

5,000 square feet of disturbance requires mitigation. Mr. Gaudioso states in this case, they are at approximately .42 acres, a little over 19,000 square feet, which includes just about everything other than less than 1,000 square feet of impervious surface. Mr. Gaudioso states he knows the Town considers gravel to be an impervious surface, whereas the New York City Department of Environmental Protection (NYCDEP) doesn't, and the New York State Department of Environmental Conservation (NYSDEC) does. Mr. Gaudioso states the gravel driveway and gravel compound comprise approximately 18,000 square feet. Mr. Gaudioso states the 1,000 square feet refers to the two equipment shelters which are approximately 240 square feet each, the monopole foundation, and accessory structures. Mr. Gaudioso states they are throwing in approximately 500 square feet for potential collocation, and rounding up to 1,000 square feet. Mr. Gaudioso states there will be approximately 1,000 square feet of actual structures with true impervious surface and everything else is gravel. Mr. Gaudioso states the question is to whether there is a need to do mitigation in this particular case. Mr. Gaudioso states it is within the Board's discretion and he will revise the Plans as the Board sees fit. Cynthia states the Board has always asked for mitigation and her position is to continue to be consistent and ask for it. Cynthia states if there was a true hardship, the Board would listen, but they do not believe there is a hardship in this case. Christopher states he agrees.

Cynthia refers to the Report from the Planning Consultant and states there is a lot to talk about. Mr. Gaudioso states they do appreciate the fact that the Board put them on their Agenda this evening, and acknowledge the fact that they are working on the portions relating to the radio frequency issues. Mr. Gaudioso states there are working on the issues mentioned in both the Planning Consultant's Report, and Mr. Graiff's Report. Mr. Gaudioso states they have accomplished most of it, and would like to test the signal from this particular Site. Mr. Gaudioso states that in the past they have tried to get away with not doing this, not to get away it, but they have had problems getting cranes to the proper locations on particular Sites. Mr. Gaudioso states that they have spoken with the Police Chief and have to write a letter to the Town Supervisor. Mr. Gaudioso states if the crane company tells them it is possible, they will erect a crane on the side of the road. Mr. Gaudioso states that a lane may need to be blocked off for a few hours. Mr. Gaudioso states they have spoken with the Police Chief and he has no objection. Mr. Gaudioso states they will pay for the Town's services. Mr. Gaudioso states they need to give the Town seven to ten day's notice. Mr. Gaudioso states they are still working on this process which has caused a delay on their side because they want to do this right, and provide everything Mr. Graiff has asked for. Mr. Gaudioso states this is not a requirement from Mr. Graiff, as he talked about our utilizing existing signal data to make sure the maps are tuned properly. Mr. Gaudioso states they want to take it a step further and make sure the maps are tuned from this particular Site to show the coverage. Mr. Gaudioso states AT&T has submitted a Collocation Application so we have two carriers and want to make sure we account for both of them and have the signals correct. Cynthia asks Mr. Gaudioso if the testing will be done for both carriers. Mr. Gaudioso states that is what they are trying to coordinate. Cynthia asks if the testing will be done at different heights. Mr. Gaudioso states yes. Mr. Gaudioso apologizes for not having the information earlier, but they are trying to do it right, and due to the Site limitations they want to make sure to obtain permission to have the crane in the road. Mr. Gaudioso states they do not think it will be an inconvenience and it will not be a safety issue. Cynthia asks Mr. Gaudioso if the County has to be consulted since it is a County Road. Mr. Gaudioso states no, the Police Chief confirmed that. Mr. Gaudioso states they are waiting to hear back from the crane company and are hoping not to block the whole road. Cynthia asks if the time of day matters. Mr. Gaudioso states he can't imagine that it would except for safety in terms of setting everything up and breaking everything down. Cynthia talks about avoiding the morning and evening rush hour. Mr. Gaudioso talks about possibly mid-day. Mr. Gaudioso states he understands there are a lot of comments from the Town Planner that they haven't addressed.

Cynthia states she found it was difficult to read the Site Plans and asks if there is a Plan that shows the leased area. Mr. Gaudioso states it is basically the fenced compound. Mr. Gaudioso states that is the leased area and it is approximately 6,625 square feet. Cynthia asks Mr. Gaudioso if permission has been received to create the

