

Mr. Gaudioso states good evening and thank you Madam Chair, Members of the Board, Staff, and members of the public. Mr. Gaudioso states he is here on behalf of Homeland Towers and Verizon Wireless. Mr. Gaudioso states as Madam Chair mentioned, Neil Alexander from Cuddy and Feder is here on behalf of AT&T. Mr. Gaudioso states he is joined by Ray Vergati from Homeland Towers, Greg Lahey of Tectonic Engineering, the firm that prepared the Plans and many of the Reports, Martin Lavin, on behalf of C Squared, their RF Engineering Consultant for Verizon Wireless, and Manuel Vicente who is the President of Homeland Towers. Mr. Gaudioso confirms with Mr. Alexander that Stephane Guillabert, RF Consultant is with him tonight.

Cynthia mentions that the Planning Board is using three Consultants for their review of the Application. Cynthia states that the Planner, Will Agresta is here tonight. Cynthia states she did not ask the Town Engineer to be here because he mainly oversees the Stormwater Management Plan and she did not anticipate any questions on that, but if there are questions, we will obtain responses. Cynthia states the Planning Board also has a Radio Frequency Consultant, Ron Graiff who could not be here tonight. Cynthia states if we need responses from him we can certainly get them.

Mr. Gaudioso states the Application is for a Conditional Use Permit and Site Plan Approval for a wireless telecommunications facility at 101 Bloomer Road in a wooded area which is adjacent to the Golf Course just to the west. Mr. Gaudioso states the facility consists of a 120 foot tower which will be designed to resemble a coniferous tree, together with ground equipment at the base inside a 5,625 square foot equipment compound. Mr. Gaudioso states the front of the compound will be faced with a barn/stable façade in order to screen the equipment together with an eight foot wooden fence around the entire facility. Mr. Gaudioso states the rest of the facility will also be landscaped with a number of Norway Spruces, Ilex Plantings, and Mountain Laurel. Mr. Gaudioso states the Norway Spruces range in size from 6 to 16 feet in height, and the other plantings are approximately four feet tall. Mr. Gaudioso states the equipment will all be maintained behind the barn façade within the compound as detailed on the Plans. Mr. Gaudioso states he would like to discuss some of the Reports they have submitted since the Application was filed a little over a year ago and through that time they have submitted various reports and amended such reports based on Town and Consultant comments. Mr. Gaudioso states they have submitted a Long Environmental Assessment Form, and a Wetlands Investigation and Delineation Report. Mr. Gaudioso states as part of the Plans they actually delineated the wetlands, and had that confirmed by both the New York State Department of Environmental Conservation (NYSDEC), and the Town Wetland's Consultant to confirm that they are not in the wetlands or within the 100 foot wetland buffer. Mr. Gaudioso states there are no Wetland Permits required. Mr. Gaudioso states they submitted various radio frequency engineering reports that were reviewed by the Town's Consultant which do demonstrate that the facility is necessary in this particular area to remedy a gap in coverage at the proposed minimum height necessary and various alternatives were not feasible. Mr. Gaudioso states they also included an alternative site analysis prepared by Mr. Vergati who looked at approximately 27 alternative sites, and in addition to that, he also confirmed that the NYSEG towers along the right of way are also not feasible or available. Mr. Gaudioso states that Mr. Vergati also confirmed that Homeland Towers is willing to offer space on the facility for the Town's Police, Fire, and Highway Department emergency communications equipment. Mr. Gaudioso states at this time none are proposed on the facility but space will be made available and the Highway Department indicated a possible future interest in regards to relocating certain equipment from on top of the school to this tower in order to provide better coverage. Mr. Gaudioso states they submitted a radio frequency exposure report showing the facility is completely safe and in compliance with the Federal Communications Commission guidelines regarding radio frequency emissions. Mr. Gaudioso states the facility is 135 times below the applicable limit. Mr. Gaudioso states they submitted a structural design letter from a professional engineer showing the facility will meet all structural engineering requirements. Mr. Gaudioso states they submitted confirmation from the FAA confirming the facility did not require any lighting. Mr. Gaudioso states they submitted a full Stormwater Pollution Prevention Plan

