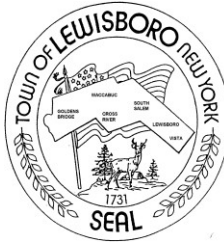


**TOWN OF LEWISBORO**  
**Antenna Advisory Board**  
**PO Box 500**  
**South Salem, NY 10590**



**Email:** [AAB@lewisborogov.com](mailto:AAB@lewisborogov.com)  
**Website:** [www.lewisborogov.com](http://www.lewisborogov.com)

## **Minutes of the AAB Meeting**

**April 5, 2022**

Meeting was held live at the Town House and via Zoom videoconference and called to order by Joseph Neu at 7:05pm

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

### **Housekeeping and Approval of Minutes**

- Chair welcomed Sam Dodge as official new member of AAB
- The March 3, 2022 meeting minutes were approved.
- AAB is streaming live on YouTube via the Lewisboro TV channel, which also makes the video stream available for later viewing.

### **Existing Business**

Updates on Homeland Towers proposed new potential wireless tower sites.

Chair opened with some clarifications:

- The Homeland Towers presentation of the proposed site next to the South Salem Animal Hospital on Route 35 (as an alternative to the Salt Dome) is not an application for site development.
- A moratorium on new wireless installation proposals to allow the CityScape Wireless Study for Northern Westchester to inform the Town Board and public, put in place by the previous Town Board, is still in effect.
- The proposal to begin construction on the Salt Dome site was also not officially applied for.
- The AAB is trying to be proactive in looking at sites that are brought to its attention to best serve the needs of the town.
- The AAB's understanding was that Homeland Towers is still seeking buy in from the major carriers for the new site under consideration. The understanding was that AT&T had indicated positively, but not yet Verizon.

Chair acknowledged emails/letters received from residents, including the Whalens and Shapiros. Summarizing the points in these letters:

- Concern about the wetlands situation on the property and the neighboring properties.

- Concern about the aesthetics of a cell tower in a special character district subject to the Architecture and Community Review Council (ACARC) review process.

Chair also noted that he had walked the site and noted as other AAB members who had also walked the site did, too, that it is wet, has a creek or brook running through it and it is rocky.

- Not being a wireless site engineer it is hard to opine on the viability from a construction standpoint
- Homeland Towers had indicated in their prior AAB presentation that the viability was pending an engineering study.
- Rob noted that the carrier approval was also not yet complete, which would precede an engineering study.
- As for ACARC review, as a subcommittee of the Planning Committee of the Town Board, the Town Board can take over the review if it chooses and has done so for other cell tower projects.

The Salt Dome site is still the preferred site of Homeland Towers and the carriers. The AAB, however, encourages all alternatives to be considered in addition, including the South Salem Presbyterian Church (concealed in a rebuilt steeple) and private property options.

- Lynne noted that the AAB and everyone involved must consider the tradeoffs of viability, location and coverage/capacity improvement and present these to the Town Board to make the best possible decision.
- Rob noted the limitations of the South Salem Presbyterian site in terms of space for equipment needed for multipole carriers in a steeple and supporting equipment on the ground. Thus, a second tower might still need to be built nearby.

## **Public Comment**

Chair moved to open up public comment to discuss the proposed Route 35 site.

- Audience member asked: Who grants approval for the wetlands waiver, if needed?
- Audience member asked why the Salt Dome is not being approved if it is preferred.
- Steve Shapiro asked about the tradeoffs and commented on them as likely being as follows: 1) tower is as far as possible from nearby residences: 2) that the tower is not visually intrusive and preserved the character of the neighborhood; 3) that it give the best wireless coverage to the community and its emergency services and 4) that it have the least impact on the environment, including wetlands. Does the new site have any advantage on these four factors over the Salt Dome? Salt Dome already is a utility site he said.
- Dean Travalino noted that the Mountain Lakes site by the maintenance garage by the entrance would serve the Twin Lakes community. It should not be confused with the existing radio tower on the north side of the park.
- Carol Cernak noted that the cell tower at the Salt Dome is not the best option for the town as it sits between two protected historical farm properties with two-acre zoning, one with a conservation easement. Both farms sit in a special character district. The best place to put the tower is at the Recycling Center for Truesdale Lake. Just because we have a farm that has 125 acres protected does not

mean our view shed is not going to be impacted and this is not the best place to put the cell tower.

#### Update on CityScape Wireless Infrastructure Study Project

- No new updates from CityScape on the ETA for their Study to be completed or code change queries.
- The AAB will also continue to explore code-change recommendations as well, These might include back-up power and emergency services equipment. Neighboring towns are being asked to share code and process for cell tower installations. And on the wired front, the AAB is recommending a “dig once” policy for fiber/conduits.

#### Update on Emergency Services Communications

- No new updates.

#### **New Business**

Optimum fiber-to-the-home rollout and potential use for wireless backhaul and installations

- Sam has been in touch with the government liaison about recent service issues that the fiber rollout will help address.
- Chair has also reached to encourage Optimum to consider fiber use to support wireless infrastructure.
- Sam noted that once the roll out begins, they may be taking out the coax cable aggressively and the town and residents should be prepared for this.

#### **Polling of the Board and Action Items**

- Chair congratulated Rob on the grand opening celebration and race on the John Jay Trail Course.
- Lynne thanks the public for their participation and providing input at the meeting.
- Chair echoed Lynne’s appreciation of the public participation.
- Chair apologized for the delay in starting the meetings to work through the technical issues of making the AAB meetings available on YouTube and the blurring of the video.