

**Village of Lansing  
Planning Board Meeting  
July 14, 2014**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:03 P.M. by Chairman  
2 Mario Tomei.

3 Present at the meeting were Planning Board Members: Maria Stycos, Phil Dankert, Deborah  
4 Dawson; Alternate Member, John Gillott; Code Enforcement Officer, Marty Moseley; Village Attorney,  
5 David Dubow; Trustee Liaison Lynn Leopold; Joseph Papa representing Sprint Corporation; Dr. Ahmed  
6 Ahmed and Mahmood representing the Al-Huda Islamic Center.

7 Absent: Lisa Schleelein

8 Tomei appointed Alternate Member John Gillott as Acting Member in place of Lisa Schleelein.

9

10 **Public Comment Period**

11 Tomei opened the public comment period. With no one wishing to speak, Stycos moved to close  
12 the public comment period. Seconded by Dankert; Ayes by Tomei, Dankert, Stycos, Dawson, and Gillott.

13

14 **Sprint Co-Location at 2309 North Triphammer Road**

15 Tomei opened the public hearing to consider:

16 Special Permit # 2887, Independent Wireless One (Sprint), to co-locate wireless equipment on the cellular  
17 tower and approximately a 10'x20' structure for equipment located behind the Cayuga Mall at 2309  
18 North Triphammer Road, in the Commercial High Traffic District, Tax Parcel No. 46.1-5-4.2. Special  
19 Permit is required pursuant to section 145-60(K) of the Village of Lansing Code.

20 Papa indicated that Sprint (Independent Wireless One) is requesting to co-locate on the cell tower  
21 that was recently constructed at the Cayuga Mall. Papa noted that the Verizon Wireless equipment is  
22 located on the top of the tower and they would propose to be located 10 feet below the Verizon  
23 equipment. Papa explained that the Sprint antenna is approximately 6 feet in height and they would also  
24 propose to have the ground equipment on a 10'x20' concrete pad directly below the cell tower. Papa  
25 added that the equipment is to be located in the existing enclosed fence area and the cables will all be  
26 located on the interior of the cell tower. Papa indicated that the approximate weight of each antenna is 62  
27 lbs. and the radio units are approximately 60 lbs.

28 Tomei indicated that the tower was originally constructed to accommodate up to three carriers.  
29 Tomei read the Village Engineer's report:

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**VILLAGE OF LANSING**  
**ENGINEER'S REPORT**

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34 DATE: July 14, 2014

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*TO: Planning Board*  
*FROM : Brent Cross PE, Village Engineer*  
*RE: Sprint Colocation at 2309 N. Triphammer Road*

*I have reviewed the Structural Design Report for the monopole, in the application submittal for Special Permit approval by the Planning Board. The report was prepared by Sabre Industries on 1/6/2014. This is the same engineering document that I reviewed for the construction of the original monopole by Verizon.*

*A quick review of the design report indicates that the pole has been designed for a height of 100' with the Verizon equipment at 94' and a provision for another antenna array at 84' and 74'. Therefore, I can verify that the pole has been designed/constructed with the capacity to accommodate the current request by Sprint, but I am not able to verify if the Sprint equipment is the same design as the one included in the original pole design.*

*Therefore, I recommend that the Planning Board grant Special Permit approval for this application with a condition that Sprint will provide a site specific engineering report that their equipment is consistent with the original design, for review by the Village Engineer prior to issue of a building permit.*

Papa indicated that they would submit the engineering information as requested by the Village Engineer.

Tomei noted that the Village has received the required review in accordance with NYS General Municipal law 239-l and -m from the Tompkins County Planning Department, which indicated that there were no negative intercommunity or county-wide impacts.

The Planning Board worked through the Short Environmental Assessment Form (EAF). After discussion, the Board filled in the appropriate areas and made some minor modifications, to the form, prior to determining that the proposed action will not result in any significant adverse environmental impacts. The Planning Board determined that a visual addendum to the Short EAF would not need to be completed since The Planning Board had completed one for the original special permit to build the cell tower.

