TOWN OF LEWISBORO
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Minutes of the AAB Meeting

March 3, 2022

Meeting was held live at the Town House and via Zoom videoconference and called to order by Joseph Neu at 7:02pm

Present: Joseph Neu (Chair), Rob Cummings. Brian Porco, Tony Gonçalves (Supervisor/Town Board Liaison), Sam Dodge (prospective AAB member).
Absent: Lynne Geaney, Chris Nelson (KLSD Liaison)

Approval of Minutes and Housekeeping

- Board approved minutes from the January 27, 2022 meeting without objection. Brian Porco abstained as he was absent from that meeting.

- Several residents have asked for minutes to be distributed sooner. Rob noted that the purpose of approving the minutes is to clear them for public distribution, so the public should be respectful of that process, which precludes the minutes from distribution until the next meeting. Having said this, the public may attend AAB meetings; or, as in the case of this meeting, view the stream saved to the Lewisboro TV YouTube channel. Also, the prior meeting, was summarized for an article in the *Record Review* within a few weeks of the January 27 meeting. This should help assuage comments at the Town Board meeting that followed claiming that residents were not made aware of Homeland Towers' investigating a new site. The AAB is working to keep residents informed on wireless (and wired) infrastructure activities.

Existing Business

- **Revisit Homeland Towers proposed new potential wireless tower sites.** Chair asked if there were any further updates or thoughts from the Homeland Towers' presentation/discussion at the last meeting. Tony had asked Ray Vergati from Homeland Towers if they had heard back from Verizon on their acceptance of the proposed new site and had not yet received a response at the time of the meeting.
- Rob reported that his drive by of the site indicates that it is relatively small and that a "river" runs through it, and half of it is rocks.
- Brian asked about the proximity to the Leon Levy preserve tower. Homeland Towers had noted that that tower was a repurposed long-distance phone tower, and not a modern cell tower, so the coverage from it is more limited. This may be relevant for the viability of a site closer to it, than the modern tower installed in the

Town Park. This point also raised the question of whether the tower in Leon Levy should be rebuilt.

- Chair recapped what he heard from the Homeland Towers' discussion at the prior meeting: filling the gap along Route 35 in South Salem is something the carriers have made their priority (with funding) and the Salt Dome site is the ideal location as it is close to the midway point between the Town Park and Leon Levy towers and, secondarily, the new site further east would work even if less than ideal. This was at least true from AT&T's standpoint, and they were trying to get Verizon to agree as well. Rob then noted that it sacrifices a bit of location proximity to the Leon Levy tower, while still being close enough to provide coverage Truesdale Lake area residents, but the Salt Dome is closer and with better elevation to serve Truesdale and Twin Lakes.
- That is another way to view the site trade-offs: from the Recycling Center site to the Salt Dome, there may be less coverage for the Lakes, and from the Salt Dome to the site next to South Salem Animal Hospital, less coverage still.
- Rob also noted that the Salt Dome is already a utility site, it is developed already and with access roads etc. Though, Homeland Towers had said that the new site would be easier in the sense that they would not have to work around the existing use at the Salt Dome.
- Brian then proposed that we look at potential micro sites for the lakes. Tony noted that we would need fiber to support such sites. The Chair moved to reach out to Altice/Optimum to see if their Fiber-to-the-Home service rollout might bring options for fiber to support micro wireless sites. This would fit with the vision to bring fiber to the lake districts to support high-speed internet and smaller/micro wireless installations.
- Chair prosed that the Town consider if there is any way we could have the carriers make a commitment to expand coverage to lake residents and cover Route 35 gap, even it is a separate micro tower that serves lake residents.
- Chair asked if the AAB wanted to act on the request to write a letter in support of the Hammond tower location in North Salem. In discussion, the AAB concluded that at best it would help a small fringe of Lewisboro needing coverage. A site on Mount Holly road might be a better option, from a Lewisboro standpoint. The discussion did not arrive at sufficient consensus to move to write a letter.
- **Outreach to wireless carriers.** Tony requested that his Verizon contact in government relations to confirm that he was the best contact. He confirmed that he was, but also reiterated that they were working with Homeland Towers on site identification. Still, Tony requested that he engage in conversation with the town regarding wireless to see what we can do together to fill the gaps. AT&T is also on the list, including to shift or add to the antennas on the Route 22 tower to provide more coverage east. He also wants them to address the issue at the other Goldens Bridge tower (on Harriet Lane) that they identified as being underpowered.
- The Goldens Bridge tower discussion, reminded the AAB of the other item Manny Vicente from Homeland Towers noted; namely, that a micro site at the firehouse or on property between it and Increase Miller Elementary would be useful (the school site would also, but it is not likely to be proposed as the school district would not approve it).
- Mention of the school, suggested to Brian that the School District might consider wireless installations at the old offices at Shady Lane or Lewisboro Elementary

(and there is fiber going there).