driveway outside of the leased area. Mr. Gaudioso states yes. Cynthia states a concern if there were to be another wicked storm and trees fall down between the road and the facility. Cynthia asks Mr. Gaudioso whether the Applicant will have permission to go in and replant. Mr. Gaudioso states yes, absolutely. Mr. Gaudioso asks whether the Chairwoman is referring to existing trees in terms of replanting. Mr. Gaudioso states his response would be no if trees were to come down in the existing woodland areas. Mr. Gaudioso states they will certainly replace their plantings. Cynthia states she is not referring to their plantings. Cynthia states if a lot of trees were to fall down there would be quite an opening. Will states if existing trees are being counted as part of the screening, and the Applicant doesn't have a lease or control over those areas, if they are wiped out by a storm, then the so-called mitigation of screening will be gone. Mr. Gaudioso states an Act of God exists as a situation in any Application. Cynthia states that if part of the answer to the visual impact has to do with the woods being there, then the Board will request that the woods remain woods to a certain density of trees. Will gives an example of a shopping center having a screen of trees along a neighbor's property as mitigation and states if they were to be wiped out due to a hurricane, there would still be an obligation to replace the trees because they were part of a Mitigation Plan. Cynthia talks about requiring a new buffer of certain plantings to be put up to compensate for the plantings that were lost. Mr. Gaudioso states the Planning Board has the ability under State Law to impose any reasonable Condition, but the Condition has to be reasonable and has to be connected to something within the Application. Mr. Gaudioso states if there were a change in circumstances an Application could be reopened as well. Mr. Gaudioso states this particular piece of property is unique in that the area to the north and northwest is wetlands. Mr. Gaudioso states he believes we are all comfortable that the Planning Board will not be approving an Application to build there which would require trees to be taken down. Mr. Gaudioso states what is being talked about tonight is an Act of God. Mr. Gaudioso states the area to the east is the golf course and that provides in and of itself, with or without trees, a tremendous buffer. Mr. Gaudioso refers to the area in the front of the facility and states he is sure that a Condition may be crafted that they would find to be reasonable as long as they were not being asked to guarantee a 100 year old woods. Cynthia states it should be noted that there are very few new plantings being proposed to go in towards the front. Cynthia refers to the Plan and shows an area where trees are proposed to come down and she states she isn't sure quite why. Cynthia refers to the big parking space in the front and shows one location where plantings are proposed to be added. Cynthia states she thinks the Applicant should take a harder look at that. Mr. Gaudioso states that is fine. Cynthia states plantings are being proposed near the golf course which is fine, but it would be appreciated if the front were taken a look at again. Mr. Gaudioso states alright. Mr. Gaudioso states the comment is fair. Mr. Gaudioso states they tried to propose plants in areas so as not to plant trees in the woods. Mr. Gaudioso states maybe the Condition could be along the lines of a commitment as opposed to the replacement of 78 feet of woods. Mr. Gaudioso states he understands the comments and thinks something may be crafted. Mr. Gaudioso states he thinks he understands what has been talked about in regards to this specific area. Mr. Gaudioso talks about landscaping and states that Will had comments that were previously addressed, and now he has asked for additional landscaping.

Mr. Gaudioso states they changed the fence and believe it will be an improvement. Cynthia states we will not come to any kind of an agreement tonight, but she will bring out all her concerns about all the items on the ground. Cynthia states she is not happy with the fencing. Cynthia states it is difficult when there is one style of fencing on one side and a different style of fencing on another side. Cynthia states the more the Applicant can move away from fencing and move into plantings and nicer looking structures works in her opinion. Cynthia states that Will had inquired as to why there would be the need for a fenced in area with all of these individual pieces of equipment. Cynthia states that there are two, ten foot tall buildings being proposed. Cynthia states she doesn't know what the level of the fence is, or what the concrete platform for the building is, maybe four or five feet above the two structures. Cynthia states that is not going to look so great. Mr. Gaudioso asks from where. Cynthia states from Bloomer Road. Cynthia states there is a straight line going right into Bloomer Road now. Cynthia states the Report the Applicant submitted dismissed one of the

