

Village of Lansing
Planning Board Meeting
Minutes of
May 14, 2018

1
2
3
4
5
6
7
8 The meeting of the Village of Lansing Planning Board was called to order at 7:04 PM by Acting
9 Chairperson, Lisa Schleelein.

10
11 Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, and Lisa
12 Schleelein; Alternate Member, Monica Moll; Code Enforcement Officer, Adam Robbs; Village Trustee
13 Liaison, John O'Neill; Village Attorney, Bill Troy; Village Engineer, Brent Cross, Joshua Silver, Gary
14 Bush, Eric Goetzmann, Rob Poprawski, Crystal Molineux

15 ;
16 Absent: Chairman, Mario Tomei; Planning Board member, Jim McCauley

17
18 Schleelein appointed Moll as an acting member for the meeting due to the absence of Planning Board
19 member McCauley.

20
21 **Public Comment Period**

22 Schleelein opened the public comment period. With no one wishing to speak,

23 Baker moved to close the public comment period. Seconded by Greenwald.

24 AYES: Schleelein, Baker, Greenwald and Moll.

25
26 **Schleelein opened the public hearing to consider Special Permit #4153 for NYSEG**
27 **Telecommunications Tower**, to erect an approximately 100-foot tall tower with antenna for
28 communications with new smart meters and mobile communications for crews at 10 Substation Alley
29 behind the Ithaca Marketplace Mall, Parcel # 46.1-6-3, which consists of approximately 1.12 acres.

30
31 Joshua Silver, representing NYSEG confirms that the project is not the same as a cellphone tower and is
32 not for public use. The tower supports WIMAC antennas. Silver stated that the tower is to be located at
33 Village of Lansing substation and will tie into multiple substations. The tower also supports mobile
34 technology as well. Discussed in depth detail of how the tower operates and the benefits of the tower.
35 Fiber inter-connectivity also provides larger bandwidth. Silver discussed previous issues of parcel size,
36 involving the size of the tower and buildings surrounding it. They provided an engineering report that
37 corrected these issues. Schleelein confirmed the total feet-- the tower is 100 feet with a 16 foot antenna at
38 the top for 116 feet in total. Cross indicated his positive opinion of the tower design, and the previous
39 issues surrounding it. Regarding the issue of the fall zone, the tower will be manufactured "extra strong"
40 which changes the fall zone required. Robbs asked if they are going with the original site plan design and
41 Silver states yes, they are but they are happy to add any buffering needed and extra building permit
42 needed. Schleelein pointed out error on the site plan, which labels it Graham Road, when it is actually is
43 Triphammer Road. Silver stated that they will correct it.

44 Baker asked for clarification of the smart meters in connection to the tower. Silver clarified how the smart
45 meters are connected to the tower and what happens if one meter goes down. Schleelein asked how much
46 of the land they own surrounding the site plan in relation to fences in disrepair on the property and also all
47 the trash surrounding the area. Schleelein asked if there is any way to clean up the area. Silver stated that

48 they are happy to clean up the area and figure out different fencing. Troy discussed the different trucks
49 that drive in the area and if there is any risk of the tower falling if one ran into it. Cross stated that the
50 trucks would not be able to get enough speed in that area to cause the tower to fall over. Silver read the
51 specs for the base of the tower, proving that it is relatively thick and would not have much damage to it.
52 Schleelein confirmed that there is no new exterior lighting being installed so there is no need for a
53 lighting plan proposal. Robbs stated that if for any reason there needs to be an exterior light added, then
54 that would need to be added. Baker asked what the construction of the tower would actually be like.
55 Silver stated that it comes in sections that slide into place. Schleelein stated that they need final site plan,
56 and planting plan. NYSEG will return to the May 29th 2018 Planning Board meeting.

57

58 **Planting Plan for Lansing Meadows PDA**

59 Goetzmann discussed the plans for all the plants across the property and variations throughout the
60 elevation. An 8-foot fence has been installed along BJs, and across from there they are using Eastern Red
61 Cedar, heading east there are Eastern White Pine, with Norway Spruce on the right side. Schleelein
62 questioned the Ever-low Yew, because deer like to eat them. Goetzmann will go back and figure a
63 different plant for that section. Robbs stated that Goetzmann should check out Cayuga Landscape because
64 there a very familiar with the area. Schleelein requested that the boxwoods should not be the fragrant
65 type. Cross asked if the Ever-low Yew trees are located in a bio retention area, and if so will they interfere
66 with maintenance? Goetzmann assured them that they will grow in that area and not interfere.

67

68 Schleelein stated that there should be room planned for a sidewalk at some point in the future, and that the
69 trees planted should not interfere with that. Robbs stated that the answers to the minor things should be
70 sent in, with board approving it at the next meeting. Robbs also stated that any changes to site plan must
71 be brought to the Planning Board and approved. Robbs asked if the Village wants lighting along the
72 roadway, and if a lighting plan is needed for the porch lights on the individual houses. Schleelein stated
73 that the Lighting Commission will need a lighting plan if there will be streetlights. Discussion on whether
74 a lighting plan is needed if it is a residential versus commercial development. Goetzmann stated that he
75 will bring back a plan once the electrical plan is done and have Robbs review it.