Dawson moved the following SEQR resolution:

*VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL PERMIT NO. 2887 ADOPTED ON JULY 14, 2014*

*Motion made by: Deborah Dawson*

76 Motion seconded by: \_\_\_\_\_ Maria Stycos

77

78 **WHEREAS:**

79 A. This matter involves consideration of the following proposed action: Special Permit # 2887,  
80 Independent Wireless One (Sprint), to co-locate wireless equipment on the cellular tower and  
81 approximately a 10'x20' structure for equipment located behind the Cayuga Mall at 2309  
82 North Triphammer Road, in the Commercial High Traffic District, Tax Parcel No. 46.1-5-  
83 4.2. Special Permit is required pursuant to section 145-60(K) of the Village of Lansing  
84 Code; and  
85

86 B. On July 14, 2014 the Village of Lansing Planning Board, in performing the lead agency  
87 function for its independent and uncoordinated environmental review in accordance with  
88 Article 8 of the New York State Environmental Conservation Law - the State Environmental  
89 Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is  
90 an Unlisted Action in accordance with SEQR; (ii) thoroughly reviewed the Short  
91 Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents  
92 prepared and submitted with respect to this proposed action and its environmental review  
93 [including any Visual Environmental Assessment Form deemed required, and comments and  
94 recommendations, if any, provided by the Tompkins County Department of Planning in  
95 accordance with General Municipal Law Sections 239-l and -m]; (iii) completed its thorough  
96 analysis of the potential relevant areas of environmental concern to determine if the proposed  
97 action may have a significant adverse impact on the environment, including the criteria  
98 identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part 2 (and, if  
99 applicable, Part 3); and  
100

101 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

102 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,  
103 Part 1, and any and all other documents prepared and submitted with respect to this  
104 proposed action and its environmental review [including any Visual Environmental  
105 Assessment Form deemed required, and comments and recommendations, if any, provided by  
106 the Tompkins County Department of Planning in accordance with General Municipal Law  
107 Sections 239-l and -m]; (ii) its thorough review of the potential relevant areas of  
108 environmental concern to determine if the proposed action may have a significant adverse  
109 impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c);  
110 and (iii) its completion of the Short EAF, Part 2, including the findings noted thereon (which  
111 findings are incorporated herein as if set forth at length), hereby makes a negative  
112 determination of environmental significance ("**NEGATIVE DECLARATION**") in  
113 accordance with SEQR for the above referenced proposed action, and determines that an  
114 Environmental Impact Statement will not be required; and

115

116 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and*  
117 *directed to complete and sign as required the Short EAF and Determination of Significance*  
118 *confirming the foregoing **NEGATIVE DECLARATION**, which fully completed and signed*  
119 *Short EAF shall be attached to and made a part of this Resolution.*

120 *The vote on the foregoing motion was as follows:*

121 *AYES: Mario Tomei, Deborah Dawson, Maria Stycos, John Gillott, and Phil Dankert*

122 *NAYS: None*

123 *The motion was declared to be carried.*

124 The Planning Board evaluated the application materials in accordance with section 145-60K of the  
125 Village of Lansing Code and found that all materials have been submitted in accordance the Village Code  
126 and found to be acceptable.

127 Moseley noted that he has received the proof of mailings from the applicant as required by the Village  
128 Code.

129 There being no further input from the public, Dankert moved to close the public hearing. Seconded by  
130 Gillott; Ayes by Tomei, Dankert, Stycos, Dawson, and Gillott.

131 Tomei read the general conditions for special permits, section 145-59E.

132 Gillott moved that all general conditions, in accordance with section 145-59E, have been met.  
133 Seconded by Stycos; Ayes by Tomei, Dankert, Stycos, Dawson, and Gillott.

134 Dawson moved the following special permit resolution with conditions:

135  
136 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2887*  
137 *ADOPTED ON JULY 14, 2014*

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139

140 *Motion made by:* \_\_\_\_\_ *Deborah Dawson* \_\_\_\_\_

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142 *Motion seconded by:* \_\_\_\_\_ *Maria Stycos* \_\_\_\_\_

