

**Town of Charlton  
Saratoga County  
PUBLIC HEARING  
Regarding Verizon Exceptional Use Application for Cell Tower  
Installation at 764 Charlton Road**

**January 9, 2017**

The Public Hearing began at 6:30 p.m. at the Charlton Town Hall, and was called to order by Supervisor Grattidge, who stated that this is a Public Hearing to hear an application from Cellco Partnership DBA Verizon Wireless to locate a telecommunication tower off of Charlton Road.

The Supervisor introduced the Town Board members present: Councilman Gay, Councilman Grasso, Councilman Heritage, Councilman Hodgkins, as well as Town Clerk Brenda Mills and Attorney Van Vranken. The Supervisor noted that there were many members of Planning Board and Zoning Board present in the audience.

Supervisor Grattidge introduced David Brennan, Attorney for Verizon Wireless and said that he will do the presentation, and then the floor will be open for public comments. The Supervisor said that the Town Board will not be voting on the project this evening as there are other processes to go through before approving this application.

Town Clerk Mills read the following Legal Notice and confirmed that it was published in the official newspaper, The Daily Gazette on December 15, 2016:

**TOWN OF CHARLTON  
TOWN BOARD  
LEGAL NOTICE**

Please take notice that the Town of Charlton Town Board will hold a Public Hearing on Monday January 9<sup>th</sup>, 2017 at 6:30 p.m. at the Charlton Town Hall, 758 Charlton Road, Charlton, New York, for the purpose of hearing all persons regarding the following matter:

**EXCEPTIONAL USE PERMIT APPLICATION FROM CELLCO PARTNERSHIP FOR A VERIZON TELECOMMUNICATIONS TOWER TO BE LOCATED AT 764 CHARLTON ROAD, CHARLTON, NY. as required by Local Law No. 1 of 2015 entitled "A Local Law relating to Telecommunication Towers in the Town of Charlton and Article VII, Special Exceptions to Designated Land Uses of the Zoning Ordinance adopted September 14, 2015.**

Brenda Mills  
Town Clerk  
12/12/16

The Town Clerk also noted for the record that she has received an Affidavit of Mailing of Notice of Public Hearing in which certified mail notifications were sent to neighboring properties. She also received and Affidavit of Mailing of Agricultural Data Statement and Notice of Public Hearing, and she read the following portion of a letter received from David Brennan, Young/Sommer LLC, regarding lighting needed for the proposed tower: I enclose a copy of the Federal Aviation Administration ("FAA") analysis prepared for the Verizon Wireless regulatory department. This analysis indicates that the proposed facility is in compliance with the various requirements of the FAA and does not require any lighting or obstruction marking on the tower.

Supervisor Grattidge also noted for the record that the application has been sent to the Town Engineer for review.

Dave Brennan said tonight he is accompanied by Jon Terry from Airosmith Development and Rick Andras from Verizon.

Mr. Brennan informed the audience of the history of the proposed cell antenna project. In January 2016, Verizon did a presentation for the Board and the public with a proposed antenna on the water tank. At that meeting, all the people wanted better cell service, but they also wanted other options for location of the antenna. At that time the residents raised questions about health and safety, and property values. Another public meeting was held in September, and the previous concerns were addressed. Another site was proposed at that time, 764 Charlton Road. Later in September, he was informed that the Board made a decision not to pursue the water tower.

Mr. Brennan said that now Verizon would like to propose a 120' monopole with a 4 foot lightning rod. There will be no screening needed at the back of the property. There will be a fenced compound around the base, and the driveway to the tower will be on Charlton Road. He showed pictures from a balloon test that was done in December with no foliage on the trees, as well as coverage maps.

The floor was opened to questions and comments from the audience.

Eileen Stone, Charlton Road – She said she is very disappointed in the photos of the tower. She does not feel that the vantage point is correct and requested that the Board get a proper visual simulation. This will create a new visual impact for the Town, and asked if property values on Maple Avenue could be impacted. She is very disappointed that the Board suspended the water tower site, because the tower is already there. She feels that new legal issues may arise. This goes against the Comprehensive Plan and the Zoning law states we should use existing structures and talks about limiting the number of telecommunication towers. SEQR requires the Town to mitigate the environmental impact. The water tower would be better. The Historic District is on the National Register of Historic Places, and the tower will have visual impact which may cause a problem with the Register. It is fiscally irresponsible for the Town to decline the water tower site.