(SWPPP), which has been modified a number of times based on comments from the Town Engineer. Mr. Gaudioso states they also submitted a visibility analysis which was based on a view shed analysis utilizing computer programming looking at areas where the facility could possibly be visible from, which also included a balloon test that was publically noticed last April. Mr. Gaudioso states that 48 different viewpoints were included whereas their Consultants went out to 48 different pre-determined locations, as well as additional locations previously selected by the Town's Consultants. Mr. Gaudioso states they documented the viewpoints with photographs and in a number of the photographs where the facility would have limited visibility they included computer renderings showing what the facility would look like. Mr. Gaudioso states in the overall two mile radius search area for the visibility Site, only approximately 3% of the top of the tower would be visible throughout that two mile radius. Mr. Gaudioso states they did submit the Site Plan for which he previously mentioned a number of the items. Mr. Gaudioso states if anyone has particular questions, they are welcome to come up and take a look at the Site Plan which is also posted up on the board. Mr. Gaudioso states that access would be off of Bloomer Road. Mr. Gaudioso states the access road will be designed to have a slight bend, still allowing vehicular access for both emergency services and construction. Mr. Gaudioso states the access area in the front will be landscaped with four Norway Spruces and two additional Mountain Laurel plants. Mr. Gaudioso states there is an old stone wall that they will relocate and rebuild. Mr. Gaudioso states the compound is located adjacent to the stone wall which separates the Golf Club and the woods. Mr. Gaudioso shows the wetlands and states they will not be disturbed. Mr. Gaudioso states the entire facility and all the area of disturbance is shown in grey on the Site Plan. Mr. Gaudioso states the barn-type stable façade will be in the front and it will block the view of the two equipment shelters; one for Verizon and one for AT&T. Mr. Gaudioso states the area of the compound is also designed for future space in case there is additional co-location in order to avoid the proliferation of additional towers in the future. Mr. Gaudioso states the tower itself will also be designed to be able to support those additional antennas all concealed within the branch design of the monopine pole being proposed. Mr. Gaudioso states he will be happy to answer any specific questions. Mr. Gaudioso states he tried to keep it quick and simple but there has been a lot of material submitted during the last few months in particular.

Cynthia opens up the floor for public questions and states there are microphones up front. Cynthia asks people to come up to the front, state their name, and ask their question.

Diane Stendahl states she lives on Starr Ridge Road. Ms. Stendahl states she didn't bring her glasses, and asks Mr. Gaudioso to show her on the Plan which direction north is. Mr. Gaudioso shows Ms. Stendahl where north is on the Plan, as well as where Starr Ridge Road is located. Ms. Stendahl asks whether Mr. Gaudioso has a larger Site Plan that would show more of the area. Ms. Stendahl states she didn't realize that Bloomerside had an actual street address. Mr. Gaudioso refers to a larger Site Plan and points out Peach Lake, Bloomer Road, the Golf Course, all of the houses along the lake, Starr Ridge Road, and Bloomer Road. Mr. Gaudioso points out the location for the proposed tower. Ms. Stendahl states her first concern was the actual location because it doesn't indicate that on the Notice received in the mail. Ms. Stendahl states she is a landscape designer and has worked for a number of landscape architects. Ms. Stendahl states she is familiar with a lot of the process. Ms. Stendahl states her house is the first house on the right hand side of Starr Ridge Road when coming from Bloomer Road. Ms. Stendahl states she remembers something being sent in the mail for the balloon test and somehow she missed it. Ms. Stendahl asks if there is any way to see more documentation on this. Cynthia states absolutely. Ms. Stendahl states that those of us who live so close will have property values that plummet. Cynthia states as Mr. Gaudioso mentioned an extensive visual analysis was done. Ms. Stendahl asks if there is a way to see those photographs. Cynthia states yes, they are in the Planning Board file. Cynthia states she brought her copies and can take them out later on. Cynthia states the most visible place for the tower was at the top of Salem Golf Course. Cynthia states that drive testing had been done on Starr Ridge Road, June Road, and up on the school property. Ms. Stendahl states she isn't so worried about the visual. Cynthia states the lay of the land is very interesting. Cynthia states that photographs

