

TOWN OF LEWISBORO
Antenna Advisory Board
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Minutes of the AAB Meeting

August 31, 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
Absent: Brian Porco, Tony Gonçalves (Supervisor/Town Board Liaison), Chris Nelson (KLSD Liaison)

Housekeeping and Approval of Minutes

- The April 5, 2022 meeting minutes were approved.

Chair opened with overview of the agenda:

Updating Existing Business

- The Homeland Towers presentation to the Town Board on the prior proposal for a Cell Tower at the Salt Dome.
- Preparing for the close of the CityScape Wireless Study for Northern Westchester (which was indicated at the time to be the end of September)
- Working with the AAB emergency services members to ensure emergency communications considerations are part of new wireless installations and site improvements. For instance, the Vista tower was down over the summer and this was preventing calls out to volunteer firefighters for alarms. Also, the Lewisboro Police had had some radio issues.
- And finally, updating the wired internet communications issues with Optimum that Sam has been keeping the board apprised of along with notifying Optimum about service issues (in particular around South Salem hamlet).

Concerning New Business

- Looking directly at comments made by the Town Board during the Homeland Towers presentation regarding the AAB presenting to them.
- Getting a more detailed understanding of the cell tower/installation application process, in particular where the Town has rights and say vis a vis the carriers.

Discussion of Homeland Towers Proposal

- The carrier that was still deliberating on the site next to the South Salem Animal Hospital came back to them and said the site was not acceptable to them.

- Homeland Towers presented to the Town Board again on the Salt Dome site proposal to bring new board members up to speed on it and urging broader consideration again.
- Their presentation emphasized a “Monopine” tower (a monopole tower dressed up a pine tree).
- AAB member Sam Dodge commented on the historical rejection by Homeland Towers of the South South Salem Presbyterian Church (concealed in a rebuilt steeple) as not being viable. He read into the record a letter (from October 6, 2020) by the President of the church, George Van Marter, to then Town Supervisor Peter Parsons. The highlights are as follows (see full letter attached):
 - The church has a continued interest in hosting a cell tower in the steeple of the church.
 - Based on the review of the facilities with a representative of Homeland Towers several years prior, the location was not deemed optimal, but it was viable.
 - Based on following the deliberations of other proposed locations, the church notes that these have problems of their own,
 - Several concerns were expressed that he reviewed with the church Board of Elders none of which the church deemed insurmountable.
 - The church tower is not tall enough and historic and structural issues might prevent the height from being raised.
 - Upon examination of the steeple, it is constructed on a base of 12-inch concrete block that would support a taller steeple
 - And while the location is historic, the church was consumed by fire in 1973 and the steeple was rebuilt much shorter than its original historic height for budgetary reasons.
 - There was also concern about space for the generator(s) and ancillary equipment for up to three carriers.
 - There should be ample space along the north side of the building out of view from the street and easily accessible from the driveway for such equipment, which could be screened from view from the graveyard.
 - There are also storage options in the attic adjacent to the steeple.
- Sam also noted in response to the claim that each carrier must have their own generator that it is certainly not the case with the tower on Adams Lane in Pound Ridge and it is not the case at the most recent cell tower at the Pound Ridge Ambulance Corp (he showed a picture showing one generator for the whole site). This suggests that one generator can serve all and that could be helpful for concealed site installations such as at the church.
- Chair noted that past discussion on the topic of generators with Homeland Towers and the carriers indicated that there is a strong preference for the carriers to have their own backup power, but it is unclear whether it is a

requirement. Thus, the AAB could recommend to the town that they consider a policy to encourage consolidation of the tower infrastructure. Minimizing the footprint of a tower installation is going to be recommended regardless of where it is located.

