



Capital of the Adirondacks

Village of Saranac Lake 39 Main Street, 2nd Floor Suite 9 • Saranac Lake, NY 12983-2294 • Phone: (518) 891- 4150 • www.saranaclakeny.gov

Public Hearing Notice

Saranac Lake Village Board of Trustees

Village of Saranac Lake, Inc.

NOTICE IS HEREBY GIVEN, that the Saranac Lake Village Board of Trustees will hold a PUBLIC HEARING on Monday, May 11, 2020 in the Village Office at 39 Main Street, Saranac Lake NY 12983. This meeting will be held digitally through Zoom. The purpose of the hearing is to receive public comment on proposed amendment Village of Saranac Lake Unified Development Code. The amendment is for electric and communications utility standards. The amendment may be found at www.saranaclakeny.gov or reviewed at the Village Office at 39 Main Street Saranac Lake NY 12983. Public comment may be submitted prior to the meeting to ceo2@saranaclakeny.gov or by mail to Village Office Attention Paul Blaine 39 Main Street Saranac Lake NY 12983

The address for the Zoom meeting is below:

Topic: Saranac Lake Village Board Meeting

Time: May 11, 2020 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82189560187?pwd=UU8wM3JDTkdMdUtyaWRjaHZ5by9aUT09>

Meeting ID: 821 8956 0187

Password: 787676

Dial by your location: +1 646 876 9923 US (New York)

Exhibit "A"

Note: Edits to Section 106-88 in red

§ 106-88 Electric and communications utility standards.

A. Underground installation of electrical and communications lines and facilities.

(1) Applicability. These standards shall apply to all electric facilities and to all communications facilities, including but not limited to telephone, telegraph, cable television, fiber optics and electrical communications facilities, with the following exceptions:

(a) Electric utility substations, pad-mounted transformers and switching facilities not located on the public right-of-way where site screening is or will be provided;

(b) Electric transmission systems (including poles and wires) of a voltage of more than 35,000 volts;

(c) Telephone pedestals, **wireless telecommunication antennas** and other equivalent communications facilities;

(d) Police and fire sirens, or any similar Village, county or state emergency services equipment, including traffic-control equipment.

(2) Definitions. The following terms, when used in this section, shall have the following definitions:

REBUILDS A placement of overhead facilities for a distance of three or more spans (four poles) or 500 feet exclusive of replacements due to casualty damage.

RELOCATIONS Removal of existing facilities with subsequent reinstallation at an adjacent location, generally necessitated by roadway improvements or widening projects.

SERVICES Facilities located on private property and/or for the specific purpose of servicing one customer.

(3) General requirements. All extensions, relocations, or rebuilds of existing overhead electric and communications facilities within the B1, B2, B3, B4, E1, E2, E3 and G Zoning Districts shall be installed underground.

B. Underground installation of electrical and communications services.

(1) All new electric or communications services from an overhead or underground facility to serve all buildings and structures shall be installed underground. All rebuilt or relocated electric or communications service from an overhead or underground facility to serve all buildings and structures shall be installed underground, except:

(a) Those services which only involve a change in the overhead service line without a change in the corresponding service entrance facilities; and

(b) Rebuilding or enlarging services feeding overhead to existing single-family dwellings, two-family dwellings and manufactured homes.

(2) Proposed new development shall provide for the undergrounding of utility facilities (e.g., cable television, data network, electrical, telephone, and similar distribution lines providing direct service to the site) in compliance with the following requirements:

(a) Nonresidential development. All utility facilities shall be installed underground within the site.

(b) New single-family dwelling, two-family dwelling and manufactured home development. All utility facilities on a site being developed with a new detached dwelling unit shall be installed underground within the property lines of the site.

(1) Risers on poles and structures are allowed and shall be provided by the developer or owner from the pole that provides services to the property.

(2) Where no developed underground system exists, utility service poles may be placed on the rear of the property to be developed only to terminate underground facilities.

(3) The developer or owner is responsible for complying with the requirements of this section and shall make the necessary arrangements with the affected utility providers for the installation of the facilities.

(4) The requirements of this subsection shall not apply when the cost of placing the services underground exceeds 50% of the cost of construction of the new dwelling unit or the new construction.

(c) Exemptions. A development located outside of the B1, B2, B3, B4, E1, E2, E3, and G Zoning Districts shall not be subject to the requirements of these standards if, as of the date of filing of a building permit application, the utility lines serving the site are located aboveground and there are no underground facilities within 100 feet of the site.

C. Wireless telecommunications facilities.

(1) Wireless facilities must be located in accordance with the following order of priority:

(a) Collocation on a site with existing wireless telecommunication facilities;

(b) Collocation on existing utility poles, or other wireless telecommunication facility support structures on lands owned or controlled by the Village, not including the public rights of way;

(c) On nonresidential zoned properties;

(d) On other lands owned or controlled by the Village including but not limited to the Village public right of way;

(e) Collocation on existing utility poles or other support structures in the public rights of way.

(f) No wireless facilities shall be allowed on ornamental street lighting poles

(2) Wireless facilities shall incorporate concealment elements to minimize visual impacts:

(a) All equipment shall be the smallest and least visibly intrusive feasible;

(b) Antennas located at the top of support structures shall be incorporated into the structure, or placed within shrouds of a size such that the antenna appears to be part of the support structure;

(c) Antennas placed elsewhere on a support structure shall be integrated into the structure, or be designed and placed to minimize visual impacts;

(d) Ground mounted or pole mounted equipment is prohibited in Zoning Districts requiring underground installation;

(e) Wiring and cabling shall be neat and concealed within conduit flush to the support structure.

(3) In addition to applicable wireless facility provisions listed in this section, any application to deploy within a public right of way owned or controlled by the Village must comply with the following requirements.

(a) License. An applicant must obtain a license agreement from the Board of Trustees, which costs shall be adopted by the Village Board and included in the Village's schedule of fees;

(b) To the extent permitted by law, the permittee, the owner(s) and operator(s), jointly and severally, at its/their sole cost and expense, shall defend, indemnify, protect and hold the Village and its elected and appointed officials, board members, agents, consultants, employees and volunteers harmless from and against all claims, suits, demands, actions, settlement costs (including but not limited to, attorney's fees, interest and expert witness fees) or award of damages, whether compensatory or punitive, which might arise out of, or are caused by, the placement, construction, erection, modification, location, product performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of said facility; excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the negligent or intentional acts or omissions of the Village or its servants or agents;

(c) Radio frequency emissions. A wireless facility shall not, by itself or in conjunction with other wireless facilities, generate radio frequency emissions in excess of the standards and regulations of the FCC. When a small wireless facility is complete, as-built readings will be taken and submitted to the Village Development Code Administrator.