were taken and they are indicated with a dot to show where the tower would be. Cynthia states Ms. Stendahl is welcome to come in to look at the File. Ms. Stendahl states she is not just concerned about the visual aspect, she is concerned about her property value, and safety factors. Ms. Stendahl states she is sure all of the studies prove this is relatively safe. Ms. Stendahl states maybe 100 years from now we will find out we are being killed off by cell towers. Ms. Stendahl states she is concerned about her property values and that is her big concern. Ms. Stendahl states she obviously cannot afford to retire to this area; the taxes are way too high. Ms. Stendahl states she would like to be able to sell her property within the next five or six years. Ms. Stendahl states with this Project going on she has just lost \$100,000 on her house at a minimum. Ms. Stendahl states she doesn't know what she can do to fight this and asks what do we, as adjacent property owners get out of this, other than the obvious, better coverage. Ms. Stendahl states she has fine coverage. Cynthia states the two co-locators on the tower are demonstrating that people who want cell service in their homes need more towers in Town. Cynthia states the Federal Government recognizes this which is why these Applications are permitted. Cynthia asks Ms. Stendahl why she feels her property values will be impacted to the extent she mentioned. Ms. Stendahl refers to the visual, and the safety factor. Cynthia asks what safety factor Ms. Stendahl is referring to. Ms. Stendahl states she doesn't know and is anxious to hear what the Engineer has to say. Ms. Stendahl states she doesn't claim to know anything about that. Ms. Stendahl states personally, if she were looking to buy a home in certainly one of the most beautiful Town's in the entire Country, she would not buy a home close to a cell tower. Ms. Stendahl states she wouldn't even consider it. Cynthia states there are several cell towers in Town. Ms. Stendahl states they are not near her property. Cynthia states she appreciates that. Cynthia states we do, to the best of our ability, take into consideration comments exactly as Ms. Stendahl has mentioned tonight. Cynthia states there is quite a bit of information in the File and she wishes Ms. Stendahl would come in. Ms. Stendahl states she will and she is sorry she didn't take the time or make the effort to do that before the Meeting. Ms. Stendahl states her biggest concern was that she had no way of knowing the exact location by the letter received in the mail and suggests including a Site Plan would have been helpful.

Cynthia asks Mr. Gaudioso if he wants to respond to the comments tonight, or provide comments in the future. Mr. Gaudioso states the visual analysis speaks for itself. Mr. Gaudioso states that one of the important things about this Project that the balloon test and visual analysis demonstrated is the minimal visibility of the facility for a number of reasons. Mr. Gaudioso states the tower is being proposed on a 100 acre piece of property that is heavily wooded in this location. Mr. Gaudioso states they do meet the height limit, which is 120 feet in the Town Code. Mr. Gaudioso states they also meet the setback requirements which are quite substantial. Mr. Gaudioso states the Site has a setback of approximately 200 feet from Bloomer Road. Mr. Gaudioso states the 100 acre piece of property also provides an additional buffer to great distances with all the other property lines, particularly to Starr Ridge Road. Mr. Gaudioso refers to the design of the facility both in terms of the monopine tree design and the landscaping. Mr. Gaudioso refers to the topography and states it is a very difficult area to cover from an engineering standpoint which makes it also an area that limits the visibility which the visibility analysis shows. Mr. Gaudioso refers to the safety factor of the facility and states the facility is completely safe. Mr. Gaudioso states even combined cumulatively with AT&T and Verizon, it is still 135 times below the FCC limit. Mr. Gaudioso states that as Madam Chair alluded to, there is Federal Law that does, to a certain extent, preempt some decisions of the Town. Mr. Gaudioso states the Town cannot prohibit this, so as long as we show there is a need for the facility, then certain Federal protections come in to play. Mr. Gaudioso states that is why the Town has a Code with certain requirements, including a Conditional Use. Mr. Gaudioso states once they do show compliance with the Federal Regulations the issue of safety from the facility by reason of radio frequency exposure is federally preempted, meaning the Board would not be able to deny an Application on that basis. Mr. Gaudioso states the Board's typical Zoning jurisdiction is preserved but there are certain limitations which are set forth in the Federal Law of the Telecommunications Act of 1996.

