

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York
Thursday – June 20, 2019
PB 2019-6

Present: Baker, Burg, Craft, Lilly, Taczak, Waechter

Absent: Conrad

Presiding: Ken Lilly

Lilly: Good evening. Welcome ladies and gentlemen to the Town of Lewiston Planning Board meeting for Thursday, June 20, 2019.

A motion to approve the minutes of April 2019 was made by Taczak, seconded by Waechter and carried.

Taczak: Before we start, I would like to say something about what we are going to be discussing. I'm a retired member of the Sherriff's Department and I just want it to be on the record because I've known Chief Deputy Wydell my whole career.

Lilly: If you would give us your name for the record and tell us about your project.

Patrick Wydell: I'm the Chief Deputy at the Niagara County Sherriff's Office. Our project in front of us this evening is in relation to the public safety radio network that is currently utilized throughout the County of Niagara. It's also utilized here in the Town of Lewiston. Your Police Department and the Fire Departments are on it. Your Public Works Department is on our radio system. We installed the system approximately 5 years. The original proposal for this system called for 12 radio towers to have effective coverage in the county. During the course of the project certain things happened and the project was cut from 12 towers to 6 towers so when it went in to place, we did not have the coverage that we need to effectively cover in the building. We currently have 95% street coverage at what's called 15 decibel loss. That basically means that a light building like a shed a residential home would typically be able to have coverage with our portable radios which is how we operate out of the area. There is pretty much 100% coverage in our mobile radio. Because it's a stronger radio it puts out a stronger signal than a portable. But as you are aware our public safety responders and police officers and fire fighters are typically responding out of their vehicles. What we've observed is there are certain spots throughout the county that need enhancement through the addition of towers to boost the

signal of the radio system. One of the areas that has been specifically identified is the Village and the Town of Lewiston because of the escarpment and the overhang and what's called a shadow from the escarpment. There are some gaps in building coverage. In speaking with Chief Previte even along route 104 there are some gaps of coverage for the emergency radio system. We engaged Motorola approximately 2 years ago. Motorola is the manufacture and producer of our radio equipment. They provide our mobile and portable radio as well as all of our backroom equipment. During that process we identified a site in Lewiston where we would like to place a tower to enhance the network. In speaking with the Town, meeting with different entities within the Town a spot was located at the Highway Garage over by Harold and Swann Road. The application was prepared, submitted and engaged a consultant to assist us in the process. That is on-going right now. We have started the SEQRA process. In speaking with Mr. we need to do some more work on that which is on-going with the County Attorney's Office. At this point we are asking for permission to be able to move forward with this and put the enhancement here in the Town of Lewiston. I don't know if I've answered all your questions but ask away and I'll answer what I can.

Lilly: Do any Planning Board members have any questions? Have you seen the different check lists, the Building Inspector, Engineers, Environmental Committee, you've seen all those checklists and gone through them?

Wydell: We have seen those check lists. Those were distributed to our consultants and they worked directly with the Town to determine which...it's a public safety application there were certain things that were not applicable for the public safety application of it. Also, the location, things were not applicable so there was an agreement with the Town in relation to what was necessary and what was not necessary. If you look in your tower application you will see the last few pages are....you will see a spread sheet, page 24, the ones in red are requests for waivers due to the public safety usage were not applicable. That was after a meeting I believe with conversations with the Building Inspector and the Town Engineer were involved in that.

Lilly: We will go through the Planning Board check list, there are 7 items. I think we can get through it pretty fast. 1. Provided a statement for the purpose of the Tower. I think you did that with your opening statements and it's in the booklet as well. It's clear you are looking for reception and better transmission for public safety. 2. Document notification to the Town and communication providers. You've done that correct. 3. Location plan of communication or similar facilities.

Wydell: We don't have a specific engineered site plan. We've identified a location at the Town Highway Department. Certainly, the Town will give input as to the exact location. Basically, it's on the north side of the fence on the far back end of the Highway Department between the land fill and the Town Highway garage.

Lilly: The Highway Superintendent is okay with it. The Engineering Department is okay with the location.

Lannon: The location is fine as we discussed earlier that we need to coordinate site access off of Harold Road. The site plan that was included in there was based on an old layout drawing. The Police and Parks building, that has since changed. We need to figure out how you're going to get back there.

Wydell: In speaking with the Highway Superintendent he is even agreeable to having an entrance through the Town Highway property to cut through the fence and have access. Our only requirement with the tower is that we need 24-hour access. If there is some problem with that particular tower site, we would need to get in there but your Police Department operates 24 hours and they have access to the Town Highway Garage so we would have access.

Lilly: 4. The long-range marketing plan. Marketing to me is selling something. I think you've sold me that it's needed.

Wydell: We have no intention or desire to co-locate with any commercial cell providers. We do not do that.

Lilly: 5. You are in the process with the SEQRA. 6. Welfare of the citizens. I think it would benefit the citizens.

Wydell: It's a large benefit to the citizens, the location, I can't think of a better location anywhere in the County to be honest with you.

Lilly: I think that covers our checklist. Maybe we want to go through the access to the tower?

Lannon: The site plan shows 2 access points. Do you need 2 or just 1?

Wydell: That was just for convenience. We just need 1.

Lannon: If you are able to access it through the highway yard, you don't need access off Harold.

Wydell: The only reason that additional access was built was in anticipation of the future police building.

Lannon: If Dave Trane is okay and the 24-hour access is achieved, then that's good. The only other thing on the site plan would be the utility pole you have to cross with Harold, what we would like to do is coordinate that so that can serve 2 purposes, 1 for your site but also to power that future building for the parks and police building for the town.

Wydell: Actually, if we brought the pole across it would still belong to the power company and we would run underground so as to not be obtrusive from that pole to our shelter.

