

PLANNING BOARD MINUTES

Roll call
Minutes
Sign review
Update on pending items

Miscellaneous
Agenda items
Communications

February 6, 2002

AGENDA 8:00 p.m.

- ITEM I**
Tom Hollander
Agricultural
- Requests concept plan approval for mixed residential subdivision consisting of 90 two family homes and 61 single family homes on approximately 140 acres located east of Ransom Road and north of Jones Road.**
- ITEM II**
Gene Jason/Jim Bielmeier
Restricted Business
- Requests amended concept approval for Country Meadows Office Park - two 8851 square foot single story buildings located at the corner of Foxwood Drive and Wehrle Drive.**
- ITEM III**
Uniland
Restricted Business/Agricultural
- Requests concept plan approval for professional office Building and re-zoning from Agricultural to Restricted Business at 8100 Sheridan Drive.**
- ITEM IV**
Angelo Natale
Commercial /Agricultural
- Requests concept plan approval and partial re-zoning for construction of a professional office building (7200 square feet) and storage building (2400 square feet) located at 9280 Main Street.**
- ITEM V**
Tim Krantz
Agricultural
- Requests Temporary Conditional permit for corn maze located on west side of Kraus Road north of the peanut line.**
- ITEM VI**
Wireless Solutions
Industrial
- Requests site plan approval for a telecommunications tower located at 10000 County Road.**

ATTENDING: Harold K. Frey
Joseph Floss
Patricia Powers
Frank Raquet
Reas Graber
Roy McCready

INTERESTED PERSONS: Jim Callahan
Jim Hartz
Kathryn Tiffany
Tim Lavocat
Bob Knol
Joe Jacobi
George Van Nest
Greg Mazikowski
Tony Giovino
Irene Stoldt
Ricky Trinidad
Susan Ballard
Gene Jason
Angelo Natale
Lou Depowski
Robert Aiple
Noreen Aiple
Mary Anne Casey
Jim Steffan
Yjay & Usha Asher
Rick & Lisa Fischer
Eric Aac
Paul & Marlene Casillo
Dolores Liebner
Patrick Gorman
Jeff Baran
Olga Martin
Janice Armitage
Carol Minnick
Ray & Dora Funk
Mike & Bev Williams
Mary Lou Walf
Supervisor Kathy Hallock
Ned & Joanne Murray
Thomas Kenny
Dale Bossert
Barbara Frugoli
David Will

Robert Barton
Monica Barton
Andre Pigeon
Kristen Grant
Chris & Andrea Rubino
Marion Henderson
Philip Henderson
Tim Englert
Tom Bull
Dave Pohl
Mike Songin
Chris & Karyn D'Amato
Samantha Frodella
Lilly Jewett
Carol Brewer
Peter Pucak
Diane Huben
Rick Santucci
Donna Santucci
Fred Cimato
Tim Krantz
Kendra Eck
Florence Leong
Dorothy Leong
Joe Gennaro
Joseph Strapason
Councilman Bylewski
Thomas Hollander
Susan King
Brian Cook

MINUTES

Motion by Patricia Powers, seconded by Reas Graber to approve the minutes of the meeting held on January 16, 2002 as written.
ALL VOTING AYE. MOTION CARRIED.

Update on Pending project - Tim Lavocat gave a brief description of the project that is proposed by Joseph Jacobi of Francis Development. It is for a mini self storage facility located at 6475 Transit Road. Several members of the board felt it was not the best and highest use for this prime property. Pat Powers said she would like to hear what the neighbors have to say. This will be placed on a Planning Board agenda in the near future.

ITEM I
Tom Hollander
Agricultural

Requests concept plan approval for mixed residential subdivision consisting of 90 two family townhouses and 61 single family homes on approximately 140 acres located east of Ransom Road and north of Jones Road.

