving me a
19 chance to talk here. Um, I have been part of Wanaksink, my
20 family's been a part of Wanaksink since the 1940s. Uh, and
21 when I heard they we going to have a balloon test, uh, I
22 work for a company that, uh, we do aerial surveying and
23 mapping and I have access to tools that I can do all sorts
24 of, uh, visualization and analysis, um, including cell
25 phone tower analysis. So what I did here is I took the

- MIKE WERNAU / PUBLIC COMMENT -

original site plan, uh, was referred to earlier as the
Gottlieb location. Uh, we're calling that Calcam A. Uh,
we brought that tower into our software and we, we matched
the heights that were in the, uh, the documents, also
matched the elevations to make sure that we were
representing it properly. Uh, then we're also calling
Calcam B as the new proposed location. Uh, and so what I
did was, uh, we have access to satellite imagery, aerial
imagery, uh, but to make this valid I also brought in data.
It's called LiDAR data. And what this is, if people aren't
familiar with that, it's, um, uh, captured by aircraft.
It's, uh, they shoot out lasers, uh, on the ground and it
takes measurements of topography, uh, and it does a good
job of representing the, uh, the tree canopy. And so when
-- and we also verified this, you know, again, based on
people that were in the field. Uh, we found alternative
locations. So in addition to what you see here, uh, we
also have some other al, locations over at Crystal Run and
some other owners that were interested. And again, this
isn't an exhaustive list, but this is something that just
to show how these other areas, uh, you know, might affect
the visual impact if you're actually on the lake.

So now, we're just going to go to a different view
here. Uh, this is, uh, right up front, maybe a hundred

- MIKE WERNAU / PUBLIC COMMENT -

yards offshore where you can see, if you focus here, if you can see it coming through on the screen, but, uh, very apparent here with, uh, Calcam B. You can't see the other ones, other locations.

Uh, we zoom a little further out. The middle of the lake, uh, still, uh, B is very visible here, as well. Uh, these other locations, uh, you can barely see them. And they all fall within the, that, uh, original, uh, Lake Louise Mar, uh, Marie search area that was on, uh, the documents that were shown early.

And going over to another location, uh, this would be the viewpoint off of, uh, my family's dock. So, you know, each time I wake up in the morning, uh, if I could make, I understood that this tower also has to have a red flashing light on top. Uh, is what will be seen on, on a daily basis not only by myself but, but other members.

Uh, this is off to another location of the, uh, the lake.

I'm just going to darken the sky here so maybe you can see it a little bit better.

And, you know, the critical thing here too is, you know, what we've said earlier, is that a lot of this, you know, will impede or, you know, that the tower is right where the sun sets on the lake so, you know, just to kind

- MIKE WERNAU / PUBLIC COMMENT -

of show you that. Uh, this is from midsummer scenario. I can run a scenario there and, and, and the, uh, the sun sets, you know, pretty much, uh, right where the tower is located.

So I really just wanted to kind of explain. Uh, we submitted some, some stills, some graphics, you know, just to kind of explain to everybody on the Board how we did that. Uh, happy to provide additional information for you, uh, if you guys need that. Uh, and, you know, again, thank you for giving me a chance to speak.

MS. KAY: Thank you.

MS. CHESTER: Uh, just give me a minute. I wanted to just, uh, do the co-host.

Um, I have Mark DeMuro. Let's see. Do we have a -- does Mark have a raised hand?

I, I have two Marks on. Neither one have a raised hand.

MS. KAY: Again, if you're on the original list that, um, was submitted by the Wanaksink group earlier today, you need to raise your hand now so that Patrice can get to you. Um, and if you're not on that list we -- obviously, we want everybody who's interested in speaking tonight to raise your hand so that we can get to you.

MS. CHESTER: Uh, I'll go on to the next one and then

- JOHN YOUNGS / PUBLIC COMMENT -

1 we'll go back, circle back if Mark does raise his hand.

2 I have John Youngs. Um, so let me unmute him.

3 Okay. John, you're unmuted.

4 MR. J. YOUNGS: Okay. Good evening everybody. Thank
5 you, um, for having this forum tonight, letting us all
6 speak.

7 Uh, I'm not an attorney at law, I'm not an RF
8 engineer. Um, I'm not whatever Mike is, but that's pretty
9 impressive. Uh, I'm just a homeowner on Wanaksink. My
10 wife and I are new owners, actually, as of last summer, um,
11 so new as owners to the lake, but, um, my family goes back
12 five generations now, in the 40s again. Um, ironically, my
13 great-grandparents bought a house on Wanaksink to escape
14 polio back in the day so it's kind of ironic that we're
15 having this conference right now, uh, when we're all holed
16 up at home.

17 Um, legend has it that I owe my existence to Wanaksink
18 Lake, at a Wanaksink Lake dance. That's all I'm going to
19 say about that.

20 Um, the interesting thing that I notice about this is
21 that in the, in the code laid out by the Town, uh, there's
22 a specific section on, uh, communication towers and the,
23 the very first paragraph is the purpose of why this
24 application process is necessary to obtain a special use
25

- JOHN YOUNGS / PUBLIC COMMENT -

1 permit, why you can't just build one without this type of
2 review, and it's a really simply kind of three point
3 paragraph that precedes all the specifics. But I think
4 it's really important for all of us to understand that and
5 for Verizon and Tarpon to understand that and for the
6 Planning Board to understand it. It's three points. One
7 is the safe provision of telecommunications. We all agree
8 on that. This tower would satisfy that. Um, and there's
9 no doubt that Rock Hill does need better cell service. So
10 I don't think that's really a fact in dispute at all.

12 The second point and the purpose why there is a code
13 and why we're all here is to minimize the number of towers.
14 And so I can appreciate the Applicant's representation
15 that, hey, it's just one more tower, but that kind of
16 defeats the whole point of the code, which is to minimize
17 the number of towers. So the fact that you just revealed
18 that there are already four inside of a four mile radius
19 is, like, crazy to me.

20 And the third point, the third purpose of having this
21 whole review process, and I'm going to read it because I
22 think it's important, it's to minimize visual effects by
23 requiring careful siting in consideration of the visual
24 impact assessment. And so I'm hoping that I am one of many
25 voices that you hear tonight, many e-mails that you

- JOHN YOUNGS / PUBLIC COMMENT -

receive, to say yes, we are concerned about the visual impact.

So of the three provisions that the Town of Thompson requires to grant a special use permit, this really fails on two of the three.

And I'm also kind of a newbie to this but, I, my understanding is that there's a, a member of the town, uh, eh, of, or leadership in the gov, in the town that's actually an owner of this property. So how it is that this property hasn't even been recused for a, a conflict of interest, I don't understand. I would appreciate any clarity or comment on that because it doesn't make sense.

And with that, I'll yield to the next speaker. Thank you.

CHAIRMAN KIEFER: Thank you.

MS. CHESTER: Okay. Um, Mark did raise his hand so just give me a minute and we'll go to back to Mark DeMuro.

(No verbal record.)

MS. CHESTER: Okay. Mark, you're unmuted.

MR. M. DeMURO: Thank you. Uh, thank you for allowing me to appear before you guys.

Uh, for those of you who don't know, I understand we're supposed to introduce ourselves. Um, I live on the south shore of Wanaksink. My great-grandfather built our

- JOHN YOUNGS / PUBLIC COMMENT -

house in the late '20s. I am the fourth generation to love the place and work to protect and preserve it and the sixth generation ready loves it as much as I do. I can tell you they always will.

Um, I'm an artist and I'm an art dealer. As such, that means I've got advance aesthetics training. Now, I looked at your visual presentation, Mr. Lusk, and didn't know if it was purposefully woefully misleading and bad or if it's just that you are aesthetically challenged. So, I took the liberty of printing out a couple of things to show you people. This is actually what the sunset looks like from my property at Wanaksink Lake. Your tower didn't seem to be illustrated properly so I've drawn it for you to give you all an idea of what happens when you build such a monstrosity there.

I'm happy to say I've painted the lake for quite a long time during my life. There are three of my paintings at Harvard and one is in an embassy somewhere, the State Department. You know why? Because it looks like this. It's safe to say if there was a cell tower there, they wouldn't have bought those paintings. I don't understand how you can have such corruption of beauty unless you're willfully denying the facts.

We all want great service for Rock Hill. I've loved

- JOHN YOUNGS / PUBLIC COMMENT -

Rock Hill my entire life. I'm thrilled for them. They have won awards. They have expended quite a bit of energy and treasure to beautify themselves and improve themselves and I want them to have great coverage as much as I want all of my neighbors to have coverage. That being said, I don't understand why we are here, yet again, discussing this same property. You've scooted it over a little bit.

It's appropriate, uh, but even more galling that we're here fighting to protect and preserve the beauty of our environment or Earth Day. You board members, uh, you're charged under our charter that you serve under to do the same. You are not here to enable self-dealing and corruption. I don't understand why this tower isn't going to be built on County owned property. Things are bad and they're going to get worse economically because of this COVID pandemic. The Town needs all the revenue it can get. Why isn't the tower going up on the property that, uh, we know is interested in participating, that's County owned, where the revenues would enrich the Town rather than Mr. Rieber and his family? I find that disgusting and inexcusable. You're here to enable self-dealing. You're here to protect the charter and serve the community.

That being said, I hope that you will be considering (inaudible) put the tower in an appropriate location.

1 Thank you.

2 MS. CHESTER: Okay. Next on the list is Manny Perry.
3 But if you're signed in as Phyllis Perry, will you shake
4 your head "yes," please?
5

(No verbal record.)

6 MS. CHESTER: Is that -- Mr. Perry, is that you?

7 MR. M. PERRY: Yes.

8 MS. CHESTER: Okay.

9 MR. M. PERRY: Can you hear me?

10 MS. CHESTER: Yes.

11 MR. M. PERRY: Okay. Can you hear me okay?

12 MS. KAY: Yes.

13 MR. M. PERRY: So I just want to start off by, uh,
14 just reviewing a couple of facts, um, which are not in
15 dispute. Uh, one is is that Rock Hill needs cell coverage,
16 and everyone agrees, uh, and also, that there's no single
17 site that is perfect. Some sites have a greater visual
18 impact, some have more ideal RF characteristics, and our
19 goal is to optimize these characteristics in order to make
20 the best choice. Offering a second site on the same
21 property with a taller tower and a light is a false choice.

22 As Mr. Lusk previously mentioned, we already have lots
23 of towers here. Our goal is not to create a tower garden.
24 This is not a wooded site, it's a water site. It's visible
25

- MANNY PERRY / PUBLIC COMMENT -

from multiple different locations, um, and putting multiple cell towers around the lake, uh, is much more difficult to hide.

I respectfully request alternative sites which will be a compromise between RF quality and visual impact and that these sites that get considered should be exclusive of the current location which may be reasonable choices without the appearance of a conflict of interest.

Thank you.

MS. CHESTER: Okay. Next is Norm O, Ouellette. I apologize. I'm sorry, I mispronounced that.

MR. N. OUELLETTE: That -- that's Ouellette.

MS. CHESTER: Ouellette.

MR. N. OUELLETTE: Thank you.

So, uh, you know, I am a permanent resident here at Wanaksink Lake. I've been in Rock Hill since, uh, 2017. I've been coming out here since -- well, forever. And my dear wife's family has been part of this lake since it was opened up in the '40s.

Um, you know, I'm trying to figure out how to make my point without asking a question, um, because this really galls me. And the point is, you know, I was at one of the original hearings when the alternative sites were discussed and you accepted, the Board accepted Tarpon saying that

- NORM OUELLETTE / PUBLIC COMMENT -

those sites are not adequate, there's going to be a diminution of service, it's going to be less than ideal, blah, blah, blah, blah. But I did not see one single bit of evidence, technical data, that would support that kind of an argument. So how on earth can this planning board, you all, accept that these sites are not acceptable unless they can provide you with a thorough analysis that shows you data and information, facts, that say they don't work? I believe this is an absolute travesty. You're accepting their word because they want to site this on this piece, piece of property which is going to benefit a person we all know when there's other sites available that may be a little less good, but how much is a little less good? How do you quantify that? Can you please, please get some information that helps us understand why those other sites are not available?

Secondly, what is the effect of this flashing red light? I mean what's that going to do to the wildlife, to us, to everybody, because it's going to be flashing all the time. And I wonder what the Rock Hill welcome site is going to be as you drive down the highway and see this ugly monster just as you come over the hill.

Thank you for letting me speak.

MS. CHESTER: Okay. I have Dennis Kujawski up next

1 - GRAYSON FERRANTE / PUBLIC COMMENT -

2 but I do not see him on the list with a hand raised.

3 (No verbal record.)

4 MS. CHESTER: Dennis, are you on?

5 (No verbal response.)

6 MS. CHESTER: Do any of my co-hosts see Dennis?

7 (No verbal response.)

8 MS. CHESTER: Okay. Um, then we have Dee and Gray
9 Ferrante. Let me just see. I do not see them on list with
10 their hands raised.

11 MR. G. FERRANTE: Yeah, (inaudible) unmuted.

12 MS. MEDDAUGH: Patrice, it's Grayson talking. I just
13 unmuted.

14 MS. CHESTER: Okay. Oh, there, I see it now. Sorry.
15 Grayson. Okay.

16 MR. G. FERRANTE: Right. My wife Dee, um, hers is the
17 family that goes back to, uh, great-grandparents built the
18 cabin that we're in now for her grandparents in 1938.

19 Um, we're in opposition to the current location. As
20 everyone stated, we're very much excited about Rock getting
21 better coverage.

22 Um, I would bring the Board's attention, uh, and ask
23 for their response to, um, that in minutes in 2015, the
24 Bridgeville tower was indicated as having, you know,
25 possibility of being increased in height to facilitate

1 - GRAYSON FERRANTE / PUBLIC COMMENT -

2 better coverage. And anecdotally, Krissy Walsh had told me
3 a story about her father-in-law who had a heart attack.

4 (Inaudible) father had an actual incident, medical
5 incident, without cell coverage that was, thank goodness,
6 not, uh, too hor, incredibly horrible in downtown Rock Hill
7 where she has a business. And she said that the cell
8 coverage there used to be better and they tweaked the
9 Bridgeville tower and it became worse. This is about three
10 years ago. And that's before they increased the height.
11 It used to have coverage, cell coverage, that reached
12 downtown Rock Hill. So I would like the Board to address
13 that, um, particularly in light of, uh, Jared saying that
14 surrounding towers were addressing the same area. Well, if
15 the Bridgeville tower was able to address downtown Rock
16 Hill, that seems at odds. So that's my question.

17 Thank you.

18 MS. CHESTER: All right. I've been looking for Jim
19 Harris. James Harris. Okay, found you.

20 MR. J. HARRIS: Thank you.

21 MS. CHESTER: Jim.

22 MR. J. HARRIS: Yes?

23 MS. CHESTER: You're unmuted.

24 MR. J. HARRIS: Great. Thank you very much. I'm
25 actually related to Dee Ferrante, uh, brother and sister.

- JAMES HARRIS / PUBLIC COMMENT -

1
2 Excuse me. Our great-grandfather built the first house,
3 one of the first houses on the lake, so as you might
4 imagine, we have a compassionate, uh, love for one of the
5 most beautiful places in the world, and I've traveled all
6 over of the world.

7 Um, I'm going to address kind of connecting some
8 ideas, the, the idea that Rock Hill has spent a great deal
9 of time, a great deal of money, uh, a great deal of energy
10 on making it a, a destination for people. Uh, we have some
11 great, some wonderful restaurants. We have the Rock Hill
12 Trading Post. It's the be all and get all, anything you
13 want. And so we think of Rock Hill or I think of Rock Hill
14 as like a gateway to the Catskills. And what you've done
15 or what you're proposing to do is put a impediment, a
16 visual impediment, to that gateway. And so -- and, and
17 people are, are going to go through that gateway 'cause
18 it's Route 17, soon to be 86, but they're just going to
19 keep right on going. So all this time and money, all this
20 effort, all this love they have for Rock Hill, that we have
21 for Rock Hill and for Wanaksink Lake, is going to be for
22 nothing. They'll go to Liberty, they'll go to places
23 outside of the Town of Thompson in order to find that
24 solitude, to find that peace, to find that beauty that will
25 be disappearing because of this cell tower.

- JAMES HARRIS / PUBLIC COMMENT -

Um, we know, too, that the residents of Wolf Lake are, are going to experience the same thing. Um, we know that, um -- to, to repeat everyone, for most people, we know that cell service is important. Cell service has been better in Rock Hill. For some reason it has changed. So we still need that service. But if we make that compromise, we make sure that all the things the Town of Thompson believe to be true, the beauty, the, the importance of, of finding a connection to your families and to your friends at all of these beautiful lakes, um, in the Town of Thompson, if we truly believe that, then we need to be thinking differently about what that cell tower is going to look like for us.

Secondly, when we look at those pictures that, um, Jared Lusk showed us, they're, they are so different from each other. There is one picture that it was stated to be 5,100, or excuse me, two, 3,125 feet from the tower. The lake itself is only a mile long from the dam to the island. There is no way that that spot that he talked about is three-fifths of, 60 percent of a mile. So I'd like to see how they scaled that. I'd like to see how they changed the tower from its height. It may be true, but its width is also important for us to consider. I'd really like to take, you all to take a closer at those pictures. How do they differ from each other? Why is only one taken from

- JAMES HARRIS / PUBLIC COMMENT -

the dam? Why is only one taken from, uh, Gold Point? Why are none taken from the lake where most people will spend their time (inaudible) boats and their sailboats and their electric boats and swimming, golf and swim, on and on and on, so many things that we do, that we enjoy, not only because of a sunset, but because it's a pristine and beautiful place.

Thank you for your time.

MS. CHESTER: Okay. Next up is Amelia, uh, Gewirtz.

Ama, Amelia, you're unmuted.

MS. A. GEWIRTZ: Hi. Can you hear me?

MS. KAY: Yes.

MS. A. GEWIRTZ: Okay. I'm Amelia Gewirtz. Um, hope everybody is feeling, uh, safe and healthy tonight.

Um, I am a -- I spoke at the last meeting. I -- I'm a top broker in New York State, so to me, this is, um, about property value, uh, that I feel is being destroyed. This is, um, about a sunset view that most people pay for here at Wanaksink in addition to the zen yoga feel. And I feel like Verizon, tonight, completely ignored the impact of the sunset view. They focused on the highway. They're turning a sunset view into a commercial view in the sunset. Um, and, uh, as far as I know, 75 percent or more of homeowners from Wanaksink submitted objections to specifically the

- AMELIA GEWIRTZ / PUBLIC COMMENT -

1 sunset view, destroying their property value. Um, and it's
2 going to turn serene into a commercial field which probably
3 will reduce our property values, hundreds of owners, by 30
4 percent.
5

6 And my, my understanding, and maybe I've read this
7 wrong, but I read a lot of the paperwork that was
8 submitted, my understanding is that it's the Board's job to
9 protect the canopy view of the lake and you're supposed to
10 be the advocates of the canopy view, our advocates. You
11 have the power to not destroy the property value. I
12 actually tried to read the massive document that was
13 submitted, and ironically, the whole thing, which is
14 supposed to be transparent, um, the price being paid to the
15 landowner who I understand is the town supervisor is
16 actually the only place where it's redacted, is when it
17 talks about the money which feels like a massive conflict
18 of interest to me.

19 So, um, I would ask that the Board do the right thing.
20 The Board has the power to protect property values. I
21 would ask that you, uh, not only save our sunset, but save
22 the economic impact to the property owners on Wanaksink
23 Lake that is really about the sunset. That is -- you know,
24 I, I feel like Verizon completely ignored the impact of the
25 sunset.

- ADAM ELFANT / PUBLIC COMMENT -

Thank you very much.

MS. CHESTER: Okay. Um, next on the list is a Lisa Ciaccio, but I do not see her hand raised. Uh, do any of my co-hosts see it?

(No verbal response.)

MS. CHESTER: Okay, we can circle back on that.

Next would then be Adam. And I have Adam here. Hold on, Adam.

Adam Elfant, you're unmuted.

DR. A. ELFANT: Okay. Great. Thank you.

First, I'd like to thank the, the Board allowing me to speak. Um, I, I probably will be the briefest of the evening which I'm sure you're thankful for. I'm actually going to be brief because I'm calling from New Jersey which is actually where my year-round residence is. I am an active practicing physician, you know, currently spending the vast majority of my time in the hospital taking care of patients who are ill with COVID.

Um, can I tell you that I am the fourth of five generations of the Elfant family who have made their homes at Wanaksink Lake. Um, my grandparents were one of the first families who built, uh, on the lake in the 1920s and my grandfather himself was on the first board of trustees of Wanaksink. So, you know, Wanaksink is really a, a place

- ADAM ELFANT / PUBLIC COMMENT -

that's near and dear to my heart, uh, and to all of my extended family. It's my mother's year-round residence.

Having grown up at Wanaksink, you know, I've come to appreciate the unbelievable beauty, the serenity, uh, that I can experience. You know, coming from an active practice to spending, you know, my summers, uh, spending weekends up there around the year, or I should say year-round, affords me an opportunity to, to relax and commune with nature.

I don't want to spend a lot of time speaking about the aesthetic impact. I think that that's been covered by everybody previously. I'm not going to talk about the environmental or financial impact because we're all aware of that.

What I am going to address, though, is that I have seen, previously, in comments that one of the reasons we need to improve cell service within the town of Rock Hill is emergencies and people making the salacious claims that the service is inadequate for emergencies and for taking care of patients. Well, I can tell you that I'm an interventional endoscopist. So in English, what that means is that my field is all emergency cases. I have to be available, uh, to respond to hospitals, to patients, to my trainees, to other physicians for emergencies, including

- ADAM ELFANT / PUBLIC COMMENT -

1 gastrointestinal obstructions, for patients who are
2 bleeding internally, for patients that need emergent
3 procedures. I've been a practicing physician for over 27
4 years in this specialty. I have been up at Wanaksink long,
5 long before that, back when we utilized beepers in Rock
6 Hill and had to find a hard line to call. I've had cell
7 phones since they first came out, and yes, cell service in
8 Rock Hill is not perfect. We all recognize that when we
9 drive around to the Trading Post or other areas we'll
10 experience dropped calls. But the reality is is that even
11 with that dropped call, we also recognize that when you
12 continue moving another hundred yards you have service then
13 and you're able to deal with whatever you need to deal
14 with. So I and my brother-in-law, also who is a physician,
15 have spent our entire professional careers dealing with
16 this during the summer and on weekends. It has never, ever
17 led to an adverse outcome, led to our inability to
18 communicate in an emergent circumstance. And I have not
19 seen any evidence or any data presented by anybody that the
20 cell service, as currently stands, is an impediment to the
21 delivery of health care and emergency services in the
22 township.

23
24 As I said, we recognize that cell service can be
25 improved. But let's be honest, it's not an urgent matter,

- ADAM ELFANT / PUBLIC COMMENT -

it's not an emergent matter. It is a convenience matter, and we all would like better service. But as the attorney stated earlier, I see absolutely no data or I have not seen any evidence of any mapping of the roads or area of any specific areas where you are unable to obtain cell service or a signal. If that were available I would also have to believe that the other very tall cell towers that are present in and around Wanaksink could be utilized, especially with the understanding and the recognition that these can all be built up an additional 20 feet, if necessary, to enable a slightly better service.

So in, in conclusion tonight, you know, I would just echo what everybody else has said. We all recognize that cell service isn't perfect, but there is no urgency to it. It's not something that has to be approved or added on tomorrow. It's just not the case.

I would implore the Board to think very carefully, do your due diligence, make sure you're actually respecting the law and respecting the needs of the homeowners not just at Wanaksink, but of everyone that will be impacted in a negative fashion by the presence of this what really will be an eyesore, you know, with questionable improvement in service.

Thank you very much for the Board to allowing me to

1 - ANNIE RODY-WRIGHT / PUBLIC COMMENT -

2 speak this evening.

3 MS. CHESTER: Okay. Next, I have a list, um, Sally,
4 uh, Iannarone.

5 Uh, now, I do want to recognize, um, Paula and
6 Chairman, that we do have some people that have hands
7 raised that don't have their name.

8 MS. KAY: Right.

9 MS. CHESTER: So after we get through the whole list
10 of people that we could recognize names and have their
11 hands raises we will get to all the other hands raised,
12 whether it's phone number, whether it just says i-Pad, to
13 try to get you an opportunity to speak.

14 Uh, but I do not see Sally. But I do see, um, Annie
15 Rod Wright. So Annie, I will unmute you.

16 Okay, Annie, you should be good.

17 MS. A. RODY-WRIGHT: Great. Thank you.

18 Good evening and thank you for this opportunity to
19 speak. My name is Annie Rody-Wright. I'm an attorney.
20 And my husband, David and I, after 15 years of concerted
21 searching, purchased our dream home on the pristine and
22 perfect Wanaksink Lake in October of 2018. Ironically, we
23 closed on the very date that Bill Rieber, our town
24 supervisor, who is supposed to act, foremost, with town
25 interest in mind, signed a contract with Tarpon, as

- ANNIE RODY-WRIGHT / PUBLIC COMMENT -

1 president of Calcam, to build a cell tower on his land to
2 benefit himself through this lucrative deal which will reap
3 him millions of dollars over the next several decades at
4 the expense of his constituents' quality of life and
5 economic well-being. About five to six months after we
6 closed on our home we became aware of the plans of Tarpon
7 Verizon to build the proposed cell tower smack in the
8 middle of our beautiful sunset on the lake.

9
10 From work that I have done as an attorney, I am
11 intimately knowledgeable about the State Environmental
12 Review process, SEQRA, and what it requires of an entity
13 that seeks to build something that may be an adverse
14 community impact. By their adoption of SEQRA, the New York
15 State Legislature intended for all agencies, i.e., this
16 town planning board, to, quote, "conduct their affairs with
17 an awareness that they are stewards of the air, water, land
18 and living resources and that they have an obligation to
19 protect the environment for the use and enjoyment of this
20 and all future generations," end of quote. Thus, the
21 preparation of an Environmental Impact Statement by Tarpon
22 Verizon was appropriate and necessary, in this case, it
23 puts potential significant adverse impact on the
24 environment, environment being defined broadly under SEQRA
25 to include population concentration, existing community or

- ANNIE RODY-WRIGHT / PUBLIC COMMENT -

neighborhood character and human household, and significant adverse impact including but not limited to the impairment of the character or quality of aesthetic resources or of existing community or neighborhood character and a substantial change in the use or intensity of use of land, including open space or recreational resources. This said that the environmental impact statement is to be an environmental alarm bell, to alert responsible public officials to environmental changes before they have reached ecological points of no return. And the EIS must evaluate all significant adverse impacts and analyze all reasonable alternatives. It must identify all areas of environmental concern and take a, quote, "hard look" at each of these areas. Instead of taking a hard look, the EIS, Environmental Impact Statement, submitted by Tarpon Verizon barely glances at possible impacts. Verizon Tarpon simply claims, incorrectly, that there will be no impact on the land, no environmental impact, no detriment to adjoining property and no change to the character of the neighborhood. And they claim that none of the alternate sites are suitable. And by the way, tonight is the first time we ever heard that there were 17 cell sites. Um, we never heard that before.

So my question is is the Planning Board satisfied that

- ANNIE RODY-WRIGHT / PUBLIC COMMENT -

with this joke of an environmental impact statement Verizon has satisfied its obligations under SEQRA. This environmental impact statement makes a mockery of the law and of the process to ensure adherence. And if the Planning Board approves this cell tower the property owners and families of Wanaksink Lake will be irreparably, irreversibly harmed not just aesthetically, but environmentally as precious and all habitats, including those of eagles, loons, beavers, will be destroyed and as noise and light pollution is caused by the nonstop whirring of the cell tower generators and the flashing lights broadcast widely 24/7 from the height of the Statute of Liberty. We will also suffer irreparably economically, as, uh, Amelia pointed, as property values, uh, inevitably plummet.

