

**Town of Charlton  
Saratoga County  
Town Board Agenda Meeting**

**September 26, 2016**

The Agenda Meeting of the Town Board of the Town of Charlton, Saratoga County, New York was held at the Charlton Town Hall, 758 Charlton Rd, Charlton, NY and called to order by Supervisor Grattidge at 7:31 p.m. to set the agenda for the October 11th meeting.

Present: Councilman Gay, Councilman Grasso, Councilman Heritage, Councilman Hodgkins, Supervisor Grattidge, Town Clerk Brenda Mills, Attorney Van Vranken.

**RESOLUTION #146**

**Abstract of Claims**

Motion by Councilman Gay

Seconded by Councilman Hodgkins

BE IT RESOLVED that the Town Board has approved the payment of bills as presented in Abstract #118, voucher numbers 535 - 551, in the amount of \$76,684.63, and Abstract #9, voucher numbers 901-902 in the amount of \$7,888.36.

Vote: All Ayes, No Nays. **CARRIED.**

**RESOLUTION #147**

**Approval of Minutes**

Motion by Councilman Grasso

Seconded by Councilman Heritage

BE IT RESOLVED that the Town Board has approved the Town Board Open Meeting Minutes from September 12, 2016.

Vote: All Ayes, No Nays. **CARRIED.**

**RESOLUTION #148**

**Approval of Minutes**

Motion by Councilman Heritage

Seconded by Councilman Hodgkins

BE IT RESOLVED that the Town Board has approved the Town Board Meeting Minutes from September 12, 2016.

Vote: All Ayes, No Nays. **CARRIED.**

**ANNOUNCEMENTS**

Brush Pick up will be done the week of October 24 through October 28<sup>th</sup>. Brush should be curbside by October 23<sup>rd</sup> as the trucks will only pass by each street once.

The Town offices will be closed Monday October 10<sup>th</sup> in observance of Columbus Day. The Town Board meeting will be held Tuesday October 11<sup>th</sup>.

There was a meeting with the Town Engineer and the Water Department to discuss concerns from the Health Department regarding flushing of hydrants. The Water Superintendent will be meeting with the Town Engineer to set up a hydrant flushing schedule.

## **DISCUSSION**

The Sales Tax report for the month was \$109,814.00 and the Mortgage Tax was \$12,395.00.

Supervisor Grattidge said that the 2017 Preliminary Budget has been prepared with no proposed Town tax. He said that it is a high priority of the Town Board to balance the budget with no Town tax and no Highway tax. The Board set October 3<sup>rd</sup> at 6pm for a budget workshop. The Town Clerk was asked to put the budget on the website.

The Supervisor opened dialogue with the Board regarding the proposed Verizon cell antenna. He said it is clear that both proposed sites have advantages and disadvantages. Councilman Grasso said that the Board has received letters from 2 residents and he read them into the record. The first was from Robin and Ed Larkin who wrote of their support for an antenna on the water tower. Another letter was received from Lois and Fred Myers who also supported the cell antenna on the water tower.

Councilman Grasso prepared and read the following statement: I wanted to take an opportunity to follow up on the public meeting we had on September 12th regarding the installation of cell antennas on either the Charlton Water Tower or an alternative site.

I first wanted to thank both the applicant's representatives for giving a comprehensive presentation that addressed many of the concerns that had been previously raised, as well as a sincere thank you to the many residents that came out to either just listen about the application, or to give the Town Board their thoughts and opinions.

Up until the last public meeting I had believed the water tower site was the best location for the citing of antennas that would provide coverage over the southern and middle portions of Charlton. During the meeting we again heard from a handful of residents, although it was a smaller number than we had heard in January that continued to have safety concerns and a concern over a possible decrease in property values with antennas being installed on top of the water tower.

Since January I've spent a great deal of time reviewing the information provided by the applicant, as well as doing my own independent research, and I have not been able to confirm the validity to the concerns being raised.

That said, I remain sensitive to the resident's concerns. During the meeting there were some comments that the only reason we were looking to site the antennas on the water tower was because of the lease revenue to the Town. I think that's a very important consideration, knowing that it would be likely generate upwards of \$50,000 per year that would stay with the water district and help offset water supply costs or maintenance costs of the water system, both of which would directly benefit the 600 or so users within the water district. Although over the past year I've heard from many residents that were very supportive of the antennas being installed on the water tower, given the alternative location now available to us, and only hearing from one resident that preferred the water tower, I believe the alternative location is an appropriate location and deserves the Town Board support. The alternative location is sufficiently set back from the surrounding roads to result in minimal aesthetic impact, and the location is not in proximity to any existing residences. The biggest drawback of the alternative site is that the revenue will go to one private individual rather than the users within the Charlton Water District.