DISCUSSION:

Chairman Frey explained to the residents that there would not be any approvals this evening. This is the first review by the entire Planning Board. Mr. Hollander said he would like to make a correction. The ninety townhouses are ninety buildings with two units each. Ultimately, there would be 180 townhouses and 61 lots. It will probably be a ten year build out. Mr. Hollander presented the proposal for 180 units of town houses (90 two family units) and 61 single family homes. This land was previously a sand and gravel pit, but it has been inactive for twenty years. Their project will involve 135 acres of land. The town houses will be two bedroom, two bathroom units that will appeal to empty nesters, and sell for \$250,000.00 per unit. Mr. Hollander said he felt that there would be a positive impact on the surrounding homes. They instructed their Engineer Susan King to lay the project out in such a way, as to avoid impact on the existing neighborhoods. The back of the units are quite a distance from the back lot line of the Rosewood area. As it curves around and comes over into the Jones Road area, there really aren't any neighbors - with the exception of one farm family. Twenty acres of the parcel are wetlands. It is our intention to put hiking trails in our development. It is their hope not to change the character of the land, that is what drew them to the land in the first place. Right now the land has almost no topsoil, not much can grow there. It is their hope to landscape the units not with wall to wall green grass, but to utilize the boulders and rocks and the unusual terrain created by the mining operation. That is appealing to us, and we would like to try and set the units in that terrain. We are working on a topographic map right now. This is not the absolute final layout as you see it. We know the DEC is in favor of the project as a reclaimed piece of land, which we don't see very often. We expect that the land to the north owned by Mr. Schmidt will be seeking a recreational use for that. That will not be sold to another developer. Patricia Powers said "The prospectus (booklet) that was provided to the

Planning Board refers to these units as condominiums. I am sure that it is a typo because these are not going to be condominiums they are going to be townhouses correct?"
Mr. Hollander said "I think the definition is whatever is acceptable

to the town.” Pat said “That would be townhouses.” Mr. Hollander said “That is not something we had locked in.” Pat asked if these units would be owned or rented? Mr. Hollander said “They would be owned, there will be no rentals.” Pat said “For the moment, what you are asking us to consider the 90 townhouses.” Mr. Hollander said “Actually we came here for the site plan of the entire project.” It will take about ten years for the entire build out. Pat said she had spoken to several people who were concerned about their well water. What plans do you have for dealing with that? At this point Mr. Hollander introduced Engineer Susan King. She said she had a preliminary meeting with the Erie County Water Authority. There are several people on Stage Road who have petitioned Erie County Water Authority for water because they are on wells. The roads and the grounds will be maintained by the Homeowner’s Association. The hiking trail through the complex will consist of gravel and wood chips. The single family homes will have 100' x 200' in size almost ½ acre. They have had a couple of meetings with the Health Department with respect to the sewer system and the water. They will retain the Agricultural zoning, and use deed restrictions to restrict farm animals, setbacks, uses, etc to preserve the pure residential character. At this point there is not enough information to determine how the sewage system would be designed. Mr. Hollander said this project will go above the lake first, and then work it’s way down to the Jones Road exit. The townhouses would have brick on the fronts, and vinyl on the back of the units. Roy asked if the twenty eight acres of wetlands would be owned by the Homeowners Association or would it be put into a Conservation Easement? Mr. Hollander said they haven’t gotten that far, they have not discussed the implications of it either way. The pond has two parts - a high area, and a lower area. Something has happened to the lower area where the water just doesn’t stay in. We will have an Engineer study it. At this point, Chairman Frey asked for a motion from the Planning Board to determine if they want this to go to the Municipal Review Committee, Fire Advisory, and Traffic Safety for review and comment.

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ACTION:

Motion by Joseph Floss, seconded by Roy McCready to send this project to Municipal Review Committee, Traffic Safety, and Fire Advisory for review and comment.

On the Question?