76

77 **Formal presentation to consider Possible development of Tax parcel # 47.1-4-10** bordering Entrance

78 Drive. This would include the possible development of 1.89 Acre parcel with single family Townhouse
79 designed units.

80

81 Gary Bush stated changes were made to the plan based on last meeting. The Home Owners Association
82 (HOA) of Sevanna Park is not interested in allowing site access via the entrance road on Entrance Drive.
83 Additional parking for visitors has been added at the west end and also right behind the M&T bank.
84 Robbs asked if there is any overflow of the pond into the creek nearby. Cross stated that since it is a
85 natural flow, they need an agreement with Kendall about the specific pipe needed. Discussion on the
86 pipes needed. Robbs stated that he received the official word from NYSEG that the electrical lines were
87 okay. Robbs stated that the main issue is the traffic flow and entrance to it, and stated that it is off center
88 of Sheraton Drive. Greenwald suggests perhaps there is some incentive they could give the HOA to
89 change their mind on using their road. Bush stated they offered many options to the HOA for letting them
90 use the road, but they refused all offers. Rob Poprawski stated that they discussed this with the HOA
91 Attorney. Cross stated that the current drive way is not a desirable location, and traffic is already
92 confusing as it is. Discussion on possible solutions ensues involving the Village and NYSDOT, which
93 controls the traffic lights. Robbs asked if the Board of Trustees would ask the HOA to reconsider their

94 decision, and explain the conditions surrounding the issue. Greenwald suggested the developers reach out
95 to the actual home owners involved in the HOA and not the attorney. Cross asked about a formal
96 recommendation from the Planning Board to give to the HOA. Schleelein stated that she believes this is
97 an opportunity to fix the traffic and intersections for the entire area. Poprawski stated that he has to let
98 Cornell know if they are buying the property, which is contingent on building the houses. Schleelein
99 asked the Planning Board how they feel about using the M&T lot as the only way through. Planning
100 Board members are unsure of how they feel. Robbs stated that he would have a hard time approving the
101 project if the road needed was not available, due to safety issues. Robbs gave advice to the Board to not
102 approve it. Robbs stated that if Cornell wants to sell the property, perhaps they should approach Sevanna
103 Park to resolve the issue. Robbs stated that the property is basically landlocked because of it not being
104 connected to Triphammer Road.

105

106 Bush asked to change topics and discuss any other issues with the plan that the Planning Board might
107 have. Cross asked how they would handle drainage from the back yards of the lots. Bush stated that they
108 are not sure yet, they have multiple options to put there. NYSEG will not allow them to move the
109 buildings any closer to the edge. Robbs stated they can bring up the road issue in the next meeting with
110 the Board of Trustees. Poprawski stated that hopefully with multiple sources backing them up, perhaps
111 the HOA, will allow them to use the road. Cross asked about the length of the lease on the M&T Bank,
112 speaker states 7 years. Bush asked for clarification about anything else needed going forward with the
113 project. Robbs stated that if approval to use the road the drawing will need to be updated.

114

115 Baker moved to have the Planning Board write a recommendation to the Board of Trustees to discuss
116 access via Entrance Drive with the Sevanna HOA. Seconded by Moll.

117 AYES: Baker, Greenwald, Moll and Schleelein.

118

119 **Trustee Report:**

120 Schleelein reported on the Trustee meeting of May 7, 2018. For a complete report of the meeting please
121 see the Trustee minutes.

122

123 **Other Business**

124 Baker discusses the NY Planning Federation Conference he and McCauley attended in April. He found it
125 very interesting. Baker specifically mentioned sessions that were about Food trucks, and solar panels.
126 Schleelein asked if there were any trends that the Planning Board should be aware of based on the talks.
127 Baker stated that there are possible upcoming changes proposed to the SEQRA process.

128

129 Schleelein asked Robbs about legality of advertising flags that were seen near BJs. Robbs also discussed
130 the clearance signs of BJs that were posted, but they are approved due to bankruptcy laws. Robbs
131 discussed his conversation with BJs about the numerous signs and flags that were excessive and that they
132 need multiples permits for them.

133

134 Schleelein also discussed sending out letters to local businesses regarding the picking up of their trash as
135 has been done in the past. Robbs sent out a notice to the Graham Road/University Apartments regarding
136 their overflowing garbage. There was discussion on abandoned shopping carts also being an issue in the
137 lawns of apartments.

138

139 Discussion of the construction of various projects across the Village.

140

141 Cross brings up the issue of Lime Bikes and the problem of them being left in undesirable places.

142

143

144 **Adjournment**

145 Greenwald moved to adjourn at 8:58PM. Seconded by Moll.

146 AYES: Schleelein, Baker, Greenwald, Moll.