As such, I recommend we suspend consideration of the water tower site for the time being, in anticipation that Airosmith Development and Verizon will submit an application to the Town for a new 120 foot cell tower north of Charlton Road as presented at the last meeting.

I, therefore, propose a resolution that the Town Board suspend review and consideration of a lease agreement for the installation of cell antennae's on the Charlton Water tower, in anticipation of an application for an alternative site as presented at our September 12th public meeting.

## **RESOLUTION #149**

### **Motion to suspend consideration of cell antenna installation on Charlton water tower in anticipation of application for alternative site**

Motion by Councilman Grasso

Seconded by Councilman Hodgkins

Discussion:

Councilman Hodgkins: He asked if the antenna height at the alternate site could be higher than the proposed 120 feet to get better reception. He also asked how many carriers the tower could accommodate. Councilman Grasso said that it would not improve cell coverage area by making it higher, it could possibly benefit other carriers that might want to go on in the future. Verizon also has a concern about visibility issues raised if they go higher. The proposed tower on Charlton Road could support 5 carriers.

Councilman Gay: He said his main concern is the visibility of the proposed tower on Charlton Road, and what it will look like when the foliage is gone. He said that the cell tower north of route 67 is visible from half of Charlton. He said he is sympathetic to the homeowners near the water tower that do not want the antenna there, but the fact is the tower was there before they bought their houses. He said that he felt that some of the statements that were made about their concerns were pretty ridiculous and not founded, such as cancer causing or they were going to put the kids in a microwave oven, etc. However, there were a number of people there with strong feelings about it and they didn't overstate it. He said that is where he is at this point.

Councilman Heritage: He wanted to point out to the residents that said that they were disappointed with the Board for approaching Verizon with the idea of the water tower, that as he recalled, it was in fact Verizon that approached the Town Board about the water tower. He wanted to clear that up, because it was not the Board that initiated any of this. He said he is in favor with some of what Councilman Gay had to say. It is unfortunate that a few homeowners or residents would be affected or disappointed versus 600 homes in the water district that would benefit from the revenue. He feels that it is a lot of revenue to lose for a few disappointed residents.

Supervisor Grattidge: He said if you look at the Zoning Ordinance, it says that the Town wants cell antennas to co-locate on existing structures instead of erecting new ones, which is what Verizon proposed. Another benefit is that it would be able to generate revenue for the water district for many years to come. However on the downside, it is in a residential zone and the size of the lot that it is on has some drawbacks. He said that he was told that the alternative site could support 3 carriers and the water tower could only support 2. His priority is to better cell coverage because it is desperately needed. He said that he supports the alternative site and feels that maybe 130 feet ought to be considered so that it could host an additional carrier. If technology changes or improves in the future, the water tower could still be looked at.

Councilman Grasso said in addition to his other comments, there were 3 other issues that he did not feel were significant but factored into his decision. One is the equipment yard at the base of the installation that handles the equipment and generator. It is a fenced in enclosure and is unattractive, and each additional carrier has an enclosure makes it more unattractive. Another issue is the fact that there is a light on top of the water tower, which is not really visible now, but it would have to be raised and then it would become very visible. The third issue is the generator and depending on the time that it is cycled, it could possibly be heard by neighbors.

Councilman Hodgkins said he feels that it would be unprofessional to disregard the alternate site that Verizon has found since the Board asked them to find an alternate site.

Councilman Grasso said that Verizon will own the tower, and the Town Board can require them to allow co-location.

Supervisor Grattidge said that he believes that Verizon spoke with 4 landowners to locate a tower, and the 764 Charlton Road location was the only one interested.

**BE IT RESOLVED** that the Town Board has suspended consideration of an lease agreement with Verizon for a cell antenna installation on the Charlton water tower, in anticipation of an application for installation on an alternative site on Charlton Road.

**Roll Call Vote:** Councilman Gay: Present; Councilman Grasso: Aye; Councilman Heritage: Aye; Councilman Hodgkins: Aye, Supervisor Grattidge: Aye. **CARRIED.**

Supervisor Grattidge has asked the Town Attorney to draft a resolution for the next meeting to set the Public Hearing on the 2017 Budget for October 24<sup>th</sup> at 7:15pm.

Supervisor said that there are some road dedications that are still being worked on, but there are not ready for resolutions at this time.

Supervisor Grattidge informed the Town Clerk of the documents needed to fulfill a FOIL request.

Supervisor Grattidge asked the Town Clerk to highlight in the newsletter the fact that the Water Department will be doing hydrant flushing beginning in October.

**RESOLUTION #150**

**Motion to adjourn meeting.**

Motion by Councilman Grasso

Seconded by Councilman Heritage

Vote: All Ayes, No Nays. **CARRIED**

The Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Brenda Mills  
Town Clerk