

**Minutes for the Ticonderoga Planning and Zoning Board held on February 6, 2025,
commencing at 6:00 p.m. with a Public Hearing for a MonoPine Installation**

Present: Chairman Dr. W.D. McTyier, Don Meserve, Mike Powers, Ben Leerkes, Clerk Tonya M. Thompson

Absent: Walt Lender

Others: Mark A. Wright, Drew Metzler and Jared Lusk. Sara Colman attended virtually on Go-To-Meeting.

Chairman McTyier opened the meeting with he reciting of the Pledge of Allegiance.

Public Hearing

Sawyer Bro's LLC (Verizon Project) – 657 Delano Road (139.2-3-4.000) – 90' MonoPine
Wireless Telecommunications facility

Chairman McTyier explained that this public hearing was tabled from the last meeting and it is now reopened.

No public in attendance wanted to speak.

Resolution #12-2025PZB brought by Ben Leerkes, seconded by Mike Powers to close the Public Hearing for Sawyer Bro's LLC (Verizon Project) – 657 Delano Road (139.2-3-4.000) – 90' MonoPine Wireless Telecommunications facility. **4 – Ayes. 0 – Nays. Carried.**

Area Variance, Special Use and Site Plan Review

Sawyer Bro's LLC (Verizon Project) – 657 Delano Road (139.2-3-4.000) – 90' MonoPine
Wireless Telecommunications facility

Jared Lusk explained that he has been with Verizon for almost 20 years now; this particular application and site is quite unique. There are already two towers in the area, one in Ticonderoga and the other in Bulwagga Bay, these two towers are already over capacity and proposing a new one in this particular area, directly between the existing two will help in the capacity with better service while reducing the overload.

Mr. Lusk went over the sections of his application particularly F and J. He explained that the APA has indicated some concern over the height of the tower and proposed two individual towers, but that would lose the substantial coverage that we would get in the 90' monopine.

Mr. Meserve asked what the existing tower's height were.

Sara Colman stated that the one in Ticonderoga is on top of Mt. Defiance and stands another twenty feet above the building it is attached to. She is not sure about the tower at Bulwagga Bay.

Mr. Lusk added that the 90' monopine is the average height proposed for towers.

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Mr. Leerkes stated that you won't even see this tower at this proposed site.

Mr. Meserve would like to see the simulation from Lake Champlain.

Mr. Lusk explained that there are simulation photos in the packet. He also explained that the APA has asked them to search for an alternate site or consider the two towers, but we feel that this is the best location to help with the capacity overload on the other two towers.

Chairman McTyier asked if the style of this MonoPine tower has changed, the first few that were installed you could tell right away that there was something different with it.

Mr. Lusk explained that Verizon buys the Cadillac of cell towers and the cost is for the branch density.

Mr. Meserve inquired if the branches help or are they cosmetic.

Mr. Lusk noted that the branches do help with the reception, this more expensive MonoPine looks better than before and it makes sense in this area. There is also a cheaper version of a MonoPole, but we have proposed the MonoPine. APA has not specified which version, just the height concern.

Mr. Powers asked if given the proximity to our Airport, is there a need for clearance lights?

Mr. Lusk stated no – we provided information to the FAA and to the Vermont National Guard and there are no requirements from them.

Mr. Leerkes again stated that his opinion on this proposed site is there are very few places will see this, there are very few homes in the area, there is already a tree line there and feels this MonoPine is fine. The 90' is very important to get the maximum benefit out of the project.

Mr. Lusk agreed and stated that it is their standard that these be virtually invisible.

Resolution #13-2025PZB brought by Ben Leerkes, seconded by Doug McTyier approving the application for a Special Use regarding Sawyer Bro's LLC (Verizon Project) – 657 Delano Road (139.2-3-4.000) – 90' Monopine Wireless Telecommunications facility. **4 – Ayes. 0 – Nays. Carried.**

Mr. Leerkes wanted to add that he does not feel the view scape will be harmed with this proposed MonoPine. The Board agreed.

Resolution #14-2025PZB brought by Ben Leerkes, seconded by Mike Powers to declare a complete application for Site Plan Review regarding Sawyer Bro's LLC (Verizon Project) – 657 Delano Road (139.2-3-4.000) – 90' Monopine Wireless Telecommunications facility. **4 – Ayes. 0 – Nays. Carried.**

Chairman McTyier asked if there are any proposed buildings that would need to be screened?

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Mr. Lusk does not believe so. They are leasing .2 acres of this property and the access is granted by easement if you look in tab "L". NYS Route 9N is a forest of trees and Delano will see from the farm field; we did not want to run a road through the field so the access is right along the tree line. The MonoPine will be surrounded by a six foot fence with barbed wire, there will be two cabinets the size of a small refrigerator.

Mr. Meserve asked about a generator.

Mr. Lusk agreed that it is now a mandate of Verizon to have generators at all sites – run by diesel with a double wall fuel chamber sitting on a concrete pad with an alarm for monitoring.

Mr. Meserve asked about proposed tree removal at the site.

Mr. Lusk stated that there is minimal tree removal and they are marked on the application, it looks to be around sixteen.

Resolution #15-2025PZB brought by Mike Powers, seconded by Ben Leerkes to determine this application for Site Plan Review regarding Sawyer Bro's LLC (Verizon Project) – 657 Delano Road (139.2-3-4.000) – 90' Monopine Wireless Telecommunications facility a Type II action with SEQR and is not required at this Town's Planning and Zoning Board level. **4 – Ayes. 0 – Nays. Carried.**

Resolution #16-2025PZB brought by Mike Powers, seconded by Ben Leerkes to approve the application for Site Plan Review regarding Sawyer Bro's LLC (Verizon Project) – 657 Delano Road (139.2-3-4.000) – Monopine Wireless Telecommunications facility with a maximum height not to exceed 90' and deeming it to be a benefit to the area and concluding this is in the best interest for public safety . **4 – Ayes. 0 – Nays. Carried.**

Other Business

Resolution #17-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to accept the minutes from January 2, 2025. **4 – Ayes. 0 – Nays. Carried.**

Resolution #18-2025PZB brought by Mike Powers, seconded by Don Meserve to adjourn at 6:50 p.m. **4 – Ayes. 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk