

**TOWN OF SOMERSET
PLANNING BOARD
September 12, 2012**

Present: Jon Hotaling
Brian Carmer
Chris Czelusta
Gary Few
James Hoffman
Norman Jansen
James Trinder, Alternate
Morgan Jones Jr., Counsel

Chairman Hotaling called the meeting to order at 7:30PM and invited James Trinder to participate due to the vacancy of a member.

APPROVAL OF MINUTES

On a motion of B. Carmer, seconded by N. Jansen, the following resolution was
ADOPTED Ayes 7 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen, Trinder
Nays 0

Resolved the minutes of the August 8, 2012 meeting are approved as submitted.

COMMUNICATIONS

Code Enforcement Report for August received and filed.

Clerk Connolly told the Board that all members and the Attorney are registered for the training program at NCCC on September 25th at 5:00 p.m.

NYSEG COMMUNICATION TOWER

Thomas Kernan, an Attorney with the Murray Law Firm in Clifton Park, NY, stated that he is representing NYSEG in a proposal to construct a communications tower at the NYSEG substation at the power plant. He stated the proposed tower is within the PUD Industrial District and is a permitted use. He stated the company will be submitting the application next month with the preliminary site plan. He stated they will be doing microwave studies also. He explained the substation is within the power plant site and will support NYSEG communications that is considered a part of the "smart grid". He stated the tower will allow NYSEG to monitor the electric grid and will improve efficiency by identifying potential problems before a power outage. He stated the tower will backload the information via a microwave link to the Lockport Service Center. He stated phone lines are typically damaged or interrupted by bad weather and these microwave antennas will allow better response to outages and hopefully restore power quicker. He said these same microwave antenna will be used to backload communications from the NYSEG personnel in the field back to the Lockport Service Center, ultimately allowing better communications. He stated they will submit materials to the Board including an environmental review, logistical and visual analysis. He stated they have hired an engineering firm to put up balloon floats to create a simulation of what the tower would look like from various vantage points. He asked the Board for specific preferences that they would like visual tested. He also stated the tower will be 300 feet in height as per recommendation of the engineers and therefore it does not

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meet the minimum set back requirement. He stated the tower is constructed to collapse within itself and will not fall outside the NYSEG boundaries. He said the tower will have no guide wires.

J. Hoffman asked how far off the road the proposed tower would be placed.

Mr. Kernan said the facility is wholly within the power plant site.

Attorney Jones said it will be 1500 feet.

Chairman Hotaling asked if there is anything the tower could fall on.

Mr. Kernan stated it is extraordinary unlikely the tower would fall but if it did, it will fall on the NYSEG parcel. He said he is not aware of them ever falling and there are comprehensive engineering studies and an analysis of the tower. He said documentation will be supplied. He said the tower it is being built with sufficient strength to provide commercial communications and will support and be available for co-location by different carriers.

J. Hoffman asked if this project has been coordinated with the power plant.

Mr. Kernan stated he believes the Engineer has.

Discussion ensued regarding construction details, type of tower, placement of tower, fall zone, setback requirement, lighting, FAA restrictions and the need for an area variance from the Zoning Board of Appeals.

J. Hoffman asked what the time-line is.

Mr. Kernan said they would like to move the process along and plan to put up the tower within a year. He said they will provide the full application with the site plan to the Board within the proper timeframe. He stated he would hope to have everything in time for the October 10th Board meeting. He asked if it would be possible to have both the Planning Board and Zoning Board meet at the same time to obtain the necessary permits.

Attorney Jones stated the Boards could most likely hold simultaneous meetings.

BOARD PROCEDURES

Clerk Connolly presented draft Rules and Procedures that the Town Board asked the Planning Board to review and offer comments.

Chairman Hotaling also advised the Board that the Town Board has proposed a change in the structure of the Board by going from 7 members with one alternate member to a 5 member Board with no alternate.

Attorney Jones said this would be done by attrition if the local law is adopted.

SOLAR ENERGY INSTALLATION

Extensive discussion ensued regarding the installation of solar energy panels.

Attorney Jones said Long Island has standardized solar regulations.

Chairman Hotaling said he would invite Fire Chief, Brandon Sandolfini to a meeting to discuss the Fire Company's concerns with solar panels being placed on roofs.

MULTIPLE USE OF POWER PLANT (Formerly AES) PROPERTY

James Hoffman said Supervisor Engert is working on arranging a visit to the site at the power plant.

There being no further business, N Jansen moved to adjourn the meeting at 8:55 PM, seconded by G. Few. Carried unanimously.

Respectfully submitted,

Rebecca A. Connolly, MMC
Town Clerk/Secretary