Chairman Frey asked the residents if they would like to ask any questions. Mr. Paul Casillo commented that his only concern is that the Planning Board look very closely at the aquifer in that area, it is a very touchy aquifer. That is a lot of sewage dropping down there, can it handle it? Chairman Frey said this will be addressed through

the Health Department, the DEC, and the Municipal Review Committee. Andre Pigeon is concerned about traffic congestion with one entrance on Ransom Road, and three entrances on Jones Road. Also, the uncertainty of where the toll barrier will be located in the future. Will the potential buyers be made aware of the fact that a toll barrier could be placed there. The Town has no control over where the toll barrier will be located. Jeff Barron wanted to clarify that Mr. Hollander is not going to develop the northern part of this property (185 acres). No, he isn't going to develop that portion. Mike Williams asked what is low density, because this seems high to him. In Agricultural zoning two units per acre is the maximum. There were several residents who shared the concern for traffic. Chairman Frey said that a traffic study will have to be done, and the board will look at the results. There was concern about blasting. Chairman Frey said he didn't think they would be blasting with dynamite. There is no blasting being done on Main Street. It costs more, but there is little damage when using hammers. A lady from Rosewood Lane said she has been through this scenario with her previous home, and it wasn't a very pleasant experience. They wound up selling their homes at a loss of \$50,000. This developer should have to put up a bond to protect the homes in the surrounding area. There are endangered species back on that land that need to be protected like the blue Heron as well as trillium. There are rocks back there, and they will have to blast. George Van Nest said the character of the neighborhood is single family homes. Jones Road is a country road, and won't be able to handle the volume of traffic. Barbara Fergolli has lived there all her life, and knows that the water table has shifted. If the water table shifts again, they may find themselves with foundations under permanent water and homes that

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cannot be lived in. This will have to be looked at very carefully. Ray Funk of 4305 Ransom said he understands there are negotiations going on to purchase land to put a roadway next to his home on Ransom Road.. Is that part of your plan? Mr. Hollander said "At this particular point I can't answer that, because I have no conclusion." Mr. Funk said "In other words you haven't made the purchase yet? If you can purchase that property is it your intention to put a road there?" Mr. Hollander said "Well, I wouldn't be negotiating..... If I can I would move the road to that spot." Chairman Frey said "First of all, I don't think the Planning Board would go along with a road down there to start with. We would want it across from Bergtold for the future use of possibly putting a light in, or the flow of the traffic. A gentleman in the audience said "It can't line up with Bergtold, there is a house across the street from Bergtold with a driveway. There is a petroleum line that runs

in there too.” Mr. Williams asked Mr. Hollander how putting a road twenty feet from his laundry room door is going to enhance the value of his property? They had an appraiser come in two weeks ago, and they were told it would decrease the value of their property by 10%. Chairman Frey assured the people that this board will look closely at the information as it becomes available from the various boards. Chairman Frey asked the members of the Planning Board to vote on the motion.

ALL VOTING AYE. MOTION CARRIED.

ITEM II
Gene Jason/Jim Bielmeier
Restricted Business

Requests amended concept approval for County Meadows Office Park - two 8851 square foot single story buildings located at the corner of Foxwood Drive and Wehrle Drive.

DISCUSSION:

Chairman Frey said this has been a very controversial project. This project has been through MRC and they have received a negative declaration. Originally they asked for two story buildings, and now they have one story buildings. Mr. Jason said they have tried to be sensitive to the neighborhood, and have come up with two 8851 square foot one story buildings. They have adequate parking and meet all of the code requirements. They are looking for concept plan approval tonight. Patricia Powers said her main concern is with the neighbors adjacent to this project. The neighbors must be satisfied with the landscaping and