Planner's suggestions about having one larger building with a shed or a barn. Cynthia asks why not rethink this for the two major carriers that are in front of the Board right now. Cynthia refers to having a shed or a barn with complementary fencing behind them, and asks whether the shed has to be within a fenced area, or just within a secured building. Mr. Gaudioso asks if the Chairwoman is suggesting putting the buildings towards the front and using the perimeter of the building as the outside rather than the fence. Cynthia talks about having a barn-like building with the tower behind it and states that anyone else who wanted to collocate could go towards the back. Cynthia states this is North Salem and everyone likes looking at barns. Cynthia states there may not be a need for as much landscaping and fencing if there were pleasing structures there. Cynthia asks the Board how they feel about this. Mr. Gaudioso states they didn't dismiss the comment from MDRA. Mr. Gaudioso states they did analyze it and there are reasons why they decided to keep what they originally had. Mr. Gaudioso states they are approximately 225 feet back from the road, and there is significant screening, notwithstanding the possibility of an Act of God. Mr. Gaudioso states they are fairly far back and there is a berm along Bloomer Road. Mr. Gaudioso refers to the access drive and states they moved it further east based on the comments from the Town Engineer and that made a positive impact in regards to sight lines and tree removal. Mr. Gaudioso states the area of disturbance will be about 400 feet less. Mr. Gaudioso refers to a picture the Chairwoman put up showing a tower in Somers on Route 35 and states he worked on that Application and the tower is in his Town. Mr. Gaudioso states that could have been done better if they didn't have the problem of coming in on a certain angle because of the steep slopes and NYCDEP wetlands/watercourses. Mr. Gaudioso states there were limitations at that Site and that is by far the worse picture, but that is a tower he sees every day. Cynthia states that although the woods provide distance, there is not a lot of fill, so when driving by people can see through the woods. Mr. Gaudioso states they can work on filling it more. Cynthia states before filling in more, maybe a structure would help. Cynthia states she is going to drive around more and look at other areas of Town. Cynthia states she is surprised of the quantity of equipment that has to be within the fenced in area. Cynthia states that is what is starting to bother her; there is a big fenced in area and some of the items will poke up above the fence. Christopher states it sounds like a shed or a barn to house all of the equipment sounds like it may be an interesting idea, and asks how big and tall a barn would have to be. Christopher states he would like to get a better sense in terms of a visual. Christopher asks whether the amount of items on the ground are affected in terms of the size or type of a tower we end up with. Mr. Gaudioso states no. Cynthia states each user has their own equipment. Cynthia states she believes the Board is looking at the two biggest users at this point. Mr. Gaudioso states yes, you are. Will refers to the concept of having a building and states it doesn't necessarily have to be something that can be walked into. A bigger building walk-in building could be considered for the larger equipment, and another type of a building could be used, sort of like a structure with three walls that opens from the back. Cynthia refers to the little building next to Restaurant 121 that went in for the Sewer District and states a little building is much nicer than an equipment box with fencing around it. Mr. Gaudioso asks if the Chairwoman is talking about having a sloped roof which would add height, and would the cure then become worse than the disease. Will states the idea is that from Bloomer Road people will think they are seeing a shed or a barn, which will distract people from other items on the Site. Will states the back side could be more creative in the sense of being utilitarian looking. Manuel Vicente states he loves this conversation because he shares some of the same concerns having been on the Site that the Board is talking about tonight. Mr. Vicente talks about the learning process from the Amawalk Site in Somers where they had limitations which Mr. Gaudioso previously mentioned. Mr. Vicente states they want to make this current proposal much better. Mr. Vicente states that they have learned from past developments where they have done common structures for all the carriers. Mr. Vicente states the problem is when you try to meet the carrier's specifications and put them all in one building it starts to become an eyesore itself. Mr. Vicente states that being on this Site so many times, the best way to mitigate any visibility, is through substantial evergreen landscaping such as approximately 20 foot trees. Mr. Vicente states he believes that is a much better way to address visibility issues in this type of environment than adding more structures and surface. Cynthia states that there was a discussion in the field; there are no evergreens currently there. Cynthia states if, all of a sudden, there is a staggered row of evergreens, people

will look at them and know something has been put there. Cynthia states she is not suggesting that everyone has to go into one building. Cynthia states there are two major carriers with larger equipment and talks about having one building designed for them, and if other carriers came on, they would go in the back. Mr. Vicente states he is completely open to that and it is a good option. Cynthia states it is not necessary at this point to engineer it all out, just give the Board a concept of it. Cynthia states if the Applicant also would like to provide the Board a concept showing a lot more evergreen trees, without a parking space in front, they will take a look at that also. Mr. Gaudioso states the parking space is a turnaround space, and maybe they could shorten it up. Cynthia asks if it is necessary to have two parking spaces. Mr. Gaudioso states no, they need to turn around. Mr. Gaudioso states if they shorten it up and make it a turnaround, it may be better. Cynthia asks why some of the equipment is outside of the fenced in area. Mr. Vicente states those are utilities, and they are not tall. Mr. Vicente states they are small cabinets similar to what would be seen outside developments or homes. Mr. Vicente states they are vaults with cabinets on top. Mr. Vicente states they are approximately three or four feet tall. Mr. Vicente states he doesn't believe they will be visible from Bloomer Road. Mr. Vicente refers to the shelters and the fence and states that is what will be looked at if there is any visibility. Mr. Vicente states they are open to the Board's suggestion, and it is not a bad suggestion, even though it may not be the best way to achieve what they are trying to achieve. Mr. Vicente states based on his experience, when planting evergreens in an environment like this, if they are strategically placed properly instead of being planted in rows, they will blend in better. Mr. Vicente states if the evergreens are more substantial and the species are mixed up there is a lot that can be done effectively. Mr. Vicente states his experience with trying to mitigate views, especially from roadways, there is no one way to do it, it is a matter of what is practical and most effective. Mr. Vicente states that every Site and every condition is going to require something potentially different. Mr. Vicente states they are more than open and willing to work with the Board on this and their landlord has every incentive to work with them. Mr. Vicente states he wants the Board to know that they have some of the same concerns and definitely want to do a good job in terms of the visibility. Mr. Vicente refers to the elevations slowly declining into the Site and states he believes there are a lot of options that may be worked on.