143

144 **WHEREAS:**

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- 146 A. *This matter involves consideration of the following proposed action: Special Permit #*  
147 *2887, Independent Wireless One (Sprint), to co-locate wireless equipment on the*  
148 *cellular tower and approximately a 10'x20' structure for equipment located behind*  
149 *the Cayuga Mall at 2309 North Triphammer Road, in the Commercial High Traffic*  
150 *District, Tax Parcel No. 46.1-5-4.2. Special Permit is required pursuant to section*  
151 *145-60(K) of the Village of Lansing Code; and*  
152
- 153 B. *On July 14, 2014, the Village of Lansing Planning Board opened a public hearing for*  
154 *the initial purpose of (i) eliciting public comment on environmental issues regarding*  
155 *this proposed action, and (ii) reviewing and evaluating the materials and information*  
156 *presented by and on behalf of the applicant in support of this proposed action; and*  
157
- 158 C. *On July 14, 2014, the Village of Lansing Planning Board, in performing the lead*  
159 *agency function for its independent and uncoordinated environmental review in*  
160 *accordance with Article 8 of the New York State Environmental Conservation Law -*  
161 *the State Environmental Quality Review Act ("SEQR"), (i) thoroughly reviewed the*  
162 *Short Environmental Assessment Form (the "Short EAF"), Part I, and any and all*  
163 *other documents prepared and submitted with respect to this proposed action and its*  
164 *environmental review (including any Visual Environmental Assessment Form deemed*  
165 *required), (ii) thoroughly analyzed the potential relevant areas of environmental*  
166 *concern to determine if the proposed action may have a significant adverse impact on*  
167 *the environment, including the criteria identified in 6 NYCRR Section 617.7(c), (iii)*  
168 *completed the Short EAF, Part II; and (iv) made a negative determination of*  
169 *environmental significance ("Negative Declaration") in accordance with SEQR for*  
170 *the above referenced proposed action and determined that an Environmental Impact*  
171 *Statement would not be required; whereupon, having completed the SEQR review and*  
172 *having made its SEQR determination, it was established that the special permit*  
173 *application was complete; and*  
174
- 175 D. *On July 14, 2014, the Village of Lansing Planning Board thereafter continued the*  
176 *public hearing on the proposed action and further reviewed and analyzed (i) the*  
177 *materials and information presented by and on behalf of the applicant in support of*  
178 *this proposed action, including information and materials related to the*  
179 *environmental issues, if any, which the Board deemed necessary or appropriate for*  
180 *its review, (ii) all other information and materials rightfully before the Board*  
181 *(including, if applicable, comments and recommendations, if any, provided by the*  
182 *Tompkins County Department of Planning in accordance with General Municipal*  
183 *Law Sections 239-l and -m), (iii) all issues raised during the public hearing and/or*  
184 *otherwise raised in the course of the Board's deliberations, and (iv) possible*  
185 *modifications and/or conditions that might be imposed in conjunction with any*  
186 *special permit approval to be granted, whereupon, the public hearing was closed;*  
187 *and*  
188

189 E. On July 14, 2014, in accordance with Section 7-725-b of the Village Law of the State  
190 of New York and Sections 145.59, 145.60, 145.60.1 and 145.61 of the Village of  
191 Lansing Code, the Village of Lansing Planning Board, in the course of its further  
192 deliberations, reviewed and took into consideration (i) the general conditions  
193 required for all special permits (Village of Lansing Code Section 145.59E), (ii) any  
194 applicable conditions required for certain special permit uses (Village of Lansing  
195 Code Section 145.60, including subsection K thereof relating to special permit  
196 requirements and regulations for telecommunications facilities), and (iii) any  
197 applicable conditions required for uses within a Combining District (Village of  
198 Lansing Code Section 145.61);  
199

200 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

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202 1. The Village of Lansing Planning Board hereby finds (subject to the conditions and  
203 requirements, if any, set forth below) that the proposed action meets (i) all general conditions  
204 required for all special permits (Village of Lansing Code Section 145.59E), (ii) any  
205 applicable conditions required for certain special permit uses (Village of Lansing Code  
206 Section 145.60, including subsection K thereof relating to special permit requirements and  
207 regulations for telecommunications facilities), and (iii) any applicable conditions required  
208 for uses within a Combining District (Village of Lansing Code Section 145.61); and

209

210 2. It is hereby determined by the Village of Lansing Planning Board that Special Permit No.  
211 2887 is **GRANTED AND APPROVED**, subject to the following conditions and  
212 requirements:  
213

214 a. Compliance with all requirements applicable after issuance of the special permit  
215 approved by this resolution as provided for in section 145-60(K) of the Village of  
216 Lansing Code, including, but not limited to, all applicable financial security,  
217 property security, inspection, maintenance, repair and removal obligations  
218 associated with the telecommunication facilities approved by this resolution.  
219

220 b. Approval from either the Village Engineer or a third-party structural engineer  
221 (designated by the Village) that all proposed telecommunication facilities and/or  
222 structural modifications are satisfactory.  
223

224 c. Required permits, approvals, consents and other authorizations from all applicable  
225 Federal, State, County and local governmental and regulatory agencies shall be  
226 obtained, maintained and complied with for all permitted improvements, operations  
227 and activities as authorized by this special permit approval, and such improvements,