Gary asks if T-Mobile or Sprint decided to co-locate on this tower would the height have to go up. Mr. Gaudioso states that would be for them to come in and prove that the tower height would need to go up. Gary states it is likely. Mr. Gaudioso states it depends on what they are covering and what their frequencies are which are constantly changing. Mr. Gaudioso talks about information that recently came out in regards to different frequencies being at a lower band which propagate better. Mr. Gaudioso states he is not in a position to speak for T-Mobile or Sprint. Mr. Gaudioso states they have kept the facility at the Town's height limit so anyone else coming in would need to obtain a height variance. Gary asks which carrier is on the top. Mr. Gaudioso states Verizon would be on the top and AT&T would be 10 feet down. Mr. Gaudioso states they will design the support for the facility to be able to accommodate future co-location below the first two carriers. Cynthia states the Town Code has a height limitation of 120 feet and there is space below. Mr. Gaudioso states that is correct, and there is also space in the compound, as well as for emergency communications services. Cynthia states that co-location could mean a second tower in the same vicinity which would be more of a cluster of trees. Mr. Gaudioso states there are a lot of options because there is space at the base.

Grace Gusmano states she also resides on Starr Ridge Road. Ms. Gusmano states she is questioning who exactly is having trouble with cell service in the area. Ms. Gusmano states she seems to be having no problem at all. Ms. Gusmano asks why the tower is being put in an area where people do have cell service and not in an area where they are having the trouble. Mr. Gaudioso asks Ms. Gusmano who she has for service. Ms. Gusmano states she has Verizon. Mr. Gaudioso states that Verizon has presented a number of studies to the Board. Mr. Gaudioso states their Engineers did propagation testing where they used computer models to show what service currently exists and what it would be after the proposed facility goes in. Mr. Gaudioso states that actual drive testing was done whereas the signal in the area was measured. Mr. Gaudioso states that the drive test was done throughout the whole area, up and down Starr Ridge Road, Bloomer Road, June Road, and Route 121. Mr. Gaudioso states a report was put together which was reviewed by the Board's own Consultant who confirmed that Verizon does have a technical need for the facility. Cynthia asks Mr. Gaudioso if he brought a map of the coverage area. Mr. Gaudioso states he only has a smaller size because once they are enlarged the value is lost. Mr. Gaudioso states the maps were designed and formatted to have one size. Mr. Gaudioso states the Report is in the File.

James Harney states he resides on Starr Ridge Road next to Grace and Eric Gusmano. Mr. Harney asks how the proposed tower will compare to the one that is on the Hutchinson River Parkway at the end of I-684. Mr. Gaudioso states that is a good question; it won't compare at all. Mr. Gaudioso states the tower on the Parkway is 180 feet high, right out in the open in the middle of the road, and the base of the facility is not well screened. Mr. Gaudioso states it is not surrounded by trees as the proposed Site is. Mr. Gaudioso states it is not surrounded by the topography. Mr. Gaudioso states the Parkway tower is on State Land so it did not go through Zoning so the process was different, and there was no changing of the Plans such as has taken place with the current Application over the past few months. Mr. Gaudioso states he has heard that there are people who do appreciate the fact that the Parkway tower was designed as a tree, particularly up on North Avenue where there is a distinct view. Mr. Harney states it is the only green tree of that height in the winter. Mr. Harney states he understands there were discussions about the old Highway Garage, in terms of that being an existing Site for this proposal. Mr. Harney asks why that proposal was disqualified. Mr. Gaudioso states that Homeland Towers did reach out to the Town and the Town didn't respond but they did respond to AT&T who started to pursue that project. Mr. Gaudioso states that Verizon looked at that Site and prepared studies. Mr. Gaudioso states that Verizon confirmed, along with the Town's Consultant, that the Site wouldn't work for Verizon. Mr. Gaudioso states it wouldn't cover south on June Road, particularly in the area of Hardscrabble Road, and also Route 121. Mr. Gaudioso states Verizon proposed the Bloomer Road Site and AT&T filed an Application to co-locate because they felt this Site had a filed Application, proposed to look like a tree which would help them from a technical standpoint. Mr. Gaudioso states that AT&T was able to accommodate co-location by joining in on the Verizon Application. Mr. Harney asks if he may assume that since he received a