Cynthia states there are a lot of signs shown on the Plans and asks where all of them will go. Mr. Vicente states the signs will go on the fence and they are required. Cynthia asks if the signs will be facing out. Mr. Vicente states yes. Mr. Gaudioso states the signs have an emergency telephone number on them. Cynthia asks if the signs may be on the side. Mr. Gaudioso states they have to be on the gate entering the facility. Mr. Vicente states the dimensions are specified by the Federal Communications Commission (FCC). Cynthia asks if there will be a gate on the side, and suggests it be considered. Will asks whether this was one of his comments and states he knows he thought about it. Mr. Vicente states from a practical standpoint the gate should not be on the side, and suggests the possibility of having two gates. Charlotte states one gate could have the signs, and another gate could be used for access. Mr. Gaudioso states that equipment has to go in, and that is why there is always a gate in the front. Mr. Gaudioso states they will check on the regulations. Will talks about the turn around and states he doesn't see how the access is different. Will states he doesn't see why the gate on the front is any more paramount. Mr. Gaudioso states that a crane may be brought in so work may be done on the tower, as well as future equipment. Mr. Gaudioso states that it will be necessary to go into the compound in order to set it. Mr. Gaudioso states that in the future when other carriers need to bring in their equipment cabinets, they will need to get their truck in and drop them off as they are thousands of pounds. Will states that a crane will stay in the driveway. Mr. Vicente states they will take a look at minimizing and referring to the gate they do not want to do anything that would present a problem with access in the future. Cynthia states the problem may be solved with two gates.

Cynthia refers to the Plan and asks why certain trees are proposed to be taken down. Mr. Vicente states that may have to do with utilities, and they will verify it. Mr. Gaudioso states it may also have to do with the trees surviving after the land is cleared. Mr. Gaudioso states the area has to be cleared and grounding has to go in as

well as gravel.

Cynthia states when driving by she took a quick look at the Somers tower and it looked to her as if the added on branches are a third or a half of it, and the drawing for the current proposal looks like it is two thirds. Cynthia asks what the height of the bottom will be. Mr. Gaudioso states the Somers tower is much taller. Charlotte asks how tall it is. Mr. Gaudioso states approximately 140 feet. Mr. Gaudioso states the Somers tower is an improvement over a tower which is located on the corner of Route 100 and Route 35. Mr. Gaudioso states the branches are shorter on top and longer on the bottom which we are also proposing here in North Salem. Mr. Gaudioso states based on a prior comment from the Planning Consultant, they will submit from the tower manufacturer a diagram showing the density of the branches, the length of the branches and where they will all be located. Mr. Gaudioso states when you are up close, you can see the shape, but when further away, it isn't as noticeable. Mr. Gaudioso states the branches on the Somers tower are 70 to 80 feet off the ground. Mr. Gaudioso states the current proposal to bring the branches down to 40 feet, on a 120 foot tower which will bring it well below the 78 foot tree line. Mr. Gaudioso states their visual rendering show the branches 40 feet from the ground. Cynthia states that should be added to the Plan. Mr. Gaudioso states they will do that. Cynthia refers to the Somers tower and talks about the branches being the same length. Mr. Gaudioso states they will actually provide the manufacturers' drawing that shows the length and density of each branch. Mr. Gaudioso states that based on comments from the Planning Consultant they are working with the manufacturer to have a chart which specifically shows the length of all the branches. Cynthia asks what the diameter of the pole itself will be. Mr. Gaudioso states the diameter of the pole could be approximately four feet at the bottom. Cynthia asks if this were to be a monopole with everything on the inside would the diameter be the same. Mr. Gaudioso states they will show the Board a diagram of that. Mr. Gaudioso states the diameter is not the problem, but the height will be. Mr. Gaudioso states the tower in Somers was originally a T-Mobile Application and that was prior to them having a lot of the frequencies they have now. Mr. Gaudioso states that Verizon and AT&T are before this Board now and they have frequencies in many different bands and operate many different technologies and services. Mr. Gaudioso states that they need 12 antennas, as well as RU's which involve adding equipment next to the antennas to make the systems operate properly. Mr. Gaudioso states the tower at the Somers Shopping Center had been a one carrier pole and he believes Metro has gone in there since, and they are the same company so that is still a one carrier pole. Mr. Gaudioso states that tower went up approximately five years ago at a time when the amount of equipment on top of towers, including the related antennas and the related equipment were much less. Mr. Gaudioso states that pole didn't need to be as fat, but also didn't need to be as high considering it only had one carrier. Cynthia requests when the alternatives are submitted to please specify the diameter of the pole for both scenarios.

Christopher talks about the decision to put in a monopine design type tower versus a monopole or some other type of a tower and states his personal view of the monopine is that in many contexts it looks absurd. Christopher refers to the monopine design tower on the Hutchinson River Parkway as an example. Mr. Gaudioso states the tower on the Hutchinson River Parkway looks ridiculous for two reasons; firstly, it is 180 feet tall, and secondly, it is being viewed from the Parkway. Mr. Gaudioso states when going to the neighborhoods to the east and west where they would get a glimpse of it, it works. Mr. Gaudioso states it really depends from where it is being looked at. Christopher states it depends on the vantage point. Mr. Gaudioso states that everyone who sees it from the Parkway think it looks ridiculous, when seeing it from the homes, it doesn't. Christopher asks with respect to this particular Site, are we going to see a visual of what the tower will look like, versus a monopole that would be in a neutral color. Christopher states he is a little skeptical as to whether a monopine at this Site will look better than a single pole. Mr. Gaudioso states the problem with a single pole, which they will document, is going to be the height. Mr. Gaudioso states they will not obtain the proper height at 120 feet. Mr. Gaudioso states they will put together a Report showing the reasons why. Mr. Gaudioso refers to a unipole where all of the equipment is inside the pole and states they

