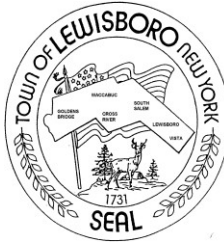


TOWN OF LEWISBORO
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Minutes of the AAB Meeting

August 3, 2021

Meeting was held live at the Vista Firehouse and via Zoom videoconference and called to order by Joseph Neu at 6:32pm

Present: Joseph Neu (Chair), Rob Cummings, Tony Gonçalves (Councilman/Town Board Liaison), Brian Porco
Absent: Jim Moreo, Neil Berman, Chris Nelson (KLSD Liaison)

Approval of Minutes and Housekeeping

- Board approved minutes from the June 29, 2021 meeting without objection.

New Business

- Distribution of the CityScape Poll. This poll is the next milestone for the Northern Westchester County Wireless Telecommunications Infrastructure Master Plan Study. It was mentioned at the end of the CityScape presentation to the Town Board at its July 26 meeting (linked on <https://www.lewisborogov.com/aab/page/lewisboro-wireless-master-plan-study>), which updated the town on the study's progress and included the current infrastructure, coverage- and capacity gaps for Lewisboro.
 - The Wireless Infrastructure/Preferences poll is something CityScape encouraged the Town to distribute following the July 26 Town Board meeting.
 - The AAB wants to assist in encouraging responses to that poll.
 - The AAB also wants to use the poll distribution to build more awareness for our mandate and encourage additional feedback to our board.
 - Language was drafted to introduce the poll and encourage feedback to the AAB along with it.
 - This language was approved for use in distribution of the poll link, including on the Town website, via the Town community email, via the Lewisboro Library email, Parks and Rec email, along with other community email lists and postings to relevant Facebook groups and Nextdoor.
 - This assistance with the poll fits with the AAB's desire to move the CityScape project forward as expeditiously as possible, and especially the Lewisboro portion. Indication from the CityScape presentation (Engineering and Mapping phase) suggests they are about halfway through, so perhaps we are closer to another 6-8 months on the timeline

as opposed to 18 months in total suggested at CityScape's February 8 presentation to the Town Board.

- Review of CityScape Wireless Project Presentation to Lewisboro and Next Steps.
 - The presentation includes a catalog of Lewisboro's current wireless infrastructure.
 - The most important contribution, however, is identifying where additional wireless infrastructure will likely be needed based on current and future (next 10 years) coverage and capacity needs.
 - Susan Rabold, who presented for CityScape was kind enough to note that these were largely consistent with the AAB's gap locations, identified by conversations the Town has had with the carriers and tower companies.
 - The major difference is that with the population density overlay: Vista, even with its current tower, will need additional infrastructure to support the capacity required for its population.
 - Looking at the gap areas on the map, the AAB counts 12 or so areas in need of infrastructure sites.
 - What is not clear at this stage is whether a macro-site or tower is going to be required for each of these gap areas or if some of them can be filled with micro-site or small cell installations.
 - Susan also mentioned several times in her Town Board presentations that we don't have any concealed- or base-station-mounted infrastructure, which suggest that most municipalities look to utilize these to the extent possible. This begs the question of what existing infrastructure/buildings might lend themselves to aiding wireless coverage/capacity.
 - The steeple at South Salem Presbyterian Church was suggested to CityScape by the AAB as one (as a potential alternative to the proposed tower at the Salt Dome) and Susan was to drive by that site on her July 26 visit to Lewisboro (which she confirmed she had).
 - Included in the consideration of the steeple is the potential to rebuild it to a taller height (the original steeple was destroyed in a fire and the current one is much shorter) and to co-locate multiple carriers. There also might be a redesign for more than one steeple.
 - Members of the church have indicated they would be receptive to rebuilding the steeple to accommodate wireless equipment, driven largely by a revenue need to sustain the church going forward.
 - The AAB chair has recommended that the community consider coming together to also help fund a rebuild for this purpose.
 - Another source could be Federal funding the town is receiving.
 - AAB also agreed to include this location in our next conversation with the carriers for insight on the viability of the site, including what it might take to make it more viable. This

should include the availability of space to house the backup generators and other support equipment.

- We continue to emphasize our desire for CityScape to look at alternatives to the proposed L5 site at the Salt Dome
- O14 in the area bordering the study area is one base-station site with one carrier's antenna on the water tanks there (Peaceable Ridge). Brian Porco was reminded that he was going to ask Ridgefield contacts to learn if further infrastructure, including a standalone tower, was ever considered for that site.
- In line with outreach to the carriers, the Chair moved and board agreed to ask CityScape if there is any reason not to use their maps to show the carriers prior to the study being completed. This could include upgrades or redirection of antenna on existing towers (such as the tower near 684).
 - Tony also mentioned town property on 121 in the northern part of town (that has wetland issues) to explore.
- The Mountain Lakes tower has also been cited frequently and Susan from CityScape mentioned it in her presentation as not well-suited due to its distance and the topography separating it from Lewisboro.
 - An attendee noted in the chat discussion of locating a tower near the maintenance garage at Mountain Lakes (on the Lewisboro side of the elevation). This would probably require that the site be either currently outside of designated parkland or "condemned" to be removed from the parkland area, according to one of the AAB members.
 - The Chair also noted that there is a well site further down the hill from the maintenance garage served by a dirt road and utility wires (toward Lake Rippowam) that was submitted by the AAB to CityScape for consideration.
- As the CityScape maps indicate, the lake communities in town are all ill-served by current wireless infrastructure, so perhaps they could get behind fiber installation to support both wireless infrastructure and fiber to the home (via a private-sector provider or municipal broadband effort) to address this. This would also make them even more viable as places to live in the future.
- Public Comment: The Chair's motion to open a public comment period was approved.
 - Adam Stolorow an attorney with Sive, Paget, Riesel representing Cheryl Schwartz and Keith and Callie Bauer, plus other residents who are organized to oppose the Salt Dome site noted that his clients are in favor of supporting the South Salem Presbyterian Church steeple as a location. He also spoke in favor of speaking directly to the carriers noting that the CityScape study is a great start, but with limitations. One of which is that the propagation maps included with the report don't break out individual carriers. To give a clearer picture, they should have one map showing AT&T, one showing Verizon and another showing T-Mobile, for example. It also does not use empirical data, such as that from drive tests. This is data coming from the CityScape modeling. When CityScape is done with this, he said, there is going to be a way to go for the town to figure out where each individual carrier is going to need to go to fill its gaps; then, the potential to either co-locate to address gaps that multiple carriers have or

