

PUBLIC HEARING  
TOWN BOARD TOWN OF MARLBOROUGH  
21 MILTON TURNPIKE, MILTON NEW YORK  
LAND LEASE AGREEMENT-TARPON TOWERS  
APRIL 22, 2019 7:00PM  
MINUTES OF MEETING

Present: Supervisor Lanzetta  
Councilman Molinelli  
Councilman Corcoran  
Councilman Koenig  
Councilman Baker

Danielle Cherubini, Deputy Town Clerk  
Brett Buggeln, Tarpon Towers-Chief Operating Officer

*Supervisor Lanzetta opened the public hearing and introduced Brett Buggeln, Chief Operating Officer of Tarpon Towers.*

*Brett Buggeln stated that they have been working with the Town to get a lease agreement in place for a piece of property located at the Highway Department for the purpose of building a wireless communication tower. Tarpon Towers builds the sites for the wireless companies to put their antennae and equipment. The purpose of this project is to provide better coverage in and around Marlboro; they do work almost exclusively for Verizon but would like to get other companies on this tower. Mr. Buggeln gave a brief background about his company and also the project overview. The proposed tower will be a 150' monopole with a 4' lightning rod (3/4" pipe of the top of the monopole) in a 40' x 60' fenced compound. The lease will be a long term lease with the Town. Verizon and Tarpon Towers want to proceed immediately once all of the steps are taken and agreements are made. A before and after wireless coverage map of the Town was shown.*

*Mark Reynolds asked what the rent payment to the town will be, what the cost is to build the tower, and what the life expectancy of the tower is.*

*Supervisor Lanzetta stated that the rent payment is still being negotiated and Mr. Buggeln added that the proposed lease agreement is on the website. The cost of the tower is undisclosed and the life expectancy of the tower is many years but the lease is 5 year increments totaling 45 years.*

*Councilman Koenig asked if there would be any additional coverage for emergency services.*

*Mr. Buggeln stated that they wouldn't charge for emergency coverage.*

*Tim Lawton stated that he lives across the street from the project and asked if there would be anything done by Tarpon Towers to beautify the site.*

*Mr. Buggeln stated that there are no plans to plant.*

*Councilman Corcoran questioned the plan for the access road that would go through the site.*

*Mr. Buggeln explained that they are unable to disturb any federal wetlands and the Highway Department and Tarpons Towers agreed on the access road.*

*Mici Simonofsky asked if the tower will be seen from Poughkeepsie and also asked for clarification on some items on the plans.*

*Mr. Buggeln explained that the tower will be seen from some areas in Poughkeepsie.*

*Councilman Koenig suggested adding verbiage to the agreement that the access road can be moved or changed if need be in the future.*

*Councilman Molinelli stated that the tower will help the other side of the river also.*

*Supervisor Lanzetta stated that the public hearing will remain open; the Town Board is lead agency and the Town will need to wait the 30 days and also get a response from the Department of Transportation and Ulster County Planning. All items should be completed by the next meeting and there will be a resolution on the agenda to sign the agreement.*

*The public hearing was not closed and ended at 7:23 p.m.*

PUBLIC HEARING  
LAND LEASE AGREEMENT-TARPON TOWERS  
OPEN FROM APRIL 22, 2019  
MAY 13, 2019 7:00PM  
MINUTES OF MEETING CONTINUED

Present: Supervisor Lanzetta  
Councilman Molinelli  
Councilman Baker

Colleen Corcoran, Town Clerk

Absent: Councilman Koenig  
Councilman Corcoran

*Supervisor asked for any additional comments regarding the land lease agreement.*

*James Garolfalo stated that he is in favor of the project and asked if all of the Short and Full Environmental Assessment Forms and construction documents can be put on the website.*

*Ralph Walters asked how much the Town will receive for the land lease and also if people near the tower will have any interference with other electrical devices.*

*Supervisor Lanzetta stated that the income for the Town will be just over \$18,000.00 per year and will also get a \$10,000.00 signing bonus. If any other wireless carriers are added to the tower, there will be an additional \$350.00 per month. There should not be any electronic interference.*

***Councilman Molinelli made a motion to adjourn the public hearing at 7:13 p.m. Motion seconded by Councilman Baker.***

***Yeas: 3***

***Nays: 0***

***Carried***

*Respectfully submitted,  
Danielle Cherubini  
Deputy Town Clerk*