So I urge the Planning Board to remember its obligations under SEQRA and thus ask you to reject Verizon's EIS as an insufficient hard look at significant impacts and a complete refusal to consider alternate viable sites as proposed by the lake community. Ultimately, uh, we all ask you to deny their application for this site. As Mr. Lusk himself noted, nobody's asserting that enhanced cell service in our hamlet isn't needed, but where viable alternate sites exist which obviate the adverse

- MIKE HORAN / PUBLIC COMMENT -

1 environmental impacts of the site at issue, the Planning
2 Board is obligated to avoid the adverse impacts and deny
3 the current application.
4

5 Thank you.

6 MS. CHESTER: Okay. Um, up next is Mike. Where'd you
7 go, Mike? I had you a minute ago.

8 MS. KAY: This is Mike Horan; right --

9 MS. CHESTER: Yes.

10 MS. KAY: -- Patrice?

11 MS. CHESTER: I -- I got him.

12 MS. KAY: Okay.

13 MS. CHESTER: All right. Mike Horan, you're unmuted.

14 MR. M. HORAN: Good evening. I've enjoyed a home at
15 the lake for over 50 years. The tower will destroy one of
16 our greatest assets, its view. Now the tower has grown in
17 size with lights contributing to even more of an eyesore.
18 The lake members have identified alternate sites by hiring
19 experts. Have these sites been looked by an independent
20 expert?

21 I live in Westchester County and I've been a
22 firefighter for almost 25 years and served as chief for
23 seven. There are many areas in Westchester without cell
24 and radio service. They don't install giant towers near
25 homes. They use smaller repeater towers to boost signals.

1 - MIKE HORAN / PUBLIC COMMENT -

2 Has this idea, this idea been researched and looked into?

3 Thank you very much.

4 MS. CHESTER: Okay. Next up is Laurie Supinski.

5 Laurie, you're unmuted.

6 MS. L. SUPINSKI: Okay. Great.

7 Um, thank you so much for the opportunity to, um,
8 speak tonight. I think, um, you know, I echo the, the
9 passion for the community of Wanaksink Lake that has been
10 spoken about before tonight. Um, there's four generations
11 of my family who have, um, been on the lake, my
12 grandparents, um, right down to my son who's the fourth
13 generation.

14 Um, I think there's just a couple of points that I
15 want to make that maybe have not been brought out tonight.
16 Um, you know, I know that there's been discussion and, and
17 like somebody else said, this is the first time I think
18 many of us have heard that potentially there were 17 sites
19 that were considered. Um, we -- you know, I know for a
20 fact that there's a, a site at the Emerald Corporate Center
21 that, um, has been discussed. The Emerald Corporate Center
22 has actually approached Verizon and said that they would be
23 interested in hosting, um, potentially hosting the tower.
24 And, um, to quote from actual minutes of the meeting,
25 Verizon said that, um, they were too far along in the

- LAURIE SUPINSKI / PUBLIC COMMENT -

approval process and would not be interested in considering the ECC site at this time. So I think there are some more sites that are viable.

Um, and I, I think what has bothered me since last year about this entire process is, um, you know, my career, -- in my career, I have been involved in government and economic development for, you know, for a long time. Uh, I've been members of boards, I've worked with boards, I worked with commissions. And I feel like when you're on a board you have a responsibility to who, the community that you serve. And it seems to me that your position as Planning Board members is to be thoughtful in, in how you're developing the community and to take everything into consideration, to take the needs from an economic development standpoint, from a safety standpoint, from a, an aesthetic standpoint, from a property value standpoint. And you have these constituencies and, and your job is to balance that, and I don't, as of this point, see evidence that you, as a board, have looked into things in a way that's thoughtful, that's innovative, that's, um, problem-solving. Um, you seem to be stuck on one site in the community that, you know, for whatever it is, it seems to be very self-serving to the township supervisor. And I -- it's disappointing to me that I, I don't see that you're

- LAURIE SUPINSKI / PUBLIC COMMENT -

1 moving beyond that and that you're willing to problem-solve
2 and that you're willing to take part of the constituency of
3 a community and hear about their, you know, their, their
4 concerns. So I just wonder, you know, how you can move
5 forward with this application without knowing or thinking
6 that you have literally tried to creatively problem-solve
7 and find a win-win situation for the entire community
8 because at this point, I don't feel that you're doing that
9 at all. And I'd like to think that maybe after tonight,
10 maybe after hearing some of the impassioned, you know, uh,
11 concerns and, and, and thought and some of the presenters
12 here tonight, that you'll think twice and, you know, maybe
13 consider some other locations because going down this road
14 is really, really disappointing to me, that you're, you're
15 blantly not considering people's concern. So -- I mean
16 that's really all I have to say. I just feel like you have
17 a responsibility to represent the entire community, not the
18 interest of a cell tower company and, uh, you know, a
19 utility company.

20 That's all I have to say. Thank you very much.

21 MS. CHESTER: Okay. Next up is Judy King. And Judy,
22 you're unmuted.

23 MS. J. KING: Okay. Hi. I feel compelled to mention
24 that I am from deep, deep roots of Wanaksink and equally
25

- JUDY KING / PUBLIC COMMENT -

deeper to Rock Hill. In fact, my great-grandma, mother was the head of the post office in Rock Hill when it existed on the current site of the BHR so I have very, very strong feelings about the area.

Anyway, here's the thing. We've been on board in advocating for a cell tower for the past year. You seem dogged in your belief that there's only one property that can accommodate the cell tower. We've trotted by myriad options, straightforward and creative. You've allowed the Applicant's engineer to tell us they won't work. Our expert RF engineer who's made a career of supporting municipalities in weighing cell tower location options says they will. We've had landowners come forth with willingness to host. Even Alan Sorensen who runs an municipal plan, planning group and has been deeply involved in cell tower locations made suggestions of other locations, locations that would benefit the Town financially, but they've been overlooked.

The Emerald Corporate Center, as Laurie said, would like to secure revenue for the County but was told by the Applicant, per their published official minutes, that they were too far along in the process to consider options. Why is that? Nothing's been built. This is the process, the time to vet option.

- JUDY KING / PUBLIC COMMENT -

We're participating in a public hearing because they are seeking an exception to the requirements for land use. Please help me understand. Shouldn't you be responsible for protecting us and our community? You forced us to be defensive rather than putting the burden on the for-profit applicant. Why is that? You give us this chance to be heard but we're largely treated like outsiders in the process. We can't even ask questions that will be answered. In fact, at the beginning of this conversation I, um, I think it was Paula who said, We won't have questions answered here but you will hear later, and then ten minutes later said there will be no questions. Why can't we figure this out together, something that would work for the overall community, not just one landowner?

Thank you.

MS. CHESTER: Okay. Next is Douglas Poetzsch.

You're unmuted, Doug.

MR. D. POETZSCH: Okay. Thank you.

Um, I'd like to speak to community concerns that, uh, that we have around actions taken and fail to be taken by the Planning Board that suggests a bias, that Planning Board is not acting in the community's interests, instead, in favor of our town supervisor and I'd like to focus on five examples.

- DOUGLAS POETZSCH / PUBLIC COMMENT -

1 First: The failure to post the balloon test results.
2 I, I got to tell you, and I encourage -- I've been looking
3 for weeks now. It was represented to me that ten days
4 before the public hearing they would be posted on the
5 public record. Um, the last postings on the public record
6 on the development project for the Pine Tree Street site
7 were the Tarpon Towers balloon test notice on February 24th
8 and another notice from Jared Lusk on February 27th. Since
9 that time there were no downloads. Um, it seemed when I
10 was reading Jared's presentation there was a 3-13
11 submission that had the balloon test results. It's not
12 there. We (inaudible) at a serious disadvantage in trying
13 to evaluate the impacts. We have not had a fair
14 opportunity to review the balloon test results, and I
15 believe that is one very serious indication and indicia of
16 this, uh, the bias and not looking out for the community's
17 interest.

18 Second: A failure to retain an RF engineer. It could
19 be done at Tarpon's, Verizon's cost. Why in the world
20 would we just take Verizon's word for it that 239 feet is
21 required and that we can only do this on the Calcam
22 property?

23 Third: We're having -- we're being forced to have
24 this meeting over the Internet during the time of a
25

- DOUGLAS POETZSCH / PUBLIC COMMENT -

pandemic, we have to push forward during this very, very, it's a crisis, serious point in time, uh, arguably, against the governor's order. This is not in the interest of fighting the, uh, the pandemic. And my reading, and I think a fair reading of the governor's order, is that that's when we're supposed to be having these hearings, where it's, it's fighting the pandemic. Do we really need to be doing this now? Even if we, if you disagree with the reading of the governor's order and say, Oh, we can do it, we are being stripped of our right to a true gathering, to a true public hearing, by having this over the Internet.

Fourth: Not ensuring full transparency. Um, one example of this is, uh, what is our town supervisor getting paid for this, the lease. We believe the community is entitled to know that and the, the Planning Board is entitled to know that, yet that has not been required to be cl, disclosed.

And fifth: As we repeatedly said, a fair shake at other sites. We believe there has been a failure to sincerely evaluate the other sites, the other alternative sites.

With all that being said, it is not too late to give a fair balance to the community's interest. These each can be fixed. Hire an RF engineer; post the balloon test

- DOUGLAS POETZSCH / PUBLIC COMMENT -

results; have a gathering, a true public hearing; disclose, with full transparency, not out just the economics of the transactions, but the details around it. Or the Planning Board, which we're all encouraging you to do, could deny this application on its merits based upon all of the feedback you've heard so far and you will continue to hear.

