

Town of Lyme Planning Board

12175 NYS RT. 12 E
CHAUMONT, NY 13622

MAY 5th, 2026

315-649-2788

(FAX)315-649-2049

Planning Board Members:

Reg Schweitzer, Chair
Susan Warner - Excused
Gail Miller
Jake Savage
Fred Jackson
Rebecca Kron (alternate)

Others Present: Community Members, David Brennan of Young/Sommer LLC (Attorney for Verizon Cell Tower)

Call to Order: Reg Schweitzer calls the meeting to order and establishes a quorum at 6:30 pm.

Public Hearings: None

Approval of Minutes:

- March 3rd Meeting minutes.
 - Board agrees to be tabled until next meeting.

Public Comments (other than agenda items): None

Old Business:

- **Comprehensive Plan Committee**
 - Discussion on the need for two members of the planning board to be a part of the committee to revise the comprehensive plan. Gail Miller, Rebecca Kron, Jake Savage all offer their services. Further, the decision on who will attend will be based on availability regarding meeting dates.

New Business:

- **Verizon Cell Tower Preliminary Review**
 - Reggie states he forwarded the application via email prior to the meeting.
 - Attorney Dave Brennen, representing the Verizon Cell Tower goes on to speak on Behalf of the Applicant.
 - Dave Brennen introduces himself as an attorney from Young/Sommer law firm out of Troy NY, who has been a representative of other towers in the town prior. The town is currently served by 3 towers. Towers such as those located at Morris Track Road, Indian Hill, and Adams Cove areas.

- It is presented that Vertical Bridge owns and builds the towers, and Verizon rents them. The towers can also be rented to other carriers.
- The new tower presented will provide better coverage past point peninsula where there are current dead zones, as well as improve current area coverage. David States that current towers are at capacity.
- The proposed location of the tower is at the Jen Lance property on Pt. Peninsula, Southwest of 23633 County Route 57 Town of Lyme, Jefferson County Tax Parcel No. 70.00-1-1.1.
- The tower will be 190ft tall with a 4 ft lightning rod. No aircraft obstruction lighting will be required since the tower is below 200ft and far enough from the airport.
- Tower will have a 75'x75' pad with a buried foundation. A chain link fence with barbed wire will surround it.
- The Location will also support a backup diesel generator that will only operate during power outages. Will be approximately 42 decibels during operation.
- Code requires screening, and evergreen trees will be provided.
- Reggie mentions the need to check wetlands near the tower based on mapped locations. Waterfront is within 500ft of the mean highwater mark. This could impact the proposed location depending on where that is regarding the nearby shoreline.
- Project would be a 2-4 month construction period.
- Book is presented on the application and is summarized to have the following sections:
 - 1) SEQR form
 - 2) Redacted lease copy
 - 3) Variances
 - 4) Overview of Rosenberg Decision
 - 5) FCC licenses
 - 6) Site selection analysis, rf report
 - 7) Initial viewshed mapping
 - 8) Faa tool
 - 9) Maint. Operations letter
 - 10) Tower design letter
 - 11) Maint. And Authorization letter
 - 12) RF safety report
 - 13) Non-interference letter
 - 14) Site plan drawings
 - 15) Noise evaluation

- A notice to all adjoining municipalities has been sent.
- AG data statement has been included.
- A balloon flight will be conducted.
- Need to do a public hearing and send the application to County Planning.
- A need for a timing waiver on tower and foundation design is discussed.
- Code requires annual tower inspection done by PE every 3-5 years.
- Land is leased for 45 years, 8 five-year terms.
- Conclusion is land lease under a special permit is needed, most concern is the lot line regarding the waterfront. Can go to ZB for variance or move East on the parcel to push setback.
- David states he will further look into parcel location regarding waterfront line and setback.

Other/Correspondence:

- **PB Secretary Applications**

- Two applications have been submitted. Kary Young, and Stephanie Cuppernal. The water board has spoken for Kary Young. The Town Board will reach out to Stephanie for the Planning board.
- Reggie sets the next meeting date for June 2nd.

Adjournment: Motion to adjourn made by Gail Miller, 2nd by Fred Jackson. Meeting adjourned.

Next Meeting: June 2nd, 2026