now have outdated technology considering all the different frequencies that the carriers all have. Mr. Gaudioso states the carriers are all operating with LTE technology and they are squeezing all of the equipment in on top of the pole as opposed to at the base of the pole in order to make these systems work. Mr. Gaudioso states they will document this and both their RF Engineer and Verizon will look into it. Mr. Gaudioso states they will show what the height and diameter would have to be. Mr. Gaudioso states once they have an understanding of the technological limitations then they can start to further evaluate what that exactly means aesthetically. Mr. Gaudioso states that to them a monopole is a straight pole with externally mounted antennas that are not camouflaged. Mr. Gaudioso states they didn't come in with that type of a proposal. Mr. Gaudioso states they came in with what they thought worked in this area. Mr. Gaudioso states that based on what they thought it would look like and ultimately what they have shown it would look like they think this is a good Site and the balloon test has showed that. Mr. Gaudioso states that it will still be seen from certain places and we still should work hard to make it look as best as it can. Mr. Gaudioso states given the 100 acre size of the property, the open space across the street as well as golf clubs in the area, the distance from the residences, and the fact that it is 200 to 250 feet away from the road, this Site has a lot going for it as far as aesthetics and more importantly aesthetic impacts. Cynthia states that right now there are just two carriers going in, so a monopole could be utilized for two carriers. Mr. Gaudioso states they will show that a monopole will increase the height. Cynthia asks whether the height will be increased for just two carriers. Mr. Gaudioso states it would be approximately 160 to 180 feet and that would put the second carrier down in the 70 to 80 foot range. Christopher refers to the technology in terms of the branches and extenders. Mr. Gaudioso states there are 12 antennas in a pie shape, and the arms come off of the pole. Mr. Gaudioso states they are spaced out in four's horizontally, with another carrier underneath. Mr. Gaudioso states the antennas are approximately seven or eight feet each, and spaced in ten foot increments, at 120 feet to 110 feet, and 110 feet to 100 feet. Mr. Gaudioso states if those 12 antennas are stacked the other way, other equipment that has to go behind the antennas will have to be inside the pole as well. Mr. Gaudioso states they will show the Board a diagram from their engineers as to what the result will be. Mr. Gaudioso states with two carriers, they will end up with two unipoles as opposed to one. Mr. Vicente states this is one of the biggest difficulties they encounter in terms of explaining the process to various Boards in terms of changes and why a flagpole design is not an option anymore whereas everything would be inside. Cynthia asks why a flagpole design is not used anymore. Mr. Vicente states the problem is going from a horizontal design to a vertical design and shoving in what is essentially a 10 to 12 foot horizontal amount of equipment and making it vertical. Mr. Vicente states the antennas are seven to eight feet tall, plus they have other equipment related to the technologies and new services that are being provided. Mr. Vicente states that when stacking occurs the structure starts increasing in height. Mr. Vicente states it is a very difficult decision for Boards to deal with because they do not want to see unsightly antennas and want a design that is appropriate and fits best. Mr. Vicente states that compromises have to be made and it becomes a balancing act. Mr. Vicente talks about having two taller poles for two carriers, or one shorter pole that may accommodate the technology today and in the future. Mr. Vicente states this is a difficult issue to struggle with and they will do their best to present the Board with all of the information so they may understand everything as best as they can. Mr. Vicente states the Board has their own Radio Frequency Consultant who will help them with all of this. Mr. Vicente states they have this discussion with Boards on every Application. Mr. Vicente states they would love for everything to be the way it used to be, and for him, as a developer, it makes it difficult. Will asks whether the carriers have invested in finding the technology to improve the antennas. Mr. Gaudioso states it is not a matter of the carriers improving the antennas, it has to do with frequencies and technology and not being able to mix the two. Mr. Gaudioso states the 700 megahertz antenna running LTE is using a frequency which is much more difficult to control. Mr. Gaudioso states when a 700 megahertz antenna has an 8 foot antenna the beam width is narrow enough to control, except when you squeeze it into a 5 foot antenna the beam width doubles and the control cannot be controlled, which creates network havoc. Mr. Gaudioso states it all boils down to the laws of physics as opposed to what the antenna manufacturers are designing. Mr. Gaudioso states the antenna manufacturers are ultimately stuck with the length of a radio wave.

Cynthia refers to the Plan Sheet showing the setbacks whereas it states that the monopole will be 209 feet back. Mr. Gaudioso states that cannot be right and he is sure it was a typographical error by the engineer. Mr. Gaudioso states they will look at that as he believes it is supposed to be 234 feet back. Cynthia asks if any of the Plans are based on a survey. Mr. Gaudioso states yes, they surveyed the front.