Thank you.

MS. CHESTER: Okay. That's everybody that I have on the list so I will start just going down, uh, based on, um, what I see with hands raised.

The first one is Chaim Feig, and you are unmuted.

MR. C. FEIG: Hi. Do you hear me?

MS. KAY: Yes.

MR. C. FEIG: Hi. Um, my name is Chaim Feig. I'm actually a member in the Rock Hill Ambulance Corps. And I'm not familiar with the area where you guys are planning to build that tower or you guys are talking about the tower. The only thing what I am seeing in this meeting is that everybody is concerned about the beauty of Rock Hill and the beauty of their neighborhood and if they will see sunset or, or they won't see sunset. The only thing I could tell you from my experience is that it's very frustrating when you get a call over the radio, No. 1, the radio service is not the best either over there. Finally,

- CHAIM FEIG / PUBLIC COMMENT -

1 when you do get the address and you want to put it in your
2 GPS you can't even get it into your GPS because there's no
3 service. Yes, you could drive up and down the street, but
4 meanwhile, the other person is having a stroke or a cardiac
5 arrest and you can't get to the person because you simply
6 need to just get the GPS going to tell where you need to go
7 since there's so many curvy and alleys and off road and
8 everything in that area, which I don't disagree, it's a
9 beautiful place, but as EMS provider, it's very, very
10 frustrating getting to a call. And when you actually do
11 get to the call, and they're like, Oh, we called 17 minutes
12 ago, and when I try to explain them it took me 15 minutes
13 of that just getting your address in my phone because there
14 was no service, they were like, Well, build a tower in my
15 front yard because my mother is dying. So everybody's only
16 busy at the beauty of their house and how for many
17 generations they've been living there 'til it come to their
18 own family's health where, I need them here right away.
19 For instance, there was a call came in on Glen Wild Road
20 la, past summer where two kids died, and I was the first
21 one on that call. I was actually on Glen Wild Road when
22 the call came in. But we couldn't hear and the dispatcher
23 had no clue what the call is because the cell service is so
24 poor. So they no clue if it was a person with a
25

- CHAIM FEIG / PUBLIC COMMENT -

(inaudible), if it was a broken arm or if it was a car accident. And when I got there I had two fatalities there and I couldn't even give over the message I have there and what resources I need just because of the service. It just -- it just -- you know what? It's ridiculous when people are -- I'm, I'm not going to call it selfish, but they're only looking about their property value or what it is 'til it comes to their own health or to their own needs because as soon as they're in trouble and they need something they wouldn't care if the towers are right in front of their house because they need emergency assistance right away.

And as previously, there was a doctor over there, um, um, talking, which I don't disagree anything what he says. He does a phenomenal job and I appreciate his work even though with the COVID-19 and everything. Um, we actually bring the patient on a gold platter to the doctor. The doctor does not run out to the call to pick up the patient. We need to get to the patient. Now, again, I, I don't know where this tower is or wherever it is. I'm sure maybe there are different location where it could be, but people have to thi, know that sometimes it's going to be not as comfortable as they wanted and yes, they're going to have to see from the rearview mirror, they're going to see a tower there, but it's necessary.

- CHAIM FEIG / PUBLIC COMMENT -

Also, I'm the fire commissioner down in Rockland County. We were trying to build small firehouses, like substations, just because it grew so big. Again, everybody wants a fire department, everybody wants them to come right away, but nobody wants the firehouse in their back yard. People are only afraid of their image, but they have to think about the community. If you guys are really thinking about the community, think about the health of the community. I mean there's a lot of elderly people living in Rock Hill, probably 75 percent of the majority. And there's a lot of urgent calls that we go to, especially during the summer, which it, it's just so tough. And it's not me and I'm talking for the whole EMS, our fire department or anybody that's got to respond to calls. It is very, very, very tough.

And yes, I appreciate that Verizon is considering a bettering of service there. Regarding where it should be, I don't know. But people have to keep in mind that it's not all about the image and it's not all about the property value because when it comes to your mother's life or your kid's life you wouldn't care about the property value, you just want to make sure that they're safe and that they're healthy.

Thank you very much.

1 - CHAIM FEIG / PUBLIC COMMENT -

2 MS. KAY: Um, I just want to say we've -- we have a
3 couple people who have already had the opportunity to speak
4 asking to speak again. Um, we are not going to call on you
5 until everybody who has not spoken has an opportunity to do
6 so, so please be patient.

7 And also remember that the Board is going to make a
8 motion to hold the comments open for 10 days so you can
9 submit written, submit written comments, as well. Um, we
10 want to -- we want to get through as many people as
11 possible. And the Board also has a full meeting after the
12 public hearing.

13 MS. CHESTER: Okay. Next is Barry Scheinfeld. Um --

14 DR. B. SCHEINFELD: Great.

15 MS. CHESTER: And you should be unmuted.

16 DR. B. SCHEINFELD: Great, great, great, great.

17 So I live in Rock Hill for 20 years and I'm a
18 physician in the community.

19 And I agree with everything that people are saying as
20 it relates to the aesthetic negativity, the negativity in
21 property values, that it's an eyesore. But another thing
22 I'd like to add, electromagnetic frequencies are not felt
23 but they have health effect: nervous disorders, blood
24 dysplasia, cancers. Now, these associations have --
25 studies have been done to prove it, but the FCC hasn't, uh,

1 - BARRY SCHEINFELD / PUBLIC COMMENT -

2 really developed these studies for whatever reason. But as
3 a physician I do know that electromagnetic frequencies,
4 even the electricity in your house, even the, uh, WiFi,
5 they all have an effect on your health. And this tower,
6 which is way out of proportion to the neighborhood, is so
7 close to so many residential homes that it's not impossible
8 and it's likely very probable that it will cause adverse
9 effect on health in the form of chronic diseases. And
10 that's what think I can add to this discussion.

11 So thank you.

12 MS. CHESTER: Okay. Next up is Philip Rhodes.

13 Philip, you're unmuted.

14 MR. P. RHODES: Thank you.

15 Uh, first, I'd like to thank the Board for listening,
16 listening to all of us tonight.

17 When my wife and I bought our house on Rock Hill, in
18 Rock Hill on Lake Wanaksink six years ago we did it because
19 of the aesthetics. And our bedroom is on the second floor
20 of the house, closest to the clubhouse. We love sleeping
21 at night with the windows open, looking at the stars,
22 looking at the, uh, sky. And having a flashing red light
23 in our face will not only be a distraction and prevent us
24 from sleeping, but will probably do physical harm to us.

25 Um, the second point I wanted to make is that Crystal

1 - PHILIP RHODES / PUBLIC COMMENT -

2 Run would very much like to have the cell tower. It's a
3 perfect location. You could just take your cell phone up
4 there and it works beautifully up there in the parking lot.
5 If you build a tower it would even work better. They want
6 it, but they've been offered a low-ball price which was
7 much lower than the, rumored to be much lower than the
8 amount that Bill Rieber was and his family was offered.
9 And I have to ask why and I would like a response to that
10 question.

11 Thank you.

12 MS. CHESTER: Okay. Next up is Mandy. So Mandy, if
13 you could state your full name for the record when ...

14 Oh, Mandy was up.

15 MS. KAY: Mandy's got -- looks like she's gone.

16 MS. CHESTER: Okay. So next would be Donny. Same
17 thing, if you could please state your full name for the
18 record.

19 Donny's gone.

20 Okay. Camille, um, same thing. If you could state
21 your full name for the record. And you're unmuted.

22 MS. C. JOHNSTON: Hello.

23 MS. CHESTER: Hello.

24 MS. C. JOHNSTON: Is my picture showing?

25 MS. CHESTER: Not -- a, a picture is showing but --

1 - CAMILLE JOHNSTON / PUBLIC COMMENT -

2 MS. C. JOHNSTON: Yes.

3 MS. CHESTER: -- picture.

4 MS. C. JOHNSTON: Well, it's not of me.

5 I'm Camille Johnston. I've been in Rock Hill, Lake
6 Louise Marie, for over 30 years. I am, uh, currently the
7 president of the homeowners association. I am speaking on
8 behalf of my husband and myself and my board. I would like
9 to -- hopefully, some of them will speak, too.

10 I'm showing you a picture of what the balloon test
11 showed on the day, uh, that I stayed home from work to
12 watch. And, um, we had an engineer put it on, uh, the
13 picture of my view from my house and my view from the
14 gazebo area. And I feel that Verizon left us out. There
15 was no pictures from our side of the lake. I, I don't
16 think that they showed an, um, a, uh, exact viewing of
17 anybody's. We -- we were here that morning. You could see
18 that balloon flying high. Also, I will share these
19 pictures with, I'll send them to the Board.

20 Um, and the other thing I had to say was that the new
21 tower that you propose is actually taller than all of the
22 others and if we add more to that, we'll really see it with
23 the flashing red light. The flashing red light itself is
24 enough to drive everyone crazy.

25 So that's all I have to say.

- TOM KOZLARK / PUBLIC COMMENT -

MS. CHESTER: Okay. Thank you.

Um, next up is Maureen Kozlark. Um, Maureen, you're unmuted.

MS. M. KOZLARK: Thank you.

Yeah, go ahead.

