

**Village of Lansing
Planning Board Meeting
January 29, 2002**

The meeting of the Village of Lansing Planning Board was called to order at 7:31 P.M. by Chairman Ned Hickey. Present at the meeting were Planning Board Members Phil Dankert, Carol Klepack and Maria Stycos; Trustee Liaison Lynn Leopold; Attorney William Troy; and Code Enforcement Officer Ben Curtis.

Public Comment:

There being no one present who wished to speak, Klepack moved to close the Public Comment period. Seconded by Dankert. All aye.

Edward Marx – New Tompkins County Planning Commissioner:

Hickey introduced the new Tompkins County Planning Commissioner Edward Marx who was invited to the meeting to meet this board. Marx is a Cornell graduate who has spent the last 11 years as Oswego County Director of Planning and Community Development. Marx stated he will be meeting with all county municipalities and this is the first municipal meeting he has attended. He is interested in intermunicipal cooperation and is currently listening to the issues and concerns of each municipality and will provide assistance as requested. He will be involved with the Vital Communities Program during the upcoming year and eventually sees it evolving into a county comprehensive plan effort. Marx is also seeking input as to how local assistance can be provided to municipalities. Marx stated the circuit rider position per se will no longer exist as titles are being changed, but the concept of direct assistance from the County to local planning boards will continue. Marx also stated the Planning Federation is no longer active and options are being explored for renewing or replacing it. There is currently a Planning Advisory Committee that assists the Department. Marx also shared what the County Planning Department does: 1) community planning at county and local levels 2) administering block grants 3) environmental protection 4) intergovernmental cooperation 5) education and 6) census data analysis.

Hickey stated the Village would appreciate dialogue on the 239 review. Hickey feels that sometimes the county oversteps the bounds of what they should review. He would also like to know what happens to the 239 reviews once they are processed and feels they should be shared with other municipalities throughout the county. Curtis supported the sharing of these reviews.

Hickey also recommended Marx speaking to the members who were active when the Planning Federation dissolved to hear their ideas. Hickey offered to meet with Marx. Curtis stated that requiring Planning Federation members also to be members of a Planning Board may have created difficulties and he would recommend it be placed in the hands of each municipality to select their representative to the Federation.

Klepack stated she was unfamiliar with the role of the County Planning Board. Hickey stated Board members were provided with the summary of the Dec. 2001 Planning Workshop. Marx stated the county web site might prove valuable to this Planning Board. Hickey apprised Marx of the Village web site.

Public Hearing: Final Plat Approval – Major Subdivision - Edwards:

The next item on the agenda was a Public Hearing for Final Plat Approval of a major subdivision by Donald and Marie Edwards to divide one 1.822 acre lot into a .728 acre lot, a .520 acre lot and a .574 acre lot on Bush Lane adjacent to 8 Bush Lane in the Medium Density and Low Density Residential Districts, Tax Parcel No. 44.1-1-38.31. The .728 lot will be combined with the property known as 8 Bush Lane, Tax Parcel No. 44.1-1-38.32.

As there was no one who wished to speak, Dankert moved to close the Public Hearing. Seconded by Klepack. All aye.

Hickey stated he has the mylars for both final plats. Hickey stated Parcel A would be joined to Caren's property, Parcel B has a purchase offer, and Parcel C would be retained by the Edwards. Upon approval of the subdivisions, Hickey will sign the plats and then turn them over to the attorney until the sales are completed. Hickey stated the new

plat shows Parcel A being combined with the Caren's existing property. Hickey questioned Edwards about a little jog in Parcel C and Edwards responded that that brought Parcel C up to 25,000 sf.. Curtis stated that 25,000 sf. is the minimum lot size for a two-family residence in this zoning district.

Klepack moved to approve the Subdivision for Donald and Marie Edwards as submitted. Seconded by Dankert. All aye. Hickey signed the mylars. Copies were made and the originals given to the Attorney.

Aulbach Home Occupation:

Hickey stated this is a continued discussion. Aulbach stated the artwork he is proposing to offer for sale at his home will be created on the premises, and that he will be doing the framing. He will be providing a studio for two artists (Patrick O'Conner and Caleigha Bay) who will be sharing the one space at different scheduled times. Aulbach stated all paintings for sale would be done on premises. Aulbach stated others could also have artwork framed but this would be on an appointment basis and the work would not be offered for sale there. Hickey requested the application be amended to include more details. Troy read the 10 additional conditions for a Home Occupation. Signage would be allowed for parking, but would not include the name of the business. Hickey recommended signage be discussed with Curtis prior to being made.

The Board reviewed the Additional Conditions for the Special Permit for a home occupation.

The Board reviewed the General Conditions for all Special Permits in Section 304.05 of the Zoning Law. Dankert moved that the Board find that the General Conditions have been met by the applicant. Seconded by Klepack. All aye.

Klepack moved the applicant has met the additional conditions for the Special Permit. Seconded by Dankert. All aye.

Dankert moved to approve Special Permit No. 1691 to allow Aulbach to operate an art studio and framing business at his residence at 135 Graham Rd., subject to the condition that the applicant will resubmit his application in fuller detail as described at the January 29th meeting and subject to the approval of that application by the Code Enforcement Officer and the Planning Board Chairman. Seconded by Klepack. All aye. Curtis informed Aulbach that an attached narrative could be included as part of the application.