- Sam also noted that the advances in technology should enable smaller space requirement for towers. This would open the closet at the base of the steeple as an additional equipment storage area.
- Chair noted that he had contacted a consultant the prior week, who specializes in advising churches on housing wireless infrastructure in steeples and other related locations. His thinking being that this is the only other potential option on the table as an alternative to the Salt Dome apart from the Recycling Center location. The consultant said that it is ultimately the carriers' decision as they provide the funding; however, the town can request that alternatives to proposed sites be considered.
 - Hence, the Chair reached out to the Town Supervisor to ask him to reach out to Verizon and AT&T, which he did.
 - Verizon indicated that they would look at it again, or have Homeland Towers look at it on their behalf.
 - Homeland Towers subsequently indicated that they would take another look at the church site, with an invitation to the AAB to join them.
 - Chair also asked them to consider the site with a taller steeple.
- Rob asked that we clarify the height of the current steeple and how tall it might be built up, and if it could house the needed antenna equipment for three carriers, each of which will be below the equipment of the other.
- Chair noted that there also might be a dual steeple structure considered.
- A big part of the church steeple site's appeal is that this is one of the few concealed site alternatives and as CityScape has pointed out the town currently has no concealed sites.
- Lynne expressed her sense that the proposed Church location has been dismissed without really having it dug into and the AAB should encourage that it is—considering, too, what is optimal from Homeland Towers' perspective and optimal from the community's perspective. It needs to be viable in the first instance and then we should consider the trade-offs from the various points of view on what is optimal. To be fair to the community, the AAB should ensure that every possible option has been investigated thoroughly and in good faith. We should also understand the viability and trade-offs, such as signal coverage etc.
- Chair concurred and noted that when it comes to the proposed Salt Dome location, this is the window where we have to determine if there are any other options once and for all.
- Lynne asked if the DFSW (recycling center) site was indeed no longer an option. Chair noted that Homeland Towers has cited opposition from the Lake Truesdale community, but he did not think they said it is not viable as a cell tower location (from a signal/coverage standpoint).
- Lynne concluded by noting that the town representatives should be informed both on the proposed locations but also why the other locations had been

rejected. [Or voters if put on the ballot, per Sam's comment.]

Discussion for the CityScope Study and Prep for New Tower Applications

The AAB has received indication that the CityScope study is coming to a close at the end of September, extended a bit due to the late inclusion of New Castle, thus the AAB should be ready for formal tower proposals as that will informally end the moratorium—and likely with some sort of formal declaration by the Town Board that it is again considering tower proposals to follow.

- The Lewisboro portion is pretty much done and what we have seen from CityScope is likely what we will see in the final report.
- Chair noted that the AAB needs to get a more thorough understanding of what the Tower application process looks like (and should look like). For instance, when does the “shot clock” and other legal/regulatory triggers begin. Both the AAB and the Town Board should understand this.
- Sam noted we should also be aware of who the various applications go to, including beyond the town. He also noted that we should know where and when we can go back to them and say we would like to see items included, say emergency services equipment.
- Chair noted that Homeland Towers had raised the possibility in their presentation of the Salt Dome site to the Town Board of emergency equipment co-location and even landscaping to help offset the visual impact.
- Chair noted that the AAB should know where the town has sway and say vs. the FCC or federal rules.
- Chair moved to task Lynne to be the point person to research the application and legal/regulatory process, including to be less reliant on Homeland Towers as the sole source of information. Passed without objection.
- Sam cited examples of Pound Ridge guiding the look of their tower, including the color of the pole.
- Lynne also noted the historic district considerations that Homeland Towers had mentioned in conjunction with the LVAC tower that led to another body outside the town having the authority on the look of the tower.
- Chair also noted that the last thing we want is to end up in a situation like Bedford is in, where they are facing litigation and legal issues with the carriers.
- Chair moved to task Brian Porco to lead with Sam Dodge's assistance the emergency services considerations with the new tower applications. Approved with no objections.
- Emergency services communications in conjunction with the town's wireless infrastructure, both through cellular antennae and alternative sources located on the towers, in another important consideration. This includes how carrier efforts fit into other efforts by the county and other bodies that Brian has noted are working to upgrade emergency services communications.

Optimum Internet Service

As was mentioned in the opening, the Chair noted Sam as being a tremendous resource when it comes to letting Optimum know when there are services issues that he is aware of. The AAB should thus join him to encourage Optimum to improve its service, especially

with their planned rollout of a new fiber-to-the-home service.

- Respondents to the CityScape survey had noted in comments they are as interested in improved internet connectivity.
- Chair noted that he had received prior to the meeting an email from a resident who wanted to attend to enquire about improving internet service to his home.
- Chair moved to have Sam be the point person on this effort, given that he also sits on the Cable Advisory Committee. No objection.
- Chair noted that he had reached out to the Altice USA (parent company of Optimum) representative for the town to ask about the status of the fiber-to-the-home rollout and had not received a response. Thinking back to the presentation his predecessor gave to the Town Board in November of last year, this was to be in motion by the end of this year.
- Juncture box installations suggest they are doing some work to proceed with this roll out.
- Chair also offered AAB's help and coordination on what could be done to leverage the fiber already in place or installed for the wireless infrastructure.