certified letter that he will have a visual observation of the tower. Mr. Gaudioso states no, it will be just the opposite. Mr. Gaudioso states the notice requirement in North Salem is 500 feet, not from the Site, but from the 100 acre parcel. Mr. Gaudioso states if Mr. Harney is anywhere within 500 feet of the 100 acre parcel, such as up on Starr Ridge at the other side of the hill, over by Peach Lake, or in Southeast he wouldn't see the tower at all. Mr. Harney states his house is located at the intersection of Starlea Road and Starr Ridge Road and asks if he will see the tower. Mr. Gaudioso states no, he doesn't think so because of the intervening hill. Mr. Gaudioso states if Mr. Harney looks at the Report they submitted he will see a map that shows the facility which is overlaid on a topography map. Mr. Gaudioso states there is a big ridge between that area going up the hill and the proposed facility down by Bloomer Road. Mr. Harney states he believes there is a farm up at the top of the ridge and asks if the Site will be behind that ridge. Mr. Gaudioso states the Bloomer Road Site is down below that ridge. Mr. Harney confirms the Site is over the ridge and down. Mr. Harney states he knows there are a number of existing antennas and towers in the area. Mr. Harney states there is a large tower near Turk Hill Road and I-684 that has graffiti on it. Mr. Harney states there is a tower at the top of the hill on Keeler Lane. Mr. Harney states County law enforcement and emergency services utilize that tower. Mr. Harney asks if the two towers he mentioned were disqualified. Mr. Harney states that Verizon is on the Keeler Lane tower. Cynthia states no, that is a State Police tower. Charlotte states Verizon is on the Naumburg Tower off Delancey Road. Mr. Gaudioso refers to all of the existing structures and states either Verizon is already on them or they were too far away to provide coverage to this area. Mr. Harney asks whether the Keeler Lane tower would provide coverage. Mr. Gaudioso states he does not believe so. Cynthia states she does not think that is an option because it is County park land and emergency services are on the tower. Cynthia states she had spoken with the Town Attorney and confirmed that the Town and the County cannot put facilities like this on designated park land. Charlotte states it is too bad because it is a perfect spot. Mr. Harney states it is a high spot.

Todd Burt states he and his wife live at 57 Bloomer Road. Mr. Burt states they are the closest house to the proposed Site. Mr. Burt states they saw the balloon test and will be able to see the tower. Mr. Burt states they have visual. Mr. Burt asks what the average tree height is in that area. Mr. Gaudioso states they average the tree height to be approximately 78 feet. Mr. Gaudioso states their studies with the view shed analysis took a more conservative approach of 65 feet, but the measured tree height, particularly in the area of the facility, is 78 feet. Mr. Burt states it looks like from the drawing that the facility is quite close to the rock ledge along the Golf Course. Mr. Gaudioso states it is a rock wall. Mr. Burt asks whether there are plans to have a barrier on that side. Mr. Gaudioso states they do and shows the plantings on the Plan. Mr. Gaudioso states they are preserving all of the trees, will plant a long row of Norway Spruces, to be filled in with Ilex and Mountain Laurel as understory. Mr. Burt states in the winter time the Site is quite visible from the road at that angle over the rock wall. Mr. Gaudioso states they had looked at areas all along Bloomer Road and they did find one location where they could see through. Mr. Gaudioso states they did a rendering showing how the base of the facility would basically be below that depth, but the tower would come up above. Mr. Gaudioso states the base of the facility is also covered by the fence and the barn façade in the front. Mr. Gaudioso states they did try to preserve any of the trees that did not have to come down. Mr. Burt refers to the question by Ms. Stendahl in terms of property values and asks whether there are studies in terms of what Towns typically see or don't see an impact in property values when they have a tower near their property. Mr. Gaudioso states that Homeland Towers on a number of occasions has retained an appraiser to do a full prepared sales analysis. Mr. Gaudioso states there is a particular company that has been doing this for approximately 15 years typically throughout Westchester, Rockland, and Orange Counties. Mr. Gaudioso states they have studied different facilities in different neighborhoods throughout this area over that timeframe. Mr. Gaudioso states that studies have been done during a recession, during good times and bad times. Mr. Gaudioso states that they looked at home prices either with or without a view of a facility. Mr. Gaudioso states that sometimes they looked at home prices before a facility has gone in, and afterwards. Mr. Gaudioso states in each one of those studies they found no diminution in property values. Mr. Gaudioso states there are studies based on approximately 15 different sites