Lilly: The courtesy letters you've sent out. Have you received responses from them?

Wydell: No responses from the courtesy letters at all.

Lilly: Perhaps that's a good thing.

Wydell: I'm assuming it is.

Lilly: Your tower is 180' so the FAA doesn't need to be notified. I think their threshold is 200'?

Wydell: That's right.

Lilly: When would you like to see this tower completed?

Wydell: I would like to see it completed by the end of 2019. I have an aggressive schedule. It all depends on the SEQRA process how quickly we can get through that.

Waechter: I have a question as far as the access through the Highway Dept. I understand you do have a 24-hour access to it but I'm looking at the aerial view of it, it seems like there is an awful lot of stuff back there. I'm just wondering in the event of a fire would they be able to get fire trucks in there? Do you foresee that there may need to be an agreement that the path is kept clear? Will it be a designated path?

Wydell: I think it would have to be kept clear for the simple reason if we need to get back to do any maintenance on the tower. If the generator fails, the generator for the tower would be serviced on a regular basis and tested on a regular basis. We also have alarms and monitoring systems on each of our tower shelters because the equipment requires certain temperatures. They can't exceed or go lower than certain temperatures. We would need to specify that the driveway would be clear. From that site map, it's changed significantly in that area from the picture that you have in your packets that was taken from google earth. As you know from google earth it can sometimes be 2-3 years old. The Highway Superintendent has made many improvements back there. They've removed a lot of the debris but we would certainly work with the town. I think we can probably cover that in the lease agreement that Mr. is working on with Mr. George.

Lilly: There is no traffic or water or sewer issues. I think there is an open ditch there.

Wydell: That is correct. There is an open ditch that runs through there. We would culvert that ditch to meet the water flow. The tower itself will sit on a concrete pad.

Lilly: You are aware that is a heavily composted leaves and debris over years and years? I don't know what depth you have to go to get to stable ground. There will be some sort of engineering study or something?

Lannon: That will be part of the final design with construction drawings.

Lilly: What are some of the common problems you have with the towers that you have to have 24-hour access to them?

Wydell: If we have a system failure, like I mentioned the temperature sensors, if those go off, we have to send someone out.

Lilly: Does it happen often?

Wydell: It does not. The way that our system works is each of our towers is connected through a microwave network and when one tower goes down it can do a back haul in to a reverse direction but it sends an alarm off at that tower. For instance, last summer at the Olcott Tower we had a rodent that chewed through the electrical line. We had received notification when the generator was running that there was a problem at that tower so we had to send people out to determine what the problem was and then \$20,000. Later repair the rodents damage in electrical work. We need to keep it on-line so the radio system stays on-line. It would still work; it just would not work as effectively with a tower site down.

Taczak: Does this facility have the capability of a remote where and I remember years ago that we had to go to Upper Mountain Road when the Sherriff's tower failed. Is this the same type of thing if something fails, they could use that building as a remote access or is that....

Wydell: No, this building would simply be to support that tower. Our backup center is strictly located at Terry's Corners Firehall. So, if we have a problem there our main dispatch center we relocate to Terry's Corners. If this tower goes down, we'd simply take it out of the array, we would reverse the microwave so that the network goes around. We would still have coverage. Basically, you would have the same coverage as you have now if this tower were down. With this tower up, you should have some coverage maps in your packets that show the increased coverage we have for the Town of Lewison. Actually, it doesn't show the detail as well in the Village of Lewiston but it penetrates quite deep in to the Village of Lewiston. It really enhances the coverage for the Town.

Lilly: Anything else from the engineer, legal?

Ned Perlman: We are working the lease with the county.

Morreale: Is there going to be a perimeter where there is no dumping around that or is the Highway going to keep so....

Taczak: It's a fenced area around the tower.

Wydell: The tower and the shelter itself are in an enclosed area. That's for Homeland Security. There is really no need for a buffer around it other than the access road in which we ask that it not be blocked.

Perlman: You can see from the scale it's approximately 50'x50'.

Baker: The Building Inspector had a note here, several notes but the last note was that the fall zone was not laid out in the application. I'm assuming that would be taken care of once the actual site is defined?

Wydell: That's correct. The fall zone on these towers it's not entirely 180', an absolute tower collapse would be catastrophic. It just doesn't happen. The fall would be much more isolated and incremental. Yes, we will provide that once we have a completed engineered....

Baker: Will that be inside the fence perimeter or possibly extend beyond that?

Wydell: It could possible extend beyond that.

Baker: That will be something the Highway Dept. would want to know about.

Wydell: We will coordinate with the Highway Dept. on vehicle location. As I was speaking with our consultants today, the location in that area where we put the tower it's not hugely important, it's that specific spot we have a direct microwave path to Olcott from there. We can't go too far to the north, can't go too far to the south or it will disrupt that path.

Lilly: Anyone? Motion?

A motion to approve the tower was made by Lilly, motion amended by Burg, based on the approval of the lease from the County and a completed SEQRA and the engineer's recommendation regarding coordinating the access road and the power.

Perlman: You can amend it like that. Usually you have the SEQRA completed by now and the lease.

Motion seconded by Baker and carried.

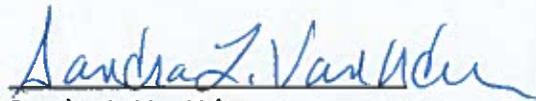
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The Board received the information from Lee Simonson.

The next meeting will be July 18, 2019, at 6:30 P.M.

A motion to adjourn was made by Taczak, seconded by Burg and carried.

Respectfully submitted,



Sandra L. VanUden
Planning Secretary



Ken Lilly
Vice Chairman