Mr. Gaudioso refers to the fencing and states the Chairwoman had made a comment that she didn't like it. Mr. Gaudioso asks the Chairwoman whether she has a fence preference. Cynthia states it seems odd to her to have two different types of fencing. Cynthia states if someone is coming or going they will see a stockade fence, as well as a black vinyl fence. Mr. Gaudioso asks whether there is a preference. Cynthia states if it would work she would rather see vinyl coated black in addition to more plantings so that a solid fence isn't needed. Mr. Gaudioso states he agrees. Mr. Vicente states he agrees 100%. Cynthia refers to items that will be above the fencing and states she would like to see a better Plan that pulls it all together. Cynthia states she is concerned about the visual impact in regards to everything on the ground and states the Applicant has to do more work to show the Board alternatives. Mr. Vicente states they have done all types of fencing, including double fencing. Mr. Vicente states he believes a black chain link fence with vinyl wrapping around it is best. Cynthia asks Mr. Vicente if there is someplace she may see it. Mr. Vicente states it is normal fencing that people use to screen out deer. Cynthia states she wants to see how it looks in the woods with equipment around it. Christopher states the key will be what is planted around it, and whether the materials will be sustainable 12 months out of the year, because a vinyl fence all by itself is ugly. Christopher states a fence may become invisible with substantial plantings in front of it. Cynthia states she didn't get into the colors of the equipment because she is still leaning towards a shed or a barn which could be grey and disappear into the woods so it looks like it has been there for 100 years, or a bright red barn. Mr. Vicente states they will look into it. Cynthia states she wants to see it disappear, and doesn't want to see an oddity stuck in the woods. Cynthia states the area is all wooded and may be seen through, so whatever is done there is going to be different. Cynthia states whether it is a lot of plantings or fencing, it is going to stand out. Mr. Gaudioso states it sounds like the Board wants a little bit of everything. Cynthia states they would like to see alternatives and are trying very hard to make this work. Will states one of the issues with vegetation is that it creates more maintenance. Will states a lot of the substations are closer to the road; they are prime examples of where landscaping served its purpose a long time ago. Will states they are now industrial compounds with machinery behind them. Cynthia states the Board is waiting to see the NYSEG Substation finished because the landscaping is too tall, and the vegetation is not on the bottom of the trees anymore. Cynthia states that NYSEG came before the Board with a Plan, but she hasn't seen anything planted yet. Mr. Gaudioso states that in a lot of cases the technicians cut off the bottom branches in order to work on the panels. Mr. Vicente states that is why it is better to have different species, not in rows, and staggering is the way to accomplish this. Mr. Vicente states if they are going to spend the money to mitigate visuals, they have to make it effective. Mr. Vicente states because of deer and watering issues they also have to make sure the plants last. Mr. Vicente states his problem with offering mitigation for landscaping is that sometimes it is very subjective, so they have to focus on what will be smart and effective. Mr. Vicente states it is not so much of a money issue versus doing something that works. Cynthia talks with Will about there being time limits in terms of the 10 year renewals, and the possibility of making the Landscaping Plan something that could be revisited to make sure it works or whether it needs to be augmented. Will states he agrees, but talks about people having to keep going back to plant. Cynthia states she agrees that it should be done right the first time, but the point is that every 10 years the Board will revisit it, and if plants die or fail, they will have to be replaced.

Cynthia refers to the comment from Will in regards to the SEQR process and states it seems to her that the Board should work their way towards a coordinated review. Cynthia states we are not at that point yet since we do not have a complete Application, but that is her general opinion. Cynthia states she would like to hear from all of the agencies and wrap it all up together. Will asks what other agency there is besides the County. Mr. Gaudioso states he believes everyone else would be considered interested. Mr. Gaudioso states the

County is involved. Will states yes, because of the road. Cynthia states she doesn't want to hear after the fact that the County had a requirement the Board didn't know about. Mr. Gaudioso states he would rather the information be sent to the County now in order to start the process. Mr. Gaudioso talks about the Board declaring their intent and doing a circulation. Cynthia states she doesn't have a good enough set to circulate yet, but the Applicant is close. Mr. Gaudioso states that the EAF is fairly far along. Cynthia asks Will what his thoughts are. Will states it is up to the Board. Will states short of the mitigation part of it, which is more in conjunction with the Conditional Use Permit, the EAF is fairly far along. Will states as far as the other agencies, the road cut is important. Will refers to being settled on the location. Mr. Gaudioso refers to the location and the comment from the Town Engineer and states their Engineer was yelled at because they should really have proposed that spot in the first place. Mr. Gaudioso states their Engineer was trying to dog leg it by following more of a natural path. Mr. Gaudioso states there is a better natural path even further but the sight line decreased, the ground disturbance increased, and the number of trees increased which would have had to be removed. Cynthia states she didn't like the comment from the Department of Transportation (DOT) requesting a sign which would state there is a driveway ahead and states a concern about having more signs on the road. Cynthia states if the DOT is insistent, it is their call, and may be a safety issue. Mr. Gaudioso talks about making a recommendation based on the Board's statement that they do not want a sign up. Cynthia states do not put it on the Plans. Cynthia states the Board cannot argue something that would be a safety concern. Charlotte asks how often someone will be on the Site. Mr. Gaudioso states approximately once a month.