228                    *operations and activities shall at all times comply with all applicable Federal, State,*  
229                    *County and local laws, codes, rules and regulations.*  
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231                    *d. If applicable, soil and erosion control measures shall be implemented and*  
232                    *coordinated as required, and approved by either the Village of Lansing Stormwater*  
233                    *management Officer and/or the Village of Lansing Engineer.*  
234

235                    *The vote on the foregoing motion was as follows:*

236                    *AYES: Mario Tomei, Deborah Dawson, Phil Dankert, Lisa Schleelein, and Maria Stycos*

237                    *NAYS: None*

238                    *The motion was declared to be carried.*

239                    Papa requested that the bond be reduced since the Sprint equipment would be much less to remove than  
240                    the required 50,000 dollar removal bond required by the village.

241                    The Planning Board, Moseley, and Dubow discussed the removal bond requirements and suggested that  
242                    Papa would need to make a request to the Board of Trustees if it wishes to reduce the bond amount. Also  
243                    it was noted that other applicants have had to also place a 50,000 dollar removal bond on their collocated  
244                    equipment. It was also pointed out and clarified to the applicant that the cost of a \$50,000 bond would not  
245                    be significant.

246                    **Informal Presentation For a Proposed Religious Facility Building**, Approximately 4828 Square Feet,  
247                    Located in The High Density Residential District, at 112 Graham Road

248                    Ahmed provided a digital presentation for the meeting.

249                    Ahmed indicated that the Islamic community needs a place to formally provide teachings to their  
250                    members and children, as well as an outreach to the community. They have weekly prayer gatherings on  
251                    Fridays in between 1:00 and 2:00 PM and have yearly evening prayer gatherings for two Muslim holidays  
252                    per year. Ahmed added that they may have some meals at the facility. Ahmed noted that they like the  
253                    proposed location because it allows for public transportation to and from the mosque.

254                    After a short discussion the following questions and concerns were raised by the Planning Board:

- 255                    1. The culvert under the proposed parking lot needs to be sized appropriately  
256                    2. Would the set-aside parking area be gravel for the proposal  
257                    3. Indication for a landscaping plan requirement  
258                    4. Exterior lighting may need to be approved by the Lighting Commission  
259                    5. If there would be broadcasting from the proposed site (i.e. voice, music, etc)  
260                    6. If there would be a traffic issue with this addition to Graham Road

261                    Mahmood provided a site plan and indicated that the proposed site had mostly small trees, but  
262                    some larger ones as well. The site also has apartment complexes on the north, south, and west sides. The  
263                    driveway and parking area is proposed to be crushed stone. The stream that is on the property will be

264 enclosed for a certain distance to allow for parking over the top of it but will remain in approximately the  
265 same location. Mahmood added that the grade would stay approximately the same elevation for the  
266 finished building and there would only be low level lighting (no overhead exterior lighting). Mahmood  
267 indicated that the site work would disturb about 40% of the lot. The set-aside parking would be grass for  
268 now but could be turned into parking in the future if needed. Mahmood indicated that there would be no  
269 broadcasting from the site. There will be a temporary pipe to re-direct the stream until the permanent  
270 culvert pipe is installed with the proposed concrete headwalls. Mahmood indicated that there will be no  
271 chairs in the mosque, and the basement level will be for meetings, activities, and classrooms.

Comment [d1]: Not sure if this is supposed to be chairs or something else.

272 Tomei noted that Village Engineer Brent Cross would be reviewing the plans and providing the  
273 Planning Board with his recommendation for the proposed development.

274 Dawson noted that the previously proposed Lansing Reserve PDA project included a traffic study  
275 which would have produced more traffic than this proposed project, and the road systems were found to  
276 be adequate.

277 Leopold proposed some minor modification to the Short EAF (Environmental Assessment Form)  
278 that was preliminarily reviewed.

279 **Approval of Minutes:**

280 None

281

282 **Trustee Report:**

283 Dawson reported on the July 7<sup>th</sup> Trustee meeting. For a report of the meeting please see the Trustee  
284 minutes.

285

286 **Other Business:**

287 None

288

289 **Adjournment**

290 Gillott moved to adjourn at 8:59 PM. Seconded by Dankert; Ayes by: Ayes by Tomei, Dankert,  
291 Stycos, Dawson, and Gillott.