Paul St. John, Crane Street - He said that he is disappointed that the Board declined the water tower site. He wished that the decision could be made by public referendum and thinks that the majority of people would vote for the water tank site. The American Cancer Society and Harvard have put out studies that show that there are no health concerns from the antennas. He understands people's concerns with property values, however, in the 2016 housing trends, buyers are requiring Town infrastructure for cell coverage. When he hears rumors of possible Town taxes, he thinks that the revenue would have been nice for the Town. He supports the project regardless of the location and does not feel that one tower will have significant visual impact.

Jim Glavin, Vines Road – He said that he is more concerned about emergency situations at his home and having good cell coverage, which right now he does not have.

Bill Herkenham, Maple Avenue – He loves the historic and scenic nature of Charlton. The Comprehensive Plan says that Charlton values the rural vistas, historic character and scenic views. He saw the balloon and it was very visible. It is not visible from his home, but it is from some of the homes on Maple Avenue. The scenic views are important to this Town and Maple Avenue is used by many people for walking, biking etc. He also pointed out the Zoning Law wants and recommends the use of existing structures. He feels that property values may be impacted on Maple Avenue if the view of the backyard has a water tower in it. He feels that the water tower site would give residents of the Town and those impacted the opportunity to benefit from the revenue.

Suzanne Caraker Voigt, Dawson Road – She is not impacted by the site, but needs to have better cell coverage. She questioned how many people do not have coverage and how many homes will benefit from the antenna.

Monica Mare, Cherry Lane – She said that the revenue is only \$40 per homeowner. The water tower is 40 feet from her property line and she does not want a cell antenna in her neighborhood. She asked the audience to think about the impact on all residents and consider the rural area.

Ken Crotty, Newman Road – He is not effected by either location, but just wants better cell coverage. He said that you have to look hard to see it in the field rather than on top of the water tank.

Julianne Mayer, Maple Avenue - She said that the balloon is very visible. She has lived in Charlton since 1974. She is concerned with health issues and said that there are over 25,000 articles about non-ionizing radiation. These should not be ignored. She cited an article by the World Health Organization in 1998 that concluded that there were no hazards, but now says that there may have been gaps. Microwave and non-ionizing radiation may have carcinogenic effects on humans. There is no definitive proof. She asked the Board if it is worth a person's life for cell coverage.

Larry Leone, Maple Avenue – He said that the maps do not show complete coverage. He thinks that this is just Verizon's idea and feels that the Town should get an engineer's opinion. He was shocked by the sight of the balloon. He would like to see the balloon test done again, and people should be notified so they can see the impact. He has another property on Jockey Street and it will have full vision of the tower and he feels it will adversely affect the property values. He feels the tower is opposite of the Comprehensive Plan and Historic District. He would like to have a whole new study done.

Jim Sevinsky, Charlton Road – He said people are concerned with health. He noted that the slides showed the radio waves other home items, but not the how far below or the distance from. (inaudible)

Stephan Strait, Maple Avenue – He like the rural nature of Charlton. He likes his current view and does not want to change the visual impact. He feels that the Town does not need a cell tower.

Ken Crotty, Newman Road – He said that AT&T coverage is not better than Verizon. There is more health impact from holding a cell phone to your head than there is from a cell tower.

Supervisor Grattidge thanked the audience for coming tonight and for their comments, and said that the Board will accept written comments for the next two weeks.

Mike McNamara, Town Engineer – He said that he reviewed the application thoroughly, witnessed the balloon test, and looked at the site plan.

Jay Wilkinson, Chairman of the Planning Board – He has reviewed the paper application but this was the first time seeing the presentation. The Planning Board Attorney wanted to add that if the owner ever wanted to change or illuminate the tower, they must first apply to the Town. The Planning Board sees no visual impact since it is over 2,000 feet off of Charlton Road. The benefit of the tower outweighs any visual impact. Based on current info, it is not a big impact on the Town.

Supervisor Grattidge said that no action will be taken on this application tonight.

A motion was made by Councilman Grasso and seconded by Councilman Gay to adjourn the Public Hearing.

The Board vote in favor of the adjournment.

The Hearing ended at 7:52 p.m.

Respectfully submitted,

Brenda Mills  
Town Clerk