to fill the gaps individually where things can't be co-located. Adam's firm also represented, he said, the Indian Hill Park Conservancy in Bedford and have been working with Gunnerson Consulting to try and identify shorter pole-, micro-solutions. So instead of putting in one tower, they would investigate the possibility to put up three shorter towers that would be less visually intrusive or could be concealed—or put on existing utility poles. At the end of the day, in his opinion, after the CityScape report is done, there is still going to be work to do to figure out what those solutions are. In closing he note that he wanted to point out some of the limitations of the report and ensure the AAB is thinking about what those solutions are and considering next steps after the report is done.

- From the Chat: Mr. Stolorow noted there are also shorter (50-85') macro solutions to be considered such as Site S7 on page 6 of the Cityscape report (flagpole type). Carol Cernak noted that Farvue Farm is not an option and asked what the process is for recommending alternative sites [email aab@lewisborogov.com and we will pass those recommendations along, if they have not already been recommended].
- The AAB chair acknowledged that the maps CityScape is presenting presume the best carrier's coverage applies to everyone, yet as another board member also pointed out, there is science involved in the models that is valid and which is also consistent with industry practice. There is no perfect map.
- Other sites from those indicated as proposed (e.g., the Salt Dome) can and should be considered.
- One of the main considerations with the micro sites is that they do not fill coverage gaps as well as they address bandwidth gaps. So macro sites fill coverage gaps and the micro sites help with bandwidth (speed) and capacity, which is a point that Susan from CityScape also made in her presentation to the Town Board.
- Working with Town to Expedite Altice Fiber Infrastructure as Precursor to Fiber to Home Roll Out.
 - Tony reported that he was unable to get more detail yet from Altice/Optimum representative on the timing of the fiber to the home roll out plan.
 - He did offer to present to the town board, however. The AAB encouraged Tony to get that scheduled to put them on the record.
 - Altice had indicated before that it would begin the fiber roll out in Q4 of this year, but Tony has spoken to others at Altice who suggested that the roll out has likely been delayed by Covid.
 - The cabinet being place on Mead Street is an encouraging sign that the plan is moving forward.
 - In addition to the Altice/Optimum effort for consumer fiber to the home (indicated by the recent request to approve a junction box on Mead street that came up at the July 29 town board meeting), Brian Porco indicated that KLSD has recently contracted with Altice to provide additional fiber broadband services/swapping out some Crown Castle services to the schools via John Jay High School.
 - AAB will reach out to Chris Nelson, our KLSD liaison, for an update.

- AAB will also come back with a dig once policy recommendation given Tony's report of NYSEG digging new wire trenches in Wild Oaks. NYSEG did reach out to Verizon, per Tony, and Verizon told them that they had already laid fiber for the development. He will follow up with Verizon to confirm that it includes all the pockets of the development, including streets where residents have enquired about Fios, using a map provided to him by NYSEG.
- Chair recommended that the board approach Altice with the idea to indicate all the locations for equipment they need to roll out fiber to the home requiring Town Board approval so that such approval can be expedited.
- The Mead Street approval, for example, was granted with caveats for potential Architecture & Community Appearance Review Council approval requirements and the like. If Altice came up with changes meeting such approval, perhaps they could be applied across all other installations. For example, the Waccabuc Landowners Association asked Altice to put some shrubbery around the box and they were amenable to this.
- Chair suggested that Supervisor Parsons instincts were likely correct when he said that the more roadblocks we put in front of them, the less likely they are to roll out fiber to the home at the pace desired.

Polling of the Board and Other Action Items

- Brian will follow up with Chris on Altice and Ridgefield Fire on the Peaceable site. Also, as a reminder LVAC is interested in going on the tower at their location in Cross River. In conversation with town and first responder entities, Brian is looking to pull a meeting together with all of them to see if there is not a better way to revamp all these town communications systems. Tony recommended meeting sooner than later, because they might be able to tap into American Rescue Plan funds. This could be something for the Comprehensive Plan Committee to consider as well.
- Further, Tony has not heard back from American Towers on assistance with the emergency band approval tied up by their acquisition of Insite Wireless.
- Tony noted that a critical takeaway was to reach out to the carriers and get their feedback on the CityScape maps.
- Chair noted he will continue to look at what funds might be available in the Infrastructure bill for municipal broadband efforts.
- Tony recommended we approach Crown Castle and NYSEG about this as well.
- Chair thanked Brian for hosting the meeting at Vista Firehouse.

Meeting was adjourned to executive session to discuss personnel issues and inspect the Vista Tower at 7:37pm.