

**The Town of Cochecton Planning Board**  
**Regular Meeting & Public Hearing**  
April 28, 2011

Present: Sharron Cardone, George Walter, Neal Halloran, Earl Bertsch, George B. & Joe Manaseri.

Also Present: Gary Maas, Ed Grund, Ira Cohen, Denise Pantzer, Neil Alexander, Ray Vergati, Glenn Kreisberg, Jean Hagel, Cynthia Halloran, Heather Jacksy, Mike Musso, Stacey Calta, Eddie Iamiceli, Robert Ruppert Jr., Helen Ruppert, Heather Ackermann, Craig Ryder, Tim Ackermann, Penny Ackermann, Allison McGuffin, Eileen Bruetsch, Willi Ernst, Mr. & Mrs. Thomas Mootz, Heda Ruhry and Hermann Ruhry.

The meeting was opened with the pledge to the flag.

A motion to accept the March minutes was made by George W. and seconded by George B. All in favor with 1 abstaining and 1 absent.

Correspondence: 1. There will be a seminar in Monticello on Green Storm Water. See Sharron for details.

A motion to open the Public Hearing for Cuddy and Feder's Proposed Cell Tower was made by Earl and seconded by Joe. All in favor with 1 absent. 7:35PM

**Public Hearing:**

Sharron stated that all speakers would be limited to 5 minutes. They are to give a statement and or concern (question) and there would be no comment from the PB until the PH is closed. Neil Alexander of Cuddy & Feder gave background regarding the cell tower and bringing service to Cochecton. The tower would be a 195' monopole and they would try to have the tower as low as possible, while still giving as much coverage as possible, especially at the High School. He reported that a Health and Safety Report was provided to the PB. Tim Ackermann questioned about how public comment may lead to other questions. Allison McGuffin stated she had 3 points to make. The first was questioning protocol regarding finding the site, using existing sites and government property. The second point was new changing technology and she produced a machine she called a mini cell tower that would work off the internet and produce 5 bars of service. She also stated that there is an obligation to preserve the community and the beautiful area. The third point was to keep the tower as small as possible and the need to provide access on this tower to other companies. Michelle Mootz questioned the health and welfare of people that would be affected by the tower. There were no other people that wanted to speak and a motion to close the PH was made by Joe and seconded by George B. All in favor with 1 absent.

A motion to open the Regular Meeting was made by Earl and seconded by Joe. All in favor with 1 absent.

**Old Business:**

The application from Cuddy and Feder, represented by Neil Alexander for AT&T was presented. A cell tower is proposed for 322 Mueller Rd at the Ackerman Farm. It would be 195' tall with 6 proposed carriers on a leased ¼ acre. Mike Musso of HDR, the engineer hired by the PB discussed his and Stacey Calta's, also of HDR, review and findings of the Cuddy & Feder report. It included why in Cochecton, visual aspect & assessment, coverage & need, radio frequency and health effects, alternates, questions about the submitted SEQR forms, and structural assessment. He recommends a landscaping plan, the access road and fencing. He also discussed requesting supplemental information regarding reliable signals at lower heights, the foundation and pole, other proposed sites (no other at present) and the maintenance plan. He discussed coverage and site area (White Lake & Callicoon), and other proposed sites (Narrowsburg & Callicoon). His finding is that there is a need for a site in our area. He

reported that at maximum power dependent on ground cover and elevation there is less than 1% of the federal government health based lifetime limit emitted. He reports that the structural analysis has not yet been submitted by the applicant. Stacey Calta (HDR) discussed the SEQR form and slopes and depth of bedrock have now been answered. She also recommends landscaping and screening. She also discussed visual impact from the balloon float, monopole vs. tree version, color and appearance and the sight differential between 150' and 195' pole as no discernible difference. Mrs. Mootz questioned the impact on a suppressed immune system, but Mr. Musso was not aware of a study concerning that directly. Neal Halloran (PB) would like the tower as low as possible without a bigger radio frequency risk. Earl (PB) asked our attorney, Ira Cohen to spell out the PB's responsibility in approving this application. Ira Cohen reported that the zoning code authorizes the PB to approve applicants that comply with the law. A lower height can be approved based on rational criteria after valid consideration. Mr. Musso discussed the history of co-location and thus the need for less towers. Mr. Alexander discussed landscaping and using fence slats and protecting existing trees. Mr. Musso and Mr. Alexander agreed that a landscaping plan needs to be submitted. Ira Cohen requested a timetable and time waiver (62 day) from Cuddy & Feder in regard to this application. A GML 239 has been submitted, but is not back yet.

**New Business:**

1. Heather Jacksy from the Sullivan County Division of Planning discussed and distributed literature regarding a state program for waterfront revitalization of the Delaware River.

**Other Business:**

1.

A motion to adjourn was made by George W. and seconded by George B. All in favor with 1 absent.

Respectfully submitted.

Lauren H. Bunch  
PB Clerk