Cynthia states if the Board were to declare their intent to be Lead Agency they would need a packet for circulation. Cynthia asks Will what should be included in the packet. Will states the EAF and Plans. There are discussions about whether all of the Plan Sheets need to be circulated. Will states it isn't necessary to circulate all of the Plan Sheets, just something that depicts the Site Plan, and the elevations showing the pole. Cynthia asks Mr. Gaudioso if he would like to put together something he feels is the appropriate package so it may be run by Will. Mr. Gaudioso asks how many copies he should submit. Cynthia talks about circulating to the interested agencies as well. Mr. Gaudioso asks if he should submit digital copies. Will states that the circulation list should be looked at. Cynthia states the list will be extensive but the number of hard copies will be minimal. Mr. Gaudioso states he will send the Chairwoman an email listing what they propose to be in the package in terms of the EAF, and certain Plan Sheets for Will to review. Cynthia states that would be fine. Cynthia states there is a Master List and the majority of the individuals receive everything electronically. Cynthia states it may be necessary to contact the County Highway Department to see whether they would require a hard copy or not. Mr. Gaudioso states he believes the County Highway Department would need everything. Will states this is just the referral, for notice of intent. Cynthia states we could list language at the end of our cover note to that affect. Mr. Gaudioso asks whether the Board will declare their intent this evening. Cynthia states she believes so, but wants to double check to see whether she has any further comments or questions. Cynthia asks the Board whether they have anything else to add. Cynthia asks Will if the Board missed anything.

Cynthia asks Mr. Gaudioso if he has any idea when the rest of the submittal will come in. Mr. Gaudioso states he is hoping within the next three to four weeks. Cynthia refers to the comments talked about tonight and asks Mr. Gaudioso whether he will augment them along with the alternative designs. Mr. Gaudioso states that is his goal. Mr. Gaudioso states a problem regarding the radio frequency analysis is that they have an outside consultant who needs to hire a crane company and obtain permission to shut down the road, and they are beholden to three other decision-makers. Cynthia refers to the crane test and asks if there will be something showing the exact height and location of the tower. Mr. Gaudioso states they will find a similar ground location. Cynthia states if anyone asks her if that is the exact location for the proposed tower, her answer will be no. Cynthia confirms this is a frequency test at the proposed height. Mr. Gaudioso states they may also test higher and lower heights. Will states a comment he had was that the images in the digital analysis were very

dark. Mr. Gaudioso states he will see if the images may be lightened up, but he doesn't want to distort anything. Mr. Gaudioso states the images are shown as they looked at that time of day. Mr. Gaudioso states he asked for all of the copies, so it wasn't a copy issue on his end, and they are all the same darkness. Will refers to the images from Salem Golf Course and states he doesn't know whether there is anything the Applicant can do about those. Mr. Gaudioso states they are glad that the images near the Golf Club show the most contrasting view. Mr. Vicente states that was the most prominent view in that position. Mr. Gaudioso states they were not asked to take that picture, but they included it anyway. Mr. Gaudioso states it was included even though it wasn't on the original list so as to show where the tower will be seen the most. Mr. Vicente states they wanted to make sure to give the worst case scenario picture. Will refers to the images and states he had a comment about the branching and the image clearly showed the top level. There is a discussion about the manufacturing. Mr. Gaudioso states when looking at diagrams the tower looks uniform and they do their best not to make it look uniform. Will states there was an image which showed a nice evergreen in the foreground and you could clearly see the difference between the two. Mr. Vicente states they work with a Company by the name of Sabre and states they make branches from 5 feet to 12 feet. Mr. Vicente refers to the design and states there are pine trees that are symmetrical as well as non-symmetrical. Mr. Vicente states the design becomes very subjective as to how it should look in terms of branches sticking out so as not to look symmetrical, or do you want it to be symmetrical. Mr. Vicente states the Company will manufacture whatever we prefer, so it is not a canned product. Mr. Gaudioso states at the top of the pole the antennas come out so we need to have branches that are long enough to cover the antennas, and at the bottom of the pole the branches can only be so long in terms of structural mass. Cynthia asks if the tower in Somers may be seen from Lasdon Park. Mr. Gaudioso states no, absolutely not. Cynthia asks if there is any place it may be seen from a distance. Mr. Gaudioso refers to some of the side streets off of Mahopac Avenue and states there may be a far distance view. Will states from his perspective the more uniform it is the more artificial it looks and the more compacted it is, it also looks artificial. Will states as trees grow they tend to lose their uniformity. Will states when a tree looks more haphazard it doesn't stand out as much. Mr. Gaudioso states that when driving down Route 35 it is hard to see the tower and when looking up on the hill near Lasdon Park there are crazy looking pine trees up on the hill which stand out because they are so crazy looking. Cynthia asks whether there are color choices. Mr. Gaudioso refers to the thunder grey color. Cynthia states that would be a pole color choice. Mr. Gaudioso states that would be a recommended pole color. Cynthia states she is not too worried about the pole. Mr. Gaudioso refers to the needles and states there is a preferred needle color for the northeast. Cynthia asks whether there are choices. Mr. Gaudioso states he is sure there are. Mr. Gaudioso states there are plastic needles which look nice up close, but look horrible once they are up. Mr. Gaudioso states there are also old-style Christmas tree needles which give better fullness. Mr. Vicente states there are variations in the bristles as three different colors are used. Mr. Vicente states there is a western pine color and a northeastern pine color. Cynthia asks Mr. Gaudioso whether there is another tower off Routes 100 and 35. Mr. Gaudioso states yes, it is under construction, and on an old farm property behind King Cone. Cynthia asks how tall that tower will be. Mr. Vicente states it will be 155 feet tall. Cynthia asks if that will be a tree also. Mr. Gaudioso states yes.