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berming for this project. Mr. Jason said they will work in concert with the Landscaping Committee. Pat said before Mr. Jason comes back for any development plan approval, he will have an approved landscaping plan from the landscaping committee. The building will not have a basement, and there will not be any under ground parking. Mr. Jason intends to occupy 50% of the building to the east. The building will be stucco with possible brick or stone accents, and possibly vinyl in the back of the building. The building will have a pitched roof and will be under 35 feet in height. There will be a thirty foot buffer between the building and the property owners. One homeowner asked if Mr. Jason considered putting in a fence. He said he would consider it. Concerns of the residents were: the amount of traffic this complex would put into the subdivision. The buffer that was supposed to be thirty feet wide is now gone. How do you replace the buffer that is gone? Chairman Frey said that the landscape committee will try and rectify the situation with the cooperation of the developers. Will the buildings be built at the same elevation as the existing homes? Does he have the option of raising it to the level of Wehrle Drive? Chairman Frey

said he did not have that option. Lighting - will it all be downcast. The parking will be to the front of the building, and the lighting will be addressed. Character of the buildings should fit in with the character of the neighborhood. There isn't any parking allowed on Wehrle or Foxwood, it should all be in their parking lot which should be more than adequate. Joe Gennaro, a resident that backs up to Stonegate Apartments, expressed his dismay for the view he has of siding and four dying pine trees. Kendra Eck said she has been disappointed by the promises that were made, and the landscaping that was put in. Chairman Frey assured this plan will be approved by the landscaping committee, drawn by a landscape architect, and the plan will be seen by the neighbors before any development plan approval is given to this project. Another resident expressed concern for the parking spaces. Tom Bull said he didn't see how you could have that much parking, and still have room for the building and adequate landscaping. He would like to see a traffic light installed there. He also suggested not building the buildings at all, just making it into a nice landscaped area for the subdivision. Another resident asked why the driveway had to come off of Foxwood, he thinks it should

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be off Wehrle Drive. The offices on Main Street all come out onto Wehrle Drive. A very young resident said she felt that additional traffic in her subdivision would be dangerous because, there aren't any sidewalks when the children walk to the bus stop they walk in the street. Mr. Martin of Thornwood said he knew that the office complex was going to be built five years ago, however, he feels that an entrance on Foxwood will cause great safety and traffic problems. This problem should be very seriously addressed by the Board, the traffic should not flow into the subdivision. Mr. Songin asked the board to hold the developer to his promise of a thirty foot buffer, otherwise they will never take you seriously. Another resident suggested that all traffic should have to exit out to Wehrle Drive. The dimensions of the building are 53 feet wide by 167 feet long. Another resident asked about the Landscape Committee, how much of a watch dog are they? Chairman Frey said "Part of the development plan would be a landscape plan that is acceptable to the neighbors. Tonight what we are looking at is a land use." Mr. Songin said "I ask the Board to turn down the approval, based upon his failure to comply with the directives of the board previously on several different hearings on this matter. That is there would be a 30 foot undisturbed buffer of trees and shrubs." Chairman Frey said "I suppose we could do that, if that is what the board wants to do." Joe Floss said he would like to make a motion to vote up or down.

ACTION:

Motion by Joe Floss, seconded by Roy McCready. The Planning Board recommends amended concept plan approval only for Country Meadows Office Park contingent on a landscape plan approved by the Landscape Committee and reasonable input by the neighbors immediately abutting the property.

On the Question?

Patricia Powers said "There have been some interesting suggestions made here this evening. The Planning Board does not have the power to do as this gentleman suggested (Mr. Songin). We are a recommending body, but I think we ought to seek the opinion of the Town Attorney on what has to do with the thirty foot buffer, start with where they left the trees standing. We would need legal counsel on that, but I think it is an idea whose time has come. I think

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we should check it out."

ALL VOTING AYE. MOTION CARRIED.

ITEM III

Uniland

Restricted Business/Agricultural

Requests concept plan approval for professional office building and re-zoning from Agricultural to Restricted Business at 8100 Sheridan Drive.

DISCUSSION:

Chairman Frey stated that there will not be any approval tonight. If the Board chooses, it can be sent to the Municipal Review Committee, Fire Advisory, and Traffic Safety for review and comments. Brian Cook of Uniland described the project. This is the first time the entire Planning Board is going to see this project. Mr. Cook said their request is for a concept plan approval and a re-zoning approval for their project. At the present time, they are asking to re-zone 13 of the 16.5 acres, 3.5 acres were already been re-zoned Restricted Business for a previous proposal. They are proposing two multi-use professional office buildings. This is a good buffer between the retail on Transit Road and the residential area. The site is a rectangular shaped parcel with a 35 foot escarpment that cuts through the property diagonally. They will connect the buildings with an overhead pedestrian bridge. The entrance road will line up with the entrance and exit road at Eastern Hills Mall. Eventually they will obtain, purchase and install a signal at this intersection. Parking is organized on the east side, and up to the north heading off to the north west direction. They have tried to pull the parking lot away from the eastern residential area on the north half of the project. Storm water management has already been looked at on this project. They will have dry detention ponds.

They have investigated the capacities that do exist for sanitary sewer. They have two access points available on Transit Road. They have already received a preliminary determination from Erie County DPW on the sanitary sewer capacity that exists today. We are told there is adequate capacity. They have also made contact with the Erie County Water Authority to make sure they have accessible capacity for water service to provide for sprinkler systems in both buildings. Soil testing has been completed for both sections of the property. They will have to do minimal rock excavation, not blasting. There was a wild life study done

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on this parcel several years ago for a previous proposal, and it was determined there aren't any endangered species identified. An archaeological study was started on the previous project, and they are in the process of completing that study on the balance of the property. They are also in the process of completing a traffic study. On the top section of the property they are proposing a two or four story building for a total of up to 90,000 square feet. That building would be connected by a pedestrian bridge to the second (five story) building of 100,000 square feet. They would like to take advantage of the natural topography, and going higher allows them to minimize the footprint and keep them away from the residential area as much as possible. The buildings would be constructed of brick, pre-cast concrete, or cast stone. Uniland develops, leases, and maintains these offices with a full time management and maintenance staff twenty four hours a day, seven days a week. There would be some passive recreation areas outside for people to have lunch, celebrations, etc.

They believe this project brings to Clarence a first class landmark facility that will enhance the community both economically and aesthetically. Reas Graber asked what the time frame would be if they receive approval for their project. Mr. Cook said they would begin with site preparation of the roads and foundations. The first building would be 3-5 years, and the second building would be 3 -10 years. At this time they do not have access to Eastgate Plaza. Joe Floss asked about the duration of the rock excavation. Mr. Cook said they would anticipate very little rock excavation for the upper building. The sewer connections are very deep, they are to the west. The storm water drainage from the parking lot areas, is probably where we would have to excavate rock. That would be with a hammer on the back of a backhoe. It would only be wide enough to set the utilities in place. Any lighting on the roads, parking lots, and paved areas would have reflectors designed to cut the light off right at the edge of the paved areas or the pedestrian areas around the building so light will not be filtering off of their property. That

doesn't mean you won't see the light source, but you will not have light shining on adjacent properties. With respect to car traffic, they will be doing some landscaping, and they will grade the roadways and landscaped areas to mitigate the problem of lighting. Joe Floss asked if they knew they

