

Ulster County Planning Board

Dennis Doyle, Director



Chris Brand, Chair
Town of Marlborough Planning Board
PO Box 305
Milton, NY 12547

RECOMMENDATION

REFERRAL NO: 2022-013
2022-014
DATE REVIEWED: 1/5/2022

Re: Verizon Wireless – Special Permit and Site Plan Review

Summary

The applicant is proposing a 90' monopole wireless telecommunications facility at 50 Cross Road (Marlboro Central High School) in the R-1 zoning district.

The following materials were received for review:

- UCPB Form
- Letter from Thomas Corcoran, Building Inspector – 10/18/21 and 12/13/21
- Marlborough Application and associated forms.
- Statement of Intent/Application from Applicant 12/7/21
- Site Plans and elevations
- Documentation of Public Utility Status
- Documentation of Personal Wireless Service Facility Status
- Demonstration of need – coverage and capacity analysis.
- Site Selection Analysis
- Visual Resource Evaluation
- Full EAF
- Site Compliance Report

Recommendations

Public Safety – Required Modification

Wireless facilities serve as an opportunity for local public safety entities to increase their coverage area and quality. It is recommended with this tower, as with any proposed telecommunications facility of its time, that the right to place public safety wireless facilities such as, but not limited to, the Town, local and state police, local fire district, and County, be reserved for their use should they require it.

Additional Visual Analysis - Advisory Comment

It came to staff's attention after our meeting that an additional balloon test and visual analysis will be conducted and may include additional locations to judge their visual impact. If any changes to the content of the visual analysis are made, it is recommended that this application be re-referred for review of those and any other additional materials to be considered as part of the "Full Statement" requirements under General Municipal Law.

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2022013

Municipality

Marlborough

Local File Number

21-5031

Referring Agency

Planning Board

Type of Referral

Special Permit

Name of Applicant

Cellco Partnership d/b/a Verizon Wireless

Name of Project

Verizon Wireless

Project Location

50 Cross Road

Description

90' monopole wireless telecommunications facility

UCPB Decision

Required Modifications

See Attachments



Referral Officer

Representing the Ulster County Planning Board

Date Received

1/3/2022

Date Reviewed

1/5/2022

Form Date

1/6/2022

Status

Reviewed

FINAL ACTION REPORT FORM

Per GML 239-m and -n FINAL ACTION REPORTS ARE
REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS
AFTER FILING

Complete the local agency final action box, add the local file
number, include any required submittals, and sign the form



Name of Project: Verizon Wireless

Referral Number: 2022013

UCPB Decision: Required Modifications

Local Agency Final Action:

☐ Approve ☐ Disapprove

Member Vote: Yes: ☐ No: ☐

☐ County Planning Board Decision -
Reviewed no County Impact

☐ Concurs with County Planning Board
Modifications or Disapproval

☐ Contrary to County Planning Board
Modifications or Disapproval (see
required submittals if checked)

Required Submittals:

Within thirty days after final action, the referring body must file a
report of the final action it has taken with the UCPB. A referring body
that acts contrary to a recommendation of modifications or
disapproval of a proposed action shall set forth the reasons for the
contrary action in such report attached to this form.

Local File Number: 21-5031

Municipality: Marlborough

Referring Agency: Planning Board

Type of Referral: Special Permit

Name of Applicant: Cellco Partnership d/b/a Verizon Wireless

Project Location: 50 Cross Road

Description: 90' monopole wireless telecommunications
facility

☐ Required Submittals Attached

☐ Resolution Attached

Local Officer: _____

Date: _____

~ For Ulster County Planning Board Use Only ~

Local Board Decision:

Original Date Received: 1/3/2022

Original Review Date: 1/5/2022

Final Action Date Received:

Status: Reviewed

Return Form to:

Referral Officer
Ulster County Planning Board
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

Form Revised 09/26/2000 UCPB

UCPB Date Stamp

REFERRAL RESPONSE



ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2022014

Municipality Marlborough
Referring Agency Planning Board
Type of Referral Site Plan Review

Local File Number

21-5031

Name of Applicant Cellco Partnership d/b/a Verizon Wireless
Name of Project Verizon Wireless
Project Location 50 Cross Road
Description 90' monopole wireless telecommunications facility

UCPB Decision

Required Modifications

See Attachments



Referral Officer

Representing the Ulster County Planning Board

Date Received 1/3/2022
Date Reviewed 1/5/2022
Form Date 1/6/2022
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Name of Project: Verizon Wireless

Referral Number: 2022014

UCPB Decision: Required Modifications

Local Agency Final Action:

☐ Approve ☐ Disapprove

Member Vote: Yes: ☐ No: ☐

☐ County Planning Board Decision -
Reviewed no County Impact

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Modifications or Disapproval

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Referring Agency: Planning Board

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Name of Applicant: Cellco Partnership d/b/a Verizon Wireless

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facility

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☐ Resolution Attached

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