over this timeframe. Mr. Burt wonders if this is true even when a home is closest to a Site. Mr. Gaudioso states there is a facility in the back on top of a shopping center in New Rochelle, and houses literally abut to the back of the property. Mr. Gaudioso states the Applicant has roof top facilities and flag pole facilities. Mr. Gaudioso states the Applicant he is representing has done towers in Harrison, Garrison, and at the Stony Point Police Station. Mr. Gaudioso states there are houses directly adjacent to the Stony Point Police Station. Mr. Gaudioso states that there are consistent results of no diminution in property values. Mr. Burt asks who will be responsible for maintenance of the property. Mr. Gaudioso states Homeland Towers. Mr. Burt asks how long that responsibility lasts for. Mr. Gaudioso states the duration of the facility. Mr. Gaudioso states assuming the Planning Board Approve their Application, there would be Conditions of Approval. Mr. Gaudioso states that they have Notes on the Plans which state that Homeland Towers will be responsible for various items. Mr. Gaudioso states there are requirements under the Town Code. Mr. Gaudioso states there will be a Removal Bond put in place in case the facility were to become obsolete, and the Town Engineer has already stated what that amount should be. Mr. Gaudioso states he would presume the Planning Board would include all of the requirements of the Code and any other requirements they see fit in terms of maintenance.

Cynthia asks if anyone else would like to speak. Cynthia states Christopher Brockmeyer could not be here tonight and he had a question for AT&T. Christopher was concerned about the gap in coverage that would remain and wanted to know if AT&T had any future plans, or how they will address the remaining gap particularly along June Road and Hardscrabble Road. Cynthia states that it was mentioned that AT&T is not in the business of building more towers and asks whether they have looked at opportunities for co-locating on other towers. Mr. Guillabert states at this point AT&T is on every single tower existing in the Town. Cynthia asks whether AT&T is on facilities in the Town of Southeast. Mr. Guillabert states yes and refers to the flagpole to the east. Mr. Guillabert states there is no future plan to cover this area because of the topography. Mr. Guillabert states there is no way to mitigate or resolve this gap in coverage. Mr. Guillabert states that increasing the height of the proposed tower had been mentioned at previous Meetings and talks about AT&T going higher than Verizon in terms of solving the issue. Mr. Guillabert states they have chosen to stay below Verizon at this point in order to keep the tower at 120 feet. Mr. Guillabert states they will have to work with the geography and the terrain and may eventually propose another tower maybe ½ a mile away to the south and leave the small gap in coverage during the time being. Mr. Guillabert states at this point in time there are no plans for a future tower. Cynthia asks whether a tower would be the only alternative. Cynthia talks about the future and asks whether there is any movement or technology so that something smaller or different may be implemented. Cynthia states if there are two major towers could something be done in between that would help boost the coverage? Mr. Guillabert refers to this area and states there is no technology that would solve this type of issue. Cynthia asks if anyone is working on technology. Mr. Guillabert states if they were dealing with tunnels or roads where there are no houses, that antennas on power cords may be utilized. Mr. Guillabert states this type of technology would not provide coverage inside houses, since they would be below the tree heights. Mr. Gaudioso states the area that had been discussed was the corner of June Road and Hardscrabble Road. Mr. Gaudioso states that one of the items that Verizon pointed out was the loss in coverage was a few dB's below its design threshold. Mr. Gaudioso states more importantly, it is more of an outdoor area with no houses. Mr. Gaudioso states that is why Verizon chose not to exceed the 120 foot height level which would require a height variance. Cynthia states that kind of leads to how this has all evolved. Cynthia states in the beginning people had to take their cell phones outside when they were in the car, but now people want the same service within their homes. Mr. Gaudioso states kids and grownups have tablets and computers and the data service is being used. Mr. Gaudioso states the equipment is going up on the towers now, and the antennas are not getting smaller, but they are providing more service.