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had to go to the Board of Appeals for a height variance. Mr. Cook said they understood that. Frank Raquet said he thought this project would be a nice buffer between the retail on Transit Road and the homes on Eastbrooke Place. He did have a few problems with it. He would like to see a building with a unique architectural design because the building will have so much visibility. It shouldn't just be a big box, it needs to have character. Mr. Cook said this is just a conceptual drawing. Patricia Powers asked about the height of the stories that are being proposed for the buildings. Mr. Cook said they are placing floors anywhere from 12 to 15 feet per story. The first story is usually taller, and subsequent floors a little shorter. You can't build a high quality building with air conditioning, lighting, and daylight with a ten foot per story height. Pat said she received several phone calls from residents concerning the ability to fight a fire. She spoke with Harris Hill Fire Department and they do have a snorkel that extends to eighty five feet. Pat asked Mr. Cook if he will be seeking Industrial Development Agency funds for this project. Mr. Cook said "More than likely." Jim Steffan from 4902 Eastbrooke said "I live on the cul-de-sac that is adjacent to the lower building where the roadway comes through. I hope that the Planning Board realizes that a five story building will tower over everything and that is one of our main concerns. He also has concerns for all the traffic. If they put an access road from Eastgate Plaza to Unilands Facility, it will be a main thoroughfare to cut up to Sheridan Drive. Let's not make this an Amherst. I don't think a five story building is the best use of that land. Chairman Frey said he didn't think that the Planning Board would recommend a four story building on the upper level. Another resident said she is very concerned for their privacy. She would like to see the roadway moved farther away from Eastbrooke. Chairman Frey asked Mr. Cook if it would be possible to move that roadway. He said they would look at it. Another resident was concerned about the noise and the light that would be coming from the parking lot. Another resident had concerns about snow storage. Another resident said that the preservation of the escarpment needs to be addressed. Because this is the highest point in the Town of Clarence, he feels it will stick out and be an eyesore. Chairman Frey would like them to consider two story buildings.

ACTION: Motion by Patricia Powers, seconded by Reas Graber to send this project to Municipal Review Committee, Fire Advisory, and Traffic Safety, as well as Conservation Advisory Committee for review and comment.

ALL VOTING AYE. MOTION CARRIED.

ITEM IV
Angelo Natale
Commercial/Agricultural

Requests concept plan approval and partial re-zoning for construction of a professional office building (7200 square feet) and a storage building (2400 square feet) located at 9280 Main Street.

DISCUSSION:

Mr. Natale said he is planning on building the professional office and a workshop/storage building for his use in the rear of the property. He would like to re-zone the entire property to commercial, the first three hundred feet are already zoned commercial. He has 125 feet of frontage. Mr. Natale will occupy 2700 square feet of the professional office building, and the rest of the building will be leased to another tenant. The exterior will be brick and drivot. They have 47 parking spaces on the plan. The building is setback 160 feet from Main Street. There will be a 50 foot buffer behind the warehouse, and there will be a buffer between the office and the barn. There will be approximately 20 employees. There will be no storage outside. Roy asked what the warehouse will be made of. Angelo said he will come back with an architectural plan after he receives concept plan approval. Reas Graber said that building in the back can be seen from Thompson Road, and he doesn't want to see a pole barn. There were not any residents in the audience for this item.

ACTION: Motion by Reas Graber, seconded by Frank Raquet to send this project to the Municipal Review Committee, Fire Advisory, and Traffic Safety.

ALL VOTING AYE. MOTION CARRIED.

ITEM V
Tim Krantz
Agricultural

Requests Temporary Conditional permit for corn maze located on the west side of Kraus Road north of the Peanut Line.

DISCUSSION:

Tim Krantz said they would like to grow ten acres of corn and construct a maze in it for people to go through from September 16th to November 16th. There will be about a half acre of stoned parking area for cars, and if they find they need more parking, they can add to it. The hours on weekdays would be 3 p.m. until 8 p.m. Weekends the hours would be 12 p.m. until 10 p.m. They will have NYSEG install a pole in the parking area for lighting. They also would like to have a vendor come in to sell refreshments to the crowd. Joe Floss asked how much traffic they planned on generating on weekends. Mr. Krantz said he had no idea how well received it will be in the first year. Frank said he had a few concerns. What type of vendor would they bring in? It would be a licensed vendor from the Erie County Fair Grounds. Is this eventually going to have rides and be a carnival? Mr. Krantz said they might have hay rides and eventually a petting farm. Pat Powers asked why they changed the location from Lapp Road to Kraus Road. Mr. Krantz said he felt Kraus Road would be a better location for success. Pat said cars should not be parked on the road for public safety. Will there be someone there to direct parking? Again, this is something new, and they don't know what to expect in the way of traffic.