Chairwoman motions that the North Salem Planning Board Declare their Intent to be the Lead Agency for the Homeland Towers LLC/Verizon Wireless Application, and do the Circulation Upon Review and Approval of the Documents by MDRA. Christopher Brockmeyer seconds. All in favor. No opposed.

After the motion Cynthia states that AT&T has submitted an Application for collocation. Charlotte asks whether they had originally proposed a tower at the Salt Shed. Cynthia states yes. Cynthia states we took an Application Fee for collocation and she asked Dawn to request a \$500.00 escrow because she isn't sure whether, at the end of the process, there will be a separate review for any reason. Cynthia states it seems to her that the original Applicant is running the process for both. Will states that Cynthia should seek clarification from the original Applicant in terms of how the process will go. Cynthia states that is why she asked about the

crane test and Mr. Gaudioso confirmed it would be done for both carriers. Will states that AT&T is now on the Plans. Cynthia states she forgot to ask about the location of the diesel tank. Will states it is probably underneath the generator. Cynthia states she will check with Mr. Gaudioso for clarification as to whether he will be handling the process for both carriers and whether a separate escrow is needed. Will states a different attorney submitted the collocation Application. Cynthia states yes, Anthony Morando made the submittal, and he was here tonight. Dawn states that Mr. Morando is working on an escrow check. Will states it would be good to have clarification so as not to have to separate the consultant's bills out. Cynthia states aside from the radio frequency test she cannot think of anything else that would run separately for AT&T. Cynthia states that they are starting to show the AT&T equipment on the Site Plan. Charlotte states the equipment is fairly similar to the Verizon equipment. Cynthia asks whether she mentioned the Department of Interior notes she wanted to be put on the Plans. Will states he had a comment in his Memo about that also. Cynthia states she would like to see these as Notes on the Plans because if they are only listed in a Resolution they will be lost.

2. Financial Report:

- May, 2014

Chairwoman motions that the Planning Board Approve the May, 2014 Financial Report. Charlotte Harris seconds. All in favor. No opposed.

3. Minutes:

- March 18, 2014
- April 2, 2014
- April 16, 2014
- August 21, 2013

Christopher inquires as to why the Board is voting on Minutes from August, 2013. Cynthia states it was overlooked and Dawn caught it so we are doing it tonight. Christopher states he will abstain since he was not on the Board at that time.

Chairwoman motions that the Planning Board Approve the Minutes for March 18, 2014. Bernard Sweeney seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Approve the Minutes for April 2, 2014. Bernard Sweeney seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Approve the Minutes for April 16, 2014. Bernard Sweeney seconds. All in favor. No opposed.

Chairwoman motions that the Planning Board Approve the Minutes for August 21, 2013. Bernard Sweeney seconds. All in favor except Christopher Brockmeyer abstains as he was not on the Board at that time.

4. Next Meetings:

- Regular Meeting – July 2, 2014
- Work Session – July 16, 2014 – if needed

Cynthia states there is a Meeting on July 2nd, but we probably won't have the July 16th Work Session because she and Will are going to be busy going before the Town Board in regards to the Zoning Amendments. Cynthia states unless the Town Board kicks something back to the Planning Board to reconsider, we will probably not need to meet on July 16th. Will states he isn't available July 16th. Charlotte asks what the date of the Town Board Meeting is that Cynthia and Will are going to be at. Cynthia states she doesn't think it will be discussed at the June 10th Meeting, it will probably be discussed at the June 24th Meeting. Cynthia states that today we gave Warren the timeframe in terms of meeting the October Moratorium deadline. Cynthia states she will let the Board know if she and Will are going to be on the June 10th Town Board Agenda. Charlotte asks what the date is of the Moratorium. Cynthia states it is October 8th. Cynthia states Will is going to judge on the initial conversations with the Town Board when he should start on the SEQR work and the drafting of the Local Law because it will all happen quickly if the Town Board moves it for circulation. Will talks about starting the work now in terms of the SEQR portion.

5. Resolution:

Chairwoman motions to adjourn the Planning Board Meeting. Bernard Sweeney seconds. All in favor. No opposed.