New Business

- **Update on CityScape Wireless Infrastructure Study Project and next steps based on February 28, 2022 presentation to the Town Board.** Chair noted that it appears from the presentation, which included an excellent one-page summary on the results to date, that the study may be winding down to completion.
- The AAB should thus be prepared to see an uptick in activity as the moratorium on new wireless infrastructure proposals potentially gets lifted with the study's end. It also should ensure that Lewisboro can get as much from the CityScape study as it can.
- Rob raised the issue of how CityScape continues to list in its presentations the proposed site at the Salt Dome as a numbered site, L5, even though the official proposal was put on hold pending the completion of their study. This creates potential questions and confusion about the status of the site and the Study's consideration of it. However, the justification is likely that CityScape wanted to identify sites that had been identified as a proposed location by the carriers already.
- Speaking further to the CityScape presentation (which Tony asked to be posted on the AAB's section of the Town website), the Chair acknowledged that there was not too much new in it, especially given the results of the survey were something that Rob had analyzed and distributed to the AAB at its October 27, 2021 meeting.
- Looking at the propagation maps again, the AAB discussed how the model data from CityScape's maps might compare to real data from the carriers. The AAB also questioned the view that coverage would be sufficient for the town if we get the Route 35 (South Salem) gap filled, the Hammond Tower in North Salem, the additional Goldens Bridge site and a tower in Bedford along Route 35 west of Four Winds). Also, is that coverage and bandwidth sufficient to hold a cell call outside in your car, in your home, or would it also allow you to stream a Netflix video to your phone, would it guide your self-driving Tesla or enable a telemedicine visit? Some of that coverage and bandwidth might be enabled by high-speed internet service—both wired and wireless.
- This last point prompted a recommendation by the Chair to ask Verizon what they plans are for the area regarding wireless-internet-to-the-home, or their alternative to Fios.
- Rob also responded to the public comment at the Town Board meeting by Dean Travalino noting that the polling methodology used by CityScape was not scientific. An extensive survey, first off, is very much more expensive. The goal was also not to be like a blind taste test, but rather a sampling of residents who are motivated to respond (with the majority motivated by wanting better cell service). Since the poll also asks respondents to indicate where they are located, the comments can be seen to correspond to areas where coverage is missing.
- The other point from the presentation, the Chair noted, was the question posed by Councilwoman Andrea Rendo regarding looking into more micro sites vs. the macro sites (cell towers). She is still getting up to speed on this issue, yet it shows the widespread perception that we could provide adequate coverage and capacity with just micro sites. Everyone that the AAB has talked to, including CityScape, makes the point that micro sties can only provide additional capacity and add to coverage provided by the macro sites. The more information that we can get from CityScape or anyone else to validate the science of this view will be helpful in the long run. The AAB consensus is that If we thought that in five years that these towers were going to be made unnecessary, then we would not be advocating for them. The micro-only view is also

being exacerbated by the litigation in Bedford over their towers being limited in height.

- The final piece of the CityScape one-pager is the Zoning Analysis at the bottom. There CityScape highlights exiting code that will have to be updated to comply with existing regulation on the treatment of "eligible facilities requests" and a more comprehensive approach to communication facilities regulation. Updates may also be needed to address "shot clocks," or limits on the time communities can take to consider facilities proposals and the deployment of small, or micro wireless facilities.
- The Chair noted that the AAB would like to help play a role in helping the town update the code to both bring the town into compliance and in line with the current best practice when it comes to smart regulation of wireless facilities. He will reach out to CityScape again for recommendations on language that is infrastructure friendly and establish standards for design and aesthetics to ensure we get quality infrastructure that looks the part. Plus, we can try to guide carriers to provide adequate power back-up, encourage consolidation of support infrastructure, emergency services communications co-location, access/road maintenance, security and theft reimbursement etc., and also empower connectivity with fiber/conduits being put in whenever ground is dug up to put in utilities. Brian also asked that AAB review the applicability of any code changes to existing tower sites. The renewal at Vista Firehouse last year pointed to the fact that renewals are not subject to changes made since the initial approval.
- Based on what Sam Dodge shared regarding tower agreements he is aware of, the town should also benchmark agreements that neighboring towns have struck with the carriers and/or the tower developers for cell towers regarding the above.
- The AAB also will try to get a better sense from CityScape when they expect the Study to conclude.
- Further, the Town Board might consider if it would be appropriate to lift the moratorium on new wireless infrastructure because they have seen enough from the Study already.

Public Comment

- **Damien Whelan (Spring Street, South Salem):** What are the next steps in the decision-making process and what opportunities the public have to share thoughts on sites being considered? Chair noted that the AAB is always happy to receive comments through the AAB email (aab@lewisborogov.com). We have general public feedback via the CityScape Study poll. Since a moratorium on new cell tower proposals was put in place by the prior Town Board until the study concludes and/or the current Town Board decides to lift the moratorium there are no official proposals to comment on. No official proposals are being made at this time. When they are again made, they will go through the due process of consideration with the opportunity for public comment on the actual proposals. The Town Board ultimately makes the decision on the official proposal with input from the Planning Board, the AAB and others.

Polling of the Board and Other Action Items

- Tony will continue to look for carrier updates.
- Chair will ensure that the wireless survey summary and CityScape one-pager on on the website and reach out to Cityscape on the code change recommendations.

Meeting was adjourned into Executive Session to discuss potential new AAB member at 7:59pm.