MR. T. KOZLARK: Uh, good evening. It's, uh, it's Tom Kozlark. Uh, I'm Maureen's husband and I'll be speaking on behalf of both of us.

I, um -- I started coming up to the lake in the '70s when I started dating Maureen. Maureen and her family have had a lakehouse since, I think 1962, so well over 50 years.

Um, amazingly, I think one point that hasn't been raised tonight that I want to bring to the Board's attention is this application is actually a new one. It's not an amended application. It's a different tax lot. This propo -- this application requires not only site plan approval and a special use permit, but also a subdivision. So, um, as such, it needs to be treated as a separate application and that's why we're having a public hearing tonight.

Um, I certainly appreciate and I know all of my colleagues appreciate the fact that you're keeping comments open for 10 days, but I think we probably need to be doing a little bit more than just incorporating all of the

- TOM KOZLARK / PUBLIC COMMENT -

documents from the first application. We -- you know, we've been talking a lot about site plans and locating other sites. I went back and refreshed myself on the original application, and those sites were approached back in December and January of 2019. Those were, like, 15, 16 months ago. I think it's been brought to the Board's attention tonight that there may be interest, uh, from those original sites in terms of, uh, exploring the possibility of having their cell tower on their location. So I think it behooves the Board not only to be treating this as a separate application, but also to have all of the documents updated. As you folks know, the, uh, existing towns need be contacted. There's been some discussion tonight about maybe there's a cell tower down in Bridgeville that can be utilized and co-located. So I would encourage you to make sure that the Applicant is treating this as a brand new application and is doing all the bells and whistles.

One last thing that I really feel that it behooves me to say is what's new, what's different. Well, guess what? COVID-19 is new and different. And we all know -- I live, right now, down in the New York City metropolitan area. The Wanaksink Lake home is a second home for us. Uh, we're being devastated here. Unfortunately, COVID-19 is heading

- TOM KOZLARK / PUBLIC COMMENT -

up towards Sullivan County. Not only is there going to be tremendous loss of life, but there's also going to tremendous financial, uh, impact related to COVID-19. And you have over a 150 people tonight who are imploring you to look for alternate sites where maybe the public will be able to get some revenue from these cell towers. I want to take a minute and just speak for the 15,000 people that make up the Town of Thompson who would very much appreciate getting some additional revenue because they're fearful, as I know you are, that there's going to be diminution of revenue, there's going to be pressure in terms of delivering services, and it behooves us to be looking for alternate sites where the public can get some money. Verizon seems to be interested in writing a rent check to somebody, but let's have them write a rent check to the public so we can get that rent.

Thank you very much for your, uh, for your time and attention tonight.

MS. CHESTER: Okay. Next up is Len Bernardo. And, Len, you're off mute.

Oh, maybe not. Hold on.

(No verbal record.)

MR. L. BERNARDO: Hello. Can you hear me?

MS. CHESTER: We can.

- TOM KOZLARK / PUBLIC COMMENT -

MS. KAY: Yes.

MR. L. BERNARDO: Okay. Thank you.

I want to thank the Board for, uh, uh, taking and taking all the time this evening. I know it's a very long night for all of us. But there's a couple of things that really concern me here.

Um, there was an earlier speaker, um, about, uh, an, ambulance, uh, person. Um, I drove an ambulance in my town here of Rochester. I now own a home up on Lake Louise Marie, uh, for 15 years. I was a, a fire com, a fire commissioner, uh, for about 15 years. And what we did and what they could do at the ambulance squad is very, simple, making themselves a hot spot, which means that they can produce a signal themselves. Similarly, what we should be looking at and addressing are small hot spots, all these repeaters, as they were talking about.

Um, one of our legislators in Rock Hill, I had a very long talk with, um, and he had some planning in the Town of Ulster and the Town of Gardiner, and they used those repeaters precisely for the same reasons. Why aren't we looking toward technology? And we need to.

You know, the whole issue of corruption and the supervisor is a little alarming to me, but I understand it, I get it. At the same time, the person who should be also

LEN BERNADO / PUBLIC COMMENT -

looked at is our county planner. How could they let this come to you, to this board? That's stunning to me because it had to have passed them. And if you look at the county ch, the county rules, you can't have a cell, uh, tower over a hundred feet.

Also, with that said, I want to thank Mr. Lusk for pointing out many we have. And this board should strongly consider on putting a, a moratorium until we can look at technology.

I want to thank you guys again. But please consider all of these things. This is one time that we, I see a postcard, or we should ask our supervisor either one of two things, donate the money back to the Town if it's on his property or resign.

Have a great night, guys. We appreciate you.

MS. CHESTER: Okay. Next up is listed as iPhone 2 within the letter K. So ...

MS. K. WALSH: I'm here.

MS. CHESTER: You're here.

MS. K. WALSH: It's Krissy Walsh.

MS. CHESTER: Okay.

MS. K. WALSH: Good evening. Thank you for giving me an opportunity to speak to the Board tonight.

I come with the emergency medical problem that

- KRISSY WALSH / PUBLIC COMMENT -

happened to me this year. No cell service in Rock Hill. I own a business in Rock Hill. And my father fell ill four a.m. in our business and collapsed. If was not for our employees coming at that time he would have not survived. His cell phone would not make calls out to me. Ten phone calls, ten dropped phone calls. This was life-altering to me. My father was able to get into a pickup truck with the help of his employees, get to Catskill Regional, and they were able to, within a week's time, um, bring him back to full health. But for me to stand in the middle of my business, still today, and think that because we have no cell service in Rock Hill my father's life would have been lost. And he has lived here his whole life, as well as I have, and it is no longer acceptable to have no technology here. And it may sound stern or selfish. I don't care where the tower goes. I happen to live in Wanaksink. I will learn to look around it, but we need to do something. We've been talking about this cell tower for three years and have done nothing. Time is up, time is of the essence and we need to do something now. Enough is enough.

Thank you.

MS. CHESTER: Okay. Next up is listed as iPad, so if that's you, I'm going to unmute you. And then if you would please state your name for the record.

1 - SALLY HALLINAN / PUBLIC COMMENT -

2 (No verbal response.)

3 MS. CHESTER: iPad?

4 (No verbal response.)

5 MS. CHESTER: Okay, I'll put you back on mute. We'll
6 circle back.

7 Um, Sally, um, Hallinan. Sally, you're unmuted.

8 MS. S. HALLINAN: Hi. Thank you, um, for giving me a
9 chance to speak. And I was initially listed as Sally
10 Iannarone, but --

11 MS. CHESTER: Okay.

12 MS. S. HALLINAN: -- I --

13 MS. CHESTER: Okay. Thank you.

14 MS. S. HALLINAN: Hallinan is a little bit easier to
15 pronounce.

16 Um, I just wanted to, to speak very, um, briefly. Um,
17 I can echo a number of comments by my fellow Wanaksink Lake
18 residents. Um, my grandparents first, um, came to the lake
19 in the 1930s.

20 Um, but I also -- I wanted to -- I, I think I'm a
21 little bit different or, or have a slightly different
22 point. I have not been able to attend any of the public
23 hearings, um, uh, uh, to date. Um, I haven't spoken. I
24 did send an e-mail and a letter last year and I sent
25 another letter this year. But I think that I represent

1 - SALLY HALLINAN / PUBLIC COMMENT -

2 sort of a quiet majority, um, who assume that the Board
3 would the right thing and would explore the options. So --
4 so many, um, of our residents have worked so hard to
5 present the Board with a number of options, um, because
6 just as people have spoken, you know, my dad, um, years
7 ago, we had the benefit of the Rock Hill Volunteer
8 Ambulance. Um, and no one is, um, disagreeing that we need
9 to imp, that we don't need better service, but we need to
10 find the appropriate location.

11 And, um, I just would like to, in case there is some
12 confusion, sort of reiterate the breath and depth of the
13 commitment of the Wanaksink Lake community and our
14 willingness to work with you, um, tirelessly to ensure that
15 you fulfill your duty to all the constituents and explore
16 the viable options, um, to bring better cell phone service,
17 but to protect, um, the unique nature of Rock Hill,
18 Wanaksink Lake and Lake Louise Marie community.

19 I appreciate your time. Thank you.

20 MS. CHESTER: Okay. Up next, it's listed as Ann Foo.

21 MS. A. FUNCK: Yes.

22 MS. CHESTER: Ann, you're unmuted.

23 MS. A. FUNCK: And my name is Ann Funck, F-U-N-C-K,
24 and I live on Wurtsboro Road. Um, the tower is going to be
25 very close to my house and I have a lot of concerns about

- ANN FUNCK / PUBLIC COMMENT -

1
2 that.

3 Uh, Wanaksink Lake is, is like a healing place. I am
4 in the health profession, have been for 40 years. I am
5 concerned with everybody's health. I don't think that
6 it's, uh, selfish to be concerned with your own health.

7 I worry about the, uh, electromagnetic frequency. I
8 -- I'm -- I'm a nurse. I know (inaudible) about that
9 stuff. But, um, the light, uh, it just -- yeah, Wanaksink
10 Lake has a character and that's why we're there, and my
11 grandparents were there and my parents. Um, like I said, I
12 don't think it's selfish to be concerned about your health.
13 It's not just physical, it's emotional, it's social,
14 spiritual, every other way.

15 Um, I agree with what, um, my fellow Wanaksink
16 neighbors have said. And, um, I just would ask the Board
17 to consider the alternate locations. This thing is going
18 to be, like, right outside my window. Um, and -- and like
19 I said, I have concerns about that.