Cynthia states as she and Mr. Gaudioso had mentioned, the proposal is for a tree design. Cynthia states she has posted a picture which she will pass around. Cynthia states the picture she has isn't the most recent. Cynthia states this isn't a great tree design. Cynthia states the Planning Board and the Planner asked whether there

could be more size variation of the limbs on the tree. Cynthia states the Board did get a letter back with a response that it most likely could be done, but the Company would not put any work into it at this stage, and will wait until they put the purchase order in. Cynthia talks about making it a Condition of the Approval for the tower to look more like a tree, with much more variation of the limbs. Mr. Gaudioso refers to the picture and states it was taken when standing on Bloomer Road across the street looking straight in. Mr. Gaudioso states that is not a spot everyone would normally stand. Mr. Gaudioso states the road now has a bend and there will be more landscaping in the front. Mr. Gaudioso talks about the stone wall being pulled out so that it looks like a natural farm-type environment with a stable in the background. Mr. Gaudioso refers to the tree and states when speaking with Sabre they have ordered the highest density of needles and brought the branches down 80 feet so they are 40 feet above ground level. Mr. Gaudioso states the branches are being shown as 9 feet and 14 feet, and Sabre is willing to stagger them, which we will work on as a Condition of Approval. Cynthia refers to the picture and states that since it was taken there have been changes. Cynthia states the road has been curved and more plantings have been added. Cynthia states when driving on Bloomer Road, and coming up over the hill from the Burt's house, we had asked what the view would be across the Golf Course to the edge. Cynthia passes out the rendition that was provided.

Cynthia states this Submittal was just received and the Town Planner has not finalized his Report yet. Cynthia states the Board may ask for additional or different plantings. Cynthia states the Board has been trying to work with the Applicant who has been pretty cooperative in modifying the Plans based on the comments provided to them by the Board, as well as what the Board has seen when driving around, and looking at the Site from different view sheds. Mr. Gaudioso states when comparing the original Plan to the current Plan there are a lot of similarities, but there are some differences that have huge benefits. Mr. Gaudioso refers to the stable façade, additional landscaping, curving and relocation of the road, fencing, and moving the gate, and states all of these items, when added up, make the Plan much better today than it was back in November of 2013.

Cynthia states the Plan has been referred to the Architectural Review Board (ARB) and they will hopefully get back to us with comments regarding the finish on the structures, and fencing, which the Planning Board had asked to be changed from a stockade fence to something different. Mr. Gaudioso states they originally proposed a black vinyl fence, and now are proposing a board on board fence. Cynthia states the fence is proposed to be eight feet high, and it will be substantial. Cynthia states having landscaping around the fence to break it up is very important. Cynthia states we always send the Submittals to our Consultants for them to review and we do have Report from our Radio Frequency Engineer, but we haven't received a Report back from our Planner or our Engineer. Cynthia states the Planning Board is doing more work, and getting more feedback from their Consultants on the latest Submittal. Cynthia states one of the reasons we do not have Reports from the two Consultants is because the Submittal didn't come in until the end of December. Cynthia states because of this, and because the Referral to the County did not happen until the end of December, the Public Hearing will be left open, and will be back on the Agenda for the first Meeting in February, which will be February 4th. Cynthia states if the public knows of any of their neighbors wanting to comment, please let them know the Public Hearing will be left open for one more month. Cynthia states if the public would like to submit more comments after tonight please do so. Cynthia states the Board welcomes all of the comments from the neighbors as this is in their backyard. Cynthia states the neighbors can help the Board make sure this tower will be the best it can be for the neighborhood.

Mr. Gaudioso states thank you Madam Chair; we look forward to seeing everyone in February.

Cynthia asks the public to please come in and look at the Files. Cynthia states there are a lot of pictures that show where all of the visuals were taken.

Mr. Gaudioso states anyone may reach out to him as well with any specific questions.

REGULAR MEETING:

2. **Homeland Towers/Verizon Wireless/AT&T: Rob Gaudio/ (owner – Bloomerside Coop.)**
Cond. Use/Site Dev. Plan Neil Alexander (loc. 101 Bloomer Road)

- Consider Report From Radio Frequency Engineer

The Applicant has no further questions regarding the above-mentioned Report.

3. **Next Meetings:**

- Work Session – January 21, 2015
- Regular Meeting – February 4, 2015

4. **Resolution:**

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