

Village of Caledonia Planning Board  
Minutes for Public Hearing – Cell Tower Construction at 2943 West Main Street  
March 27, 2018

Members Present:

Rhett Clark, Jason Hunt, Marge Landowski, Kristen Murphy, Linda Ludlum  
Also Present: Ken Cowley, Airosmith Development/Blue Sky Towers  
Chris Buckley, DPW Superintendent  
Scott DiLiberto, Mayor  
Linda Snyder

Kristen Murphy called the meeting to order at 7:03 pm with the Pledge of Allegiance.

Kristen Murphy opened the Public Hearing at 7:05 pm, and stated the purpose of tonight's meeting.

Ken Cowley, from Airosmith Development/Blue Sky Towers, described the project: A proposal to build a 150' cell tower where the water tower is located. The tower is a monopole style and will be built farther back from the road than the water tower is. The water tower, per NYS, must be repaired or removed. There will be an access road to the cell tower, and there are no wetlands or major issues with the site.

The contract for the tower will include a maintenance agreement; a removal bond in which the Village is named; an insurance stipulation; and a termination clause. Also included is a Default paragraph.

The following items were discussed re: the tower.

*Water Tower*

The water tower located at the proposed construction site needs repair or removal, per NYS and the Livingston County Health Dept. It was built in 1926; it is not needed any longer and is not useful. It needs to be painted, new footings, among other maintenance. The maintenance will cost approximately \$150,000.

*County 911*

The cell tower will not interfere with 911 services. The cell signal is a different frequency than the 911 signal. Airosmith/Blue Sky will communicate with Livingston County E911.

*Construction Schedule*

Airosmith/Blue Sky would like to begin work asap. The lease kicks in once the tower's construction is complete.

*Tree Clearance*

Trees need to be cleared by April 1, due to the habitat of the Northern Long Ear bat. If they are not cleared by then, the project will be on hold until the fall, per the DEC. Blue

Sky could clear the trees this week; they have a contractor available. The tree removal is the responsibility of Airosmith/Blue Sky.

*How much will be cut?*

The project map outlines the area to be cleared. There is a 50' x 100' lease area. There is a 12' access easement.

*Carrier(s) on the Tower*

Right now, TMobile will be on the new tower. It will be available for other carriers.

*Blinking Light*

There will not be a blinking light on top of the tower. The FAA has reviewed the plans and a light is not necessary.

*Process of Project*

The construction will be completed with the following steps: clearing, foundation (crushed stone will be placed under the ground equipment) placement, grading, and tower placement (tower is galvanized steel). The project will take between 1 and 3 months.

*DEC*

The DEC and Fish and Wildlife has reviewed the project. Airosmith/Blue Sky have letters on file and will provide copies to the Village. DEC is concerned about the bat, and tree clearance will accommodate the DEC's required schedule.

*Lead Agency*

The Village Board will be the lead agency for the SEQR process.

*Lump Sum Payment*

If this project is approved, the Village will receive \$115,000 up front. This will cover the cost of the water tower removal. If this project does not go through, it will be an undue tax burden on taxpayers to remove the water tower.

*Water System Modifications*

JP Schepp, from Chatfield Engineers, is working on modifications to the water system. Once the tower is gone, there will be slight changes needed to the current setup.

The Village will always own the land, and Blue Sky will be a tenant. The \$115,000 is a portion of the first 10 years of the lease. There is a 10-year lease term with the option go an additional 4 decades. Income from the cell tower could come into the Village for 50 years.

*Comments from Public*

Linda Snyder, who lives near the water tower, expressed concern about wildlife and the destruction of the woods. She stated there are hawks, salamanders, and other animals living in the woods.

Ms. Snyder asked if a temporary tower can be constructed, and put in a new one when the water tower is removed. Mr. Cowley stated that no, this is not feasible.  
The Public Hearing was closed at 7:38 pm.

Motion made by Linda Ludlum, seconded by Rhett Clark, to approve the application to move forward with the following contingencies: add a lease addendum, a maintenance schedule, and a decommissioning schedule. Additionally, the Village Board is to serve as the lead agency for the SEQR process. Tree removal must be completed by April 1, or has to wait until DEC provides appropriate dates in the fall.

Aye: Rhett Clark, Jason Hunt, Marge Landowski, Kristen Murphy

Nay: None

Abstention: None

Motion by Linda Ludlum, seconded by Marge Landowski, to adjourn the meeting at 7:40 pm.

Aye: Rhett Clark, Jason Hunt, Marge Landowski, Kristen Murphy

Nay: None

Abstention: None