20 I don't debate the need. There is a need for
21 emergency services. There are other ways to handle that is
22 what I'm hearing. And like I said, I would just ask the
23 Board to please consider alternate sites.

24 Thank you.

25 MS. CHESTER: Um, up next is Jessica Lansdale, and

- JESSICA LANSDALE / PUBLIC COMMENT -

you're unmuted.

MS. J. LANSDALE: Can you hear me?

MS. CHESTER: Yes.

MS. KAY: Yes.

MS. J. LANSDALE: Yeah, hi. So, um, I'm Jessica Lansdale. I live on Wolf Lake, and, um, but I've been coming up to this area since the 1980s because I would visit friends on Wanaksink Lake. And I just think this area is so special with all of its lakes, very historic, very beautiful.

Um, when my husband and I were looking on, uh, Wolf Lake to buy property we decided, deliberately decided not to by land on the north shore because it had a view of the cell tower.

And, uh, the one other thing I'm going to tell you is, um, the sunsets on Wanaksink Lake are spectacular. We don't have them on Wolf Lake just the way the lake is oriented. From -- it's really remarkable there in the evening to see the sunset. And, um, to put a cell tower right in that spot, I just -- it's, it's very wrong to me. I -- this -- I would grieve the loss of those sunsets.

Thank you.

MS. CHESTER: Okay. Um, Mandy, you're unmuted, I think. Hold on, Mandy.

1 - MARCIA HELLER / PUBLIC COMMENT -

2 (No verbal record.)

3 MS. M. HELLER: Are you there?

4 MS. CHESTER: Now, you're unmuted. Yes, there you go.
5 If you could state your full name, Mandy.

6 MS. M. HELLER: Yes. This Mandy's mom, Marcia Heller.

7 Uh, we live in Emerald Green full-time and I've been
8 there now for about 43 years, which is hard to believe.

9 I've been very impressed with everybody who has spoken
10 before me and all the issues that they have raised, and I
11 would like to add my concerns to those issues.

12 Um, I don't know from Overlook Road if I can see the
13 cell tower, but I'm sure, in any case, everybody in the
14 lake region will be able to see the light going round and
15 round.

16 Um, the photos were not, uh, taken at a distance, does
17 not tell anyone about how it actually will look from a
18 closer vantage point where people who are closer to the
19 cell tower, what is the view from there.

20 Uh, I was interested. It occurred to me, especially
21 when there was a mention that there are, there are four
22 other cell towers, if it would be possible to use a same, a
23 cell tower that already exists, to add to it, because I
24 thought that that is possible to do in other places, that,
25 um, if a cell tower is built, then Verizon has a little

- MARCIA HELLER / PUBLIC COMMENT -

1
2 piece, someone, Sprint, whatever. They might also have
3 Spectrum will have a, a piece of that cell tower.

4 Um, the lakes community, as a whole, is effected. So
5 whether or not you see the tower, like I said, you probably
6 will see the light in any case. But the entire lakes re,
7 area is going to be affected by this and it is going to
8 diminish the value of the properties and it is going to
9 diminish the, uh, the beauty of the area which is drilled
10 into us from the day that you move into the community.

11 And just as an aside, the, uh, fact that in the
12 agreement that the lessor gave the, the, the leasee, the
13 person who, on whose land the cell tower will be, I am told
14 that the average rental to, uh, for, to lease that property
15 ranges between 2,000 and 4,000 dollars per month.

16 Uh, and I guess -- I think I've covered everything.
17 Uh, like I said, so many other people have covered
18 everything that you could ask. And I'm just, uh, thankful
19 that, for their words. They did a very good job.

20 Thank you.

21 MS. CHESTER: Okay. Next is Emily K.

22 Okay, hold on Emily. All right. Emily K. should be
23 unmuted. And if you could state your full name.

24 MS. E. KEGLER: Okay. My name is Emily Kegler. Can
25 you hear me?

- EMILY KEGLER / PUBLIC COMMENT -

MS. CHESTER: Yes.

MS. KAY: Please, can you --

MS. E. KEGLER: Okay.

MS. KAY: Emily, could you spell that so that when our stenographer gets, gets it --

MS. E. KEGLER: Sure.

MS. KAY: -- she does it correctly?

MS. E. KEGLER: Yes. It's K-E-G-L-E-R.

MS. KAY: Thank you.

MS. E. KEGLER: Um, I just want to say I'm not as educated or diverse as a lot of people have been speaking tonight. Um, very good points they're bringing up.

Um, I've lived here for 15 years. I moved up from Rockland County and I moved to an area to try to escape. Um, pretty much where I lived, we lived under high tension lines, we lived on the Algonquin pipeline, we had kayfrees (phonetic), we had hornets, the O & R plant. We had, um, Indian Point across the river from us. We moved up here because we got away from a lot of the cancer causing agents that were in Rockland, or tried to, anyway. Um, a lot of radiation poisoning down there, the radon in the ground and everything. We lost a lot of friends and loved ones. So we moved up here more into the country to escape this.

We live on Lake Louise Marie and we're going to be

- EMILY KEGLER / PUBLIC COMMENT -

right down the street from the tower. And my fear is all the radiation that it may or may not put out and the, you know, any of the, you know, anything that it might emit, whether it's sound or, you know, sonic sounds for the environment or, you know, anything that could impact us (inaudible) centrally because that's not what I want for my kids. I'm, I'm trying to stay as safe as I can where I live. And what we get from the ground, what we're growing, what we're getting out of the lakes, you know, to eat is all going to be impacted by this. I mean we're surrounded by cell towers and, you know, to put another one in such a tight area just doesn't make sense.

I work at Crystal Run Healthcare right here in Rock Hill, and I know, as a fact, that the parcel behind the Crystal Run building is for sale. So why wouldn't the County buy that, put the tower there on top of a higher hill and then make money off of it for the County? Put the money back into the county like somebody else said earlier. Um, like, these are just some of my concerns.

And, you know, as Chaim had said earlier, you do need a better signal down towards Glen Wild. My daughter lives down on Glen Wild. She has no signal down there. I worry about her. You know, all our friends that live down that way, they have no signal. Put it closer to the problem

- EMILY KEGLER / PUBLIC COMMENT -

area. There's not really a problem over here, per se, but more closer to Glen Wild and the, the center of Rock Hill, Bridgeville. Those are the areas that need the, the, more of a signal than between the two lakes here, which most of us get a good signal.

So, I mean I don't know what more I can add to that, but hopefully, they take that into consideration. Like, you don't want to live under all these towers and factories and all these things emitting all this stuff into the environment. It -- it's just -- to me, it's crazy.

Like, the sunsets are beautiful. Anybody that knows me know I'm out there every night taking pictures, but that's the least of my concerns. It's the health of people and the safety at the same time. But move the tower to where it's going to get a better signal to the people that are having more of a problem, not to the people over here. We're not really having the problem.

Thank you.

MS. CHESTER: Okay. Next Hillary Fabian.

MR. J. SINISE: Um, okay. Hello. Um, this ...

MS. CHESTER: We can hear you.

MS. KAY: Hillary Fabian is muted again.

MS. CHESTER: He also dropped down. Um, let me get back. Okay.

1 - JOHN SINISE / PUBLIC COMMENT -

2 MS. KAY: Okay.

3 MS. CHESTER: It won't let me unmute him.

4 MS. KAY: Yeah, and the hand came off so I don't --

5 MS. CHESTER: Now he's off mute.

6 MS. KAY: Okay.

7 MR. J. SINISE: Hi there. Uh, thank you. My name is
8 John Sinise. I'm the husband of Hillary Fabian.

9 And I just wanted to, uh, first of all, thank you for
10 putting this together, and it's really important for you to
11 know what the people who are affected by this really feel.
12 Um, I stand in, in solidarity with, with my neighbors.
13 I live on Lake Louise Marie. And I'll be honest with you.
14 Uh, we, um -- we live in the city now. We come up as much
15 as we can, and this is where we're going to, uh, spend our,
16 um, our golden years. And that is the plan and we're not
17 that far from that.

18 Um, you know, one of the things that we noticed when
19 we got up here was that the cell service was horrific and,
20 you know, we just kind of dealt with it. And then our
21 phones got old and we decided that it was a good time to
22 change carriers. And wouldn't you know, we got the new
23 phones and we got a new carrier and we haven't had a cell
24 problem since. We -- as a matter of fact, we have such
25 great service that the, uh, that everybody's watching

- JOHN SINISE / PUBLIC COMMENT -

videos when they come up there. The kids, uh, are watching videos instead of watching the lakes. So I'm just kind of putting that out there, that there are solutions other than a huge, a huge tower.

Um, and, and in closing, I, I just want to say that, you know, when you, when you make that, when you build that one tower it's going to only make building other towers a lot easier. And, you know, if my wife and I wanted towers and blinking lights and, and huge structures, then we just, we just might as well stay in the city because, you know, Rock Hill is, is what we, what we bought into to, to get away from that.

And, um -- and I know that the Board are human and you know right from wrong, and I take faith in knowing that you all will do the right thing, what, what's right for our community.

Thank you for your time and, um, stay safe and, uh, healthy, everyone.

MS. CHESTER: Okay. We are going to just try, uh, one more time. Somebody's who's listed as iPad, you've been taken off mute if you would like to speak. You've had your hand raised to speak.

(No verbal response.)

MS. CHESTER: Okay, I guess not.