Dankert Park Cell Phone Antenna Location:

Byron Elias, Pyramid Brokerage Company, spoke and indicated that Independent Wireless One (Sprint) is proposing to locate an antenna on Village park land. Elias stated another location Independent considered was near the Triphammer Mall but due to overhead wires at that site, this park was chosen instead as a better location. The new site allows for the ground equipment to be hidden and the antenna to be located on an existing pole. Hickey questioned why the pole in the park must be used when the poles run all the NYSEG right-of-way to Warren Road and beyond. Elias responded there are three sets of double poles on the NYSEG line to Triphammer Mall which can be utilized. The second pole is a support pole which carries no wires and NYSEG will only allow location on these poles. Elias stated the first set they wanted to use was at the NYSEG substation and the second was on Triphammer Mall property. Elias stated Thaler has been approached and is not interested in having his property thus encumbered. Elias is unsure whether there was another pole in the apartment complex but felt this would not allow for ground equipment. Elias stated the trees and shrubs in the Park would make the units unobtrusive for the residents, yet provide the required coverage. Klepack asked if the apartment complex has been contacted regarding the shared driveway. Elias stated he originally talked with them but has not recently as there appeared to be other alternatives. Hickey asked if an easement could be acquired for the driveway from the apartment complex owners. Elias is unsure if there is enough money left in the budget to allow for this. Elias stated the location must be available to them seven days a week and 24 hours per day but upon completion of the build it is usually accessed by trucks only about once a month and then for a short time.

Hickey stated there is currently no Special Permit application and the Board of Trustees must first approve the concept of locating the antenna in the park before a Special Permit application can be submitted and the review begun. Hickey stated tonight's meeting is just to determine the Planning Board's thoughts on permitting an antenna to be located

within Dankert Park. Troy stated the Board of Trustees were interested in what the property might eventually be used for in the future. Hickey asked Trustee Janet Beebe and Planning Board Member Dankert if they were aware of any discussions for the park and both responded they were not. It was noted that the proposal is for the southwest corner of the park in the brushy area near the apartments. This location for the antenna would serve the Villages of Lansing and Cayuga Heights and up and down Route 13 for a couple of miles. Elias stated cell towers serve a small radius and then abut another tower's territory and there is a cell tower in Ithaca although he did not know where other towers are located in the area. He has been given a ¼ mile area in which to locate an antenna site as coverage is missing from this area. Elias stated this service would only be for Sprint customers. Other providers could also request from the Village and NYSEG similar permission to locate equipment in the Village. Elias stated that others would also need to provide ground equipment for their antenna on the pole. Troy stated that this is parkland and under the state constitution, a lease can not be given or the property sold unless approved by the state legislature. Troy stated a revocable license, for which the Village would receive a fee, can be given to Independent Wireless One with the understanding that they have a fixed time to remove their equipment if notified by the Village to do so. The fencing and pad must also be removed at that time. Elias stated that the driveway would be cut through the brush but the rest would remain to screen the equipment.

Klepack asked if there would be any electromagnetic radiation or noise from the site. Elias stated there would be no noise although there might be some hum from the ground equipment. Hickey stated data would be requested with the Special Permit. Elias stated EMFs are 25 watts per panel, which is the same frequency as the emergency tower which currently exists at the Village Office. Elias stated the ground pad is installed to meet construction standards. Elias stated the antennas meet the snow and wind load requirements. Klepack asked if vehicles would be parked there and Elias stated only when inspections are performed, but never overnight. Stycos asked for the dimensions of the antenna. Elias responded the antennas could be would be 4.5 feet tall x 6 inches wide x 4 or 5 inches deep each and there would be two of them about 3 feet apart. Elias stated the largest could be 5 feet x 5 feet x 5 feet.

Hickey took a straw vote as to whether the Planning Board had any objection to the Trustees considering the location of an antenna in Dankert Park such as that proposed by Mr. Elias. All Board members voted that they had no objection. Hickey will recommend the Board of Trustees place any monies received from licensing in the Parks and Recreation Fund. Hickey will respond to Mayor Hartill.

Approval of Minutes – Jan. 14:

The Board reviewed the minutes for January 14th. Klepack moved to approve the January 14th minutes as revised. Seconded by Dankert. All aye.

Reports:

Hickey commended Curtis for his end-of-the-year report indicating number of permits, fees collected, etc.

Hickey attended the Board of Trustees' meeting. Hickey stated it is now budget time and he will be working on the Planning Board's budget request and any recommendations can be given to him. He has been told by the Mayor that the budget will be a tight this year. Hickey also stated the North Triphammer Road Reconstruction plans are proceeding and Fresinski, Herrick and Hickey will meet in February to select a supervising engineer to represent the Village. Leopold also noted that the North Triphammer bridge deck over Route 13 would be getting worked on this summer. Hickey noted that Fresinski and the Mayor will be utilizing the web page to provide information regarding scheduling and construction delays. Hickey also reported the Trustees are reviewing the codification, taking special care to separate law from policy.

Klepack also noted that the Board of Trustees have approved the Landscape Policy.

Klepack stated she and Hickey have met with Dave Putnam regarding the sign plan from Traffic Engineer Jim Napoleon. Klepack has shrunk the individual signs and placed them on the maps in the appropriate travel direction for ease in reading the maps. Klepack stated Putnam brought up some good points such as whether the signs are two sided, which parts of the sign should be reflective, whether other signs such as Lansing Village Place and YMCA should be included, and whether signs for businesses should include addresses. Hickey will contact Communique so

they can review the plan.

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Other Business as Time Permits:

Bud Shattuck introduced himself. He is a Town of Lansing Board member who has recently moved to the Village of Lansing (Northwoods).

Adjournment:

Klepack moved to adjourn the meeting at 9:00 P.M. Seconded by Dankert. All aye.