ACTION:

Motion by Roy McCready, seconded by Reas Graber. The Planning Board recommends to the Town Board that a Temporary Conditional permit be granted for the operation of a corn maze and a refreshment stand on Kraus Road with the following conditions:

1. Hours of operation between September 16th and November 16th will be 3 p.m. until 8 p.m. on weekdays. Weekend hours will be from 12 p.m. until 10 p.m.
2. There will be parking provided and temporary lighting for the maze.
3. One vendor only.
4. A petting zoo will be allowed.

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Reas Graber	AYE
Roy McCready	AYE
Joe Floss	AYE
Harold Frey	AYE
Frank Raquet	NAY

Patricia Powers NAY

MOTION CARRIED.

ITEM VI
Wireless Solutions
Industrial
DISCUSSION:

Requests site plan approval for a telecommunications tower located at 10000 County Road.

Chairman Frey said this is a permitted use in the Industrial zone. Richard Trinidad of Nextell and Wireless Solutions explained that the property is zoned Industrial, and they will meet all of the setback and height requirements according to the code. The tower will provide co-location for five other carriers. Patricia Powers asked how close they would be to the wetlands. Mr. Trinidad said there are wetlands on the property, however, the actual site they are leasing is not in the wetlands. Pat also asked about the demolition bond. Mr. Trinidad said they would post a bond. Pat asked what the building is made of. Mr. Trinidad said it would be a concrete pre-fabricated building 12 x 24 and 10 feet high. It will be fenced. The building will be extendable if another carrier required more than 150 feet, they could come in and get a height variance. Frank Raquet wanted to know why they could not locate on the tower less than one mile down the road. Mr. Trinidad said it was not feasible for them, it would not provide the coverage they need. Frank asked if they could change the existing tower to accommodate their needs. Mr. Trinidad said it could take up to two years to do that. The next closest tower is 2 miles away. This is the ideal location for the area they need to cover. Mark MacVittie said he had information from the internet about radio frequency waves and the incidence of childhood leukemia. He has a three week old baby and two other sons. I understand that towns and counties cannot reject approval of a cell tower solely on health impacts. His second concern is the negative effect on property values. If there would have been a cell tower

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there, I never would have bought that lot. That is also a huge fly zone for aircraft. There is a tower right down the street. Mr. Trinidad said health wise there is no argument, a home microwave oven gives off more emission than the antennae. It is 150 feet in the air, and is 500 feet away from your home. Everybody wants cell phones, but not the towers. That is why they are a permitted use in the Industrial zone. Mr. MacVittie said as you add carriers to the tower, you also add more radiation. Another resident said she doesn't want two towers, one down the street is plenty. Mr. Trinidad said that the tower across the street does not work with the

radio frequency they need. Joe Floss asked Mr. Trinidad if he had any proof or studies that were done in regards to that. Mr. Trinidad said “Yes. I have the propagation analysis that I wanted to show you earlier.” Frank Raquet asked “Do you have a layout that shows all the cells, so they can see the whole picture of the grid where they all fit together?” Mr. Trinidad said “I do not have one with me. I can ask the radio frequency department to generate one.”

ACTION:

Motion by Joe Floss, seconded by Frank Raquet to table this item until the applicant can provide the board with the grid packs plan.

On the question?

Mr. Trinidad said he did not understand why this wasn't getting site plan approval because it meets all the codes and is in a zone where towers are permitted. Chairman Frey said just because it is permitted, doesn't mean we can't ask you to look for an alternate site, and do some investigating

On the Question?

Patricia Powers asked Mr. Trinidad if this was a lattice type pole or a monopole. It is a lattice pole and it will be galvanized steel.

ALL VOTING AYE. MOTION CARRIED.

Motion by Patricia Powers to adjourn.

Meeting adjourned at 11:30 p.m
Harold Frey, Chairman.