Presenting to the Town Board

Chair asked AAB members for thoughts on a potential presentation to the Town Board that was suggested by Board members in reaction to the recent Homeland Towers presentation, and what we might focus on.

- Sam asked that we present to them on the need to not move forward with a new tower without more information on the alternatives.
- Rob suggested we also encourage them to consider subsequent future sites that they should plan for in line with the CityScape study results.
- Chair noted that he had sent the CityScape poll results to the Board member Sklarin to review before initiating another survey, so insights from that survey which Rob had summarized might also be included
- Lynne suggested that we layout some of the known or potential tradeoffs for the various sites indicated by the CityScape coverage and capacity gaps.
- She also suggested we lay out the process and the decisions they will need to make, given where the town does and or does not have control, plus the timelines for each step.
- Chair noted that the economics related to and revenue from the towers was another item that came up at the Town Board meeting where Homeland Towers presented. The economic considerations could therefore be part of the AAB's presentation. Laying out the revenue potential of siting towers on town property might also be an incentive for private property owners to come forward with potential alternatives to tower sites to fill gaps.
 - Homeland Towers had mentioned a formula of \$2,000 per month guaranteed minimum, plus a profit share based on the number of carriers on the tower. Yet, they did not really spell out what that looked like in indicative amounts.


Public Comment

Chair moved to open up public comment.

- Adam Stolorow (an attorney representing town residents opposing the Salt Dome tower installation) thanked the AAB for thoughtful discussion and made a couple comments:
 1. Timeline and process questions. The timeline begins when the town says that they are interested in leasing the site, so the town has a significant amount of leverage with town property vs. a site that [Homeland Towers or a carrier] already had a lease on (from another property owner). Thus, there is no shot clock in the same sense. With this process, he has concerns about maintaining the protections the town has in its code for the siting of cell towers under this situation. It is not clear what the process will look like when the town goes through leasing on its own property vs. an application on another property that would go through the planning board. He is very interested in answers to those questions.
 2. The town can hire a consultant on Homeland's dime if the process goes through the planning/zoning board applications vs. a town-owned land leasing process. He suggested the AAB recommend that the Town Board do this. Adam cited his most recent experience in Bedford, where he represented a group of residents that lived near Indian Hill Park and were interested in keeping a cell tower out of the park. They worked with a west-coast based consultant, Gunnerson Consulting, who were very good with coming up with solutions involving shorter towers (not micro antennas), including in more concealed locations, with more tower sites. It may be that instead of having one location, multiple locations, even with single carriers, could be considered. He would be happy to share his experience in working with Gunnerson.
- Dean Travalino of Spring Street in South Salem commented on Lynne's observation that optimal needs to be defined both in terms Homeland Towers, the carriers and the community. He noted that he gets frustrated sometimes with the way Homeland Towers presents things. He cited how they present the Salt Dome as the only viable option, and never adequately responded to George Van Marter's letter, plus the design discussion with the Cross River tower which resulted in the Planning Board being shut out of the process. He also cited the lack of clarity on why one carrier was accepting the Animal Hospital site and another carrier did not. It is important to stay on top of them, because they don't really answer questions.
- Steve Shapiro asked to loop back to the internet discussion and some of the things that Sam talked about with the 2Gb service... we have a situation discussed on the Cable Advisory Board (where he is a member) regarding the Optimum monopoly and asked that the AAB share information on internet service options as we receive it and work together with the Cable Board, since internet service is so crucial to our community, especially with more people working from home.

Polling of the Board and Action Items

- Sam had nothing further.
- Lynne thanked the community for sharing their opinions and participation.

- Rob cited his summary of the CityScape Wireless Infrastructure Poll from October and encouraged everyone to read it (on the AAB section of the Lewisborogov.com under Lewisboro Wireless Master Plan Study; see the file  Lewisboro Wireless Infrastructure Survey Summary under the Supporting Documents heading at the bottom of the page).
- Chair noted that this summary should go into the planned board presentation and encouraged everyone watching to download and read it.
- Chair also promised to keep the AAB posted on the Church walkthrough and other matters.

The Chair adjourned the meeting at 8:03pm.