1 - ALICE RICKETT / PUBLIC COMMENT -

2 Um, so then I believe we have one -- oh, we had a
3 couple more people, uh, hop on.

4 We have Daria Rickett.

5 MR. UNIDENTIFIED SPEAKER: Yeah, go get him.

6 MS. A. RICKETT: Hi. It's actually, um, Alice
7 Rickett, her daughter talking.

8 MS. CHESTER: Okay.

9 MS. A. RICKETT: Um, but I just believe that as a
10 millennial my opinion on this matter speaks volumes as this
11 issue at hand is in regards to a cell tower and most of
12 those who have spoken on this matter may have not grown up
13 in a world where technology is essential and they thought
14 it was more of a, or they grew where it was more of a
15 luxury. Um, and I use technology in all aspects of my
16 life, for work, school, social life, and I would rather not
17 use technology, any Internet, than to have a cell tower in
18 my view on Wanaksink Lake. I'd rather put my phone away
19 that my parents love to say is glued to my face, um, than
20 to stare at the ugly cell tower whenever I am there.

21 MS. CHESTER: Okay. Then, um, we have one other
22 additional speaker that has their hand raised that spoke
23 before, and that's Grayson Ferrante.

24 And I -- Grayson you're unmuted.

25 MR. G. FERRANTE: Thanks, Paula. Or I think it was

1 - GRAYSON FERRANTE / PUBLIC COMMENT -

2 Paula. Um --

3 MS. D. FERRANTE: No, I think it's Patrice.

4 MS. KAY: It's Patrice.

5 MR. G. FERRANTE: I wanted to, uh, come back because
6 the words that Chaim, I think it was Feig, um, raised
7 really struck home with me and very heartfelt frustration
8 that he expressed not being able to, um, use technology to
9 figure out GPS coordinates in a very important job,
10 particularly in this COVID-19 era where we're, we're
11 thinking so much about taking care of people. That must be
12 so frustrating, and then to hear Krissy Walsh reiterate her
13 story, which I had eluded to mine, um, eloquently state how
14 important it is for the cell service. I would like to, um,
15 to, uh, point out that this is really on the Board. You
16 know, this is Art and, and Lou and Kathleen and Helen and
17 (Inaudible), (Inaudible) Croissant. This could have, uh,
18 (inaudible) started (inaudible comment) ago. (Inaudible) a
19 year and half ago when Jared said, uh, the first
20 application came in. So this (inaudible) the frustration
21 for Chaim and for Kris Walsh is on you guys. Come up with
22 a reasonable proposal. (Inaudible) could have (inaudible)
23 18 months ago.

24 That's my comment. Thank you.

25 MS. CHESTER: Okay. I have, um, Stephanie Benson with

1 - STEPHANIE BENSON / PUBLIC COMMENT -

2 her hand raised, but there's no mic.

3 Oh, she's connecting now to audio so let's give her a
4 minute.

5 BOARD MEMBER LARA: I could barely hear it.

6 MR. G. FERRANTE: They couldn't hear me?

7 MS. CHESTER: All right, Stephanie.

8 MS. S. BENSON: Hi. Are you able -- hi. Are you able
9 to hear me?

10 MS. CHESTER: Yes, we are.

11 MS. S. BENSON: Hi. Um, my husband and I live on the
12 corner of Pine Tree Street and Rock Hill Drive where the
13 proposed new road would be as an extension of Pine Tree
14 Street to get to the cell phone tower not only for
15 construction, for maintenance, et cetera.

16 Um, I had submitted a e-mail earlier and I won't go
17 over the entire thing 'cause I know, uh, you've asked not
18 to do that, um, but I do -- I, I want my, my fellow
19 residents of Rock Hill to be aware that there's a lot of
20 concerns, of course, for the people that are in less than a
21 thousand feet proximity, um, to the cell phone tower, not
22 just for the aesthetic purposes, which I also very much
23 appreciate and I understand everyone's concerns.

24 But, um, in addition to the e-mail that I submitted
25 this morning, uh, from myself and my, and two of our

- STEPHANIE BENSON / PUBLIC COMMENT -

neighbors who are on Pine Tree Street, uh, I just want to add to that. As we've gone over this evening, another concern came up. There's actually, um -- well, our, our biggest concerns with Pine Tree Street, of course, is that there, it didn't, it wasn't always a town road. It is really only recently, uh, in years become a town road. They actually only just paved it, uh, 10 years or less ago. And it is a dead-end. There's no signage. Um, it's pretty much a driveway for four properties, and most people probably don't even know that it's there. So amongst all of the concerns that we have with runoff, uh, property damage, uh, issues with the, the tree removal and construction of the road in order to get to the cell phone tower, we also want to add that there's currently a utility easement on the Map SU-101 that's along Route 17 which crosses through property No. 15 on Map AD-1 which is a separate property also owned by, uh, Supervisor Rieber independent of the Calcam site. Uh, however, there's currently a plan to use Pine Tree Street for the utilities and circumvent Supervisor Rieber's other property. So we would also like for that to be explored, why there's already another access for the utilities to the cell phone tower should you decide to move forward with it, which we also hope you will not. But we would like to know why Pine

1 - STEPHANIE BENSON / PUBLIC COMMENT -

2 Tree Street, which is already absolutely deteriorating, uh,
3 with runoff and ditches on either side and, you know, it's
4 just -- it's not a road that is meant to handle traffic or
5 construction of any purpose, it's meant to be a driveway
6 for four houses. Um, we would just also just like you to,
7 to research why Pine Tree Street is going to be the access
8 point for the cell phone tower.

9 So it's -- I -- that our e-mail that we submitted
10 earlier was already available on the Town web site amongst
11 all of the others, so I appreciate that. Um, but please,
12 uh, if we could follow up or if, uh, the Town Board could
13 follow up with our concerns about all of the issues with
14 engineering and the, and Pine Tree Street, that would be,
15 uh, wonderful.

16 So that's all I have to say. Thank you so much for
17 your time. I know it's very late. Um, stay safe.

18 MS. KAY: Patrice, is that the last person you have
19 listed?

20 MS. CHESTER: That is the last person I have listed.

21 MS. KAY: So, Mr. Chairman, it's on -- it's up to you.

22 CHAIRMAN KIEFER: All right. Uh, do we get overtime
23 tonight? Yeah.

24 Uh, does anyone on the Board have anything to add?

25 ALTERNATE BOARD MEMBER LARA: No.

1 - RE: TARPON TOWERS -

2 CHAIRMAN KIEFER: All right.

3 BOARD MEMBER CROISSANT: I, I -- I have one addition,
4 Lou.

5 CHAIRMAN KIEFER: Yes.

6 BOARD MEMBER CROISSANT: Um, I got -- I got -- I just
7 want to -- for, for the record I just want to say that, um,
8 I, I was, uh, a person on the Board that kind of disagreed
9 with having a Zoom meeting for a public hearing. But I got
10 to say that this was probably, in the eight years that I've
11 been on the board, probably the best public hearing we've
12 had, the most informative, uh, uninterrupted, um, and it
13 was a wonderful meeting.

14 And I want to add to that that for those of you in the
15 public who were placing blame on the Planning Board for not
16 even making any kind of recommendation, Board decisions at
17 this point, is, is kind of not fair. We have -- this is
18 why we have this process. We -- this is why we have a
19 public hearing, to get your input and get information. We
20 have not made a decision, we have not acted on anything.
21 So for those of you out there that are criticizing us
22 already, I, it's quite shameful. So let us do our job and
23 we'll see where it goes. And I'll leave it at that.

24 BOARD MEMBER HOYT: I agree with Michael.

25 CHAIRMAN KIEFER: All right. Uh, Dick, you have

1 - RE: TARPON TOWERS -

2 anything?

3 (No verbal response.)

4 CHAIRMAN KIEFER: Paula, Helen?

5 MS. KAY: Not --

6 CHAIRMAN KIEFER: Nobody?

7 MS. KAY: Not at this time.

8 CHAIRMAN KIEFER: All right. I need a, uh, motion to
9 keep this, uh, uh, hearing open for 10 days.

10 BOARD MEMBER CROISSANT: I'll make the motion.

11 CHAIRMAN KIEFER: Second?

12 BOARD MEMBER HOYT: I'll second it.

13 CHAIRMAN KIEFER: All right. All in favor?

14 ALTERNATE BOARD MEMBER LARA: Aye.

15 BOARD MEMBER CROISSANT: Aye.

16 BOARD MEMBER HOYT: Aye.

17 CHAIRMAN KIEFER: All right.

18 MS. KAY: And I just -- I want, again, again, while we
19 still have so many people here, and I know it's late, but I
20 want to reiterate. You can send comments to
21 planning@townofthompson.com or you can mail them to Town of
22 Thompson Planning Board, Thompson Town Hall, 4052 Route 42,
23 Monticello, New York, 12701.

24 CHAIRMAN KIEFER: Okay. All right.

25 BOARD MEMBER BARNICLE: (Inaudible), you're making me

- RE: TARPON TOWERS -

hungry.

(Time noted: 10:25:20:18 p.m.)

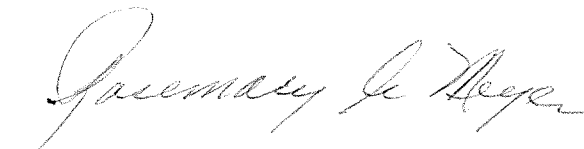
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REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the digitally recorded proceedings in the matter of **Tarpon Towers**, to the best of my knowledge and belief, having been transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: May 31, 2020

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