

**Village of Lansing
Planning Board Meeting
January 13, 2014**

1 The meeting of the Village of Lansing Planning Board was called to order at 7:30 P.M. by
2 Chairman Mario Tomei.

3 Present at the meeting were Planning Board Members: Phil Dankert, Lisa Schleelein, Alternate
4 Member, Deborah Dawson; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison,
5 Lynn Leopold; Village Attorney, David Dubow; and Community Observer David Robertshaw.

6 Absent: Jon Kanter and Maria Stycos

7 Tomei appointed Alternate Member Deborah Dawson as Acting Member in place of Jon
8 Kanter.

9 **Public Comment Period**

10 Tomei opened the public comment period.

11 Dawson felt that the stop sign near the Homewood Suites and Triphammer Marketplace
12 should be altered, as it could provide for an unsafe situation due to motorists not actually
13 stopping at the stop sign.

14 Dubow indicated that if this were a private road, then there could be a request to the
15 property owner to improve the situation.

16 Moseley noted that he would bring this item up with John Courtney, the Village
17 Superintendent of Public Works.

18 With no one else wishing to speak, Schleelein moved to close the public comment period.
19 Seconded by Dankert; Ayes by Tomei, Schleelein, Dankert, and Dawson.

20 **Special Permit 2832- Verizon Wireless**

21 Tomei opened the public hearing for the following: *Special Permit # 2832, Upstate Cellular*
22 *Network (Verizon Wireless), to co-locate wireless equipment on the cellular tower, owned by*
23 *Tompkins County, at the site of the Public Safety Building at 779 Warren Road, in the Business*
24 *and Technology District, Tax Parcel No. 45.1-1-53.2. Special Permit is required pursuant to*
25 *section 145-60(K) of the Village of Lansing Code.*

26 Lisa Maas-Vangellow, presenting on behalf of Verizon Wireless, indicated that Verizon
27 is proposing to remove the existing equipment on the tower and replace it with 6 new antennae
28 and 6 new radio heads (for amplification). Maas-Vangellow indicated that there would be no
29 alteration to the ground equipment and that AT&T has been finalizing the proposed changes for
30 increased structural capability of the tower, which have been delayed due to weather and

31 additional County requirements. Maas-Vangellow added that there would be a total of 3 carriers
32 on the structure (Verizon, AT&T, and T-Mobile)

33 Moseley indicated that neither the Town of Lansing nor the Town of Dryden had any
34 comments associated with the proposed project. Moseley added that the Village engineer, Brent
35 Cross, has reviewed and approved the structural modifications to the tower. Moseley added that
36 he has received the proof of mailings as required by the Village Code.

37 Tomei indicated that the Tompkins County Planning Department, in accordance with the
38 required General Municipal Law 239-1, -m, and -n review, indicated that there would not be any
39 negative inter-community or county wide impact.

40 The Planning Board worked through the Short Environmental Assessment Form (EAF)
41 and visual addendum to the EAF. After discussion, the Board filled in the appropriate areas and
42 made some minor modifications, to the form, prior to determining that the proposed action will
43 not result in any significant adverse environmental impacts.

44 Dubow asked if there were any additional federal applications or permits that were
45 needed from the applicant in order to move forward with the proposal.

46 Maas-Vangellow indicated that there were not.

47 Dankert moved the following SEQR resolution:
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50

51 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL PERMIT NO. 2832*
52 *ADOPTED ON JANUARY 13, 2014*

54 *Motion made by:* _____ *Phil Dankert* _____

55

56 *Motion seconded by:* _____ *Deborah Dawson* _____

57

58 **WHEREAS:**

59

60 A. *This matter involves consideration of the following proposed action: Special Permit # 2832,*
61 *Upstate Cellular Network (Verizon Wireless), to co-locate wireless equipment on the cellular*
62 *tower, owned by Tompkins County, at the site of the Public Safety Building at 779 Warren*

63 *Road, in the Business and Technology District, Tax Parcel No. 45.1-1-53.2. Special Permit is*
64 *required pursuant to section 145-60(K) of the Village of Lansing Code; and*
65

66 *B. On January 13, 2014 the Village of Lansing Planning Board, in performing the lead agency*
67 *function for its independent and uncoordinated environmental review in accordance with*
68 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*
69 *Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is*
70 *an Unlisted Action in accordance with SEQR; (ii) thoroughly reviewed the Short*
71 *Environmental Assessment Form (the "Short EAF"), Part I, and any and all other documents*
72 *prepared and submitted with respect to this proposed action and its environmental review*
73 *[including any Visual Environmental Assessment Form deemed required, and comments and*
74 *recommendations, if any, provided by the Tompkins County Department of Planning in*
75 *accordance with General Municipal Law Sections 239-l and -m]; (iii) completed its thorough*
76 *analysis of the potential relevant areas of environmental concern to determine if the*
77 *proposed action may have a significant adverse impact on the environment, including the*
78 *criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Short EAF, Part II);*
79

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

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

96

97 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and*
98 *directed to complete and sign as required the Short EAF, Part III, confirming the foregoing*

99 **NEGATIVE DECLARATION**, which fully completed and signed Short EAF shall be attached to
100 and made a part of this Resolution.

101 The vote on the foregoing motion was as follows:

102 *AYES: Mario Tomei, Deborah Dawson, Lisa Schleelein, and Phil Dankert*

103 *NAYS: None*

104

105 The motion was declared to be carried.

106 There being no further input from the public, Dawson moved to close the public hearing.
107 Seconded by Schleelein; Ayes by Tomei, Schleelein, Dankert, and Dawson

108 After discussion by the Board, Tomei noted that the proposal does meet the requirements,
109 as provided, the applicable Special Permit additional conditions and requirements in section 145-
110 60K of the Village Code.

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

112 Schleelein moved that all general conditions, in accordance with section 145-59E, have been
113 met. Seconded by Dawson; Ayes by Tomei, Schleelein, Dankert, and Dawson. Dankert moved
114 the following special permit resolution with conditions:

115

116 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 2832 ADOPTED ON*
117 *JANUARY 13, 2014*

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119

120 *Motion made by: _____ Phil Dankert*

121

122 *Motion seconded by: _____ Lisa Schleelein*

123

124 **WHEREAS:**

125

126 A. This matter involves consideration of the following proposed action: Special
127 Permit # 2832, Upstate Cellular Network (Verizon Wireless), to co-locate

128 *wireless equipment on the cellular tower, owned by Tompkins County, at the site*
129 *of the Public Safety Building at 779 Warren Road, in the Business and*
130 *Technology District, Tax Parcel No. 45.1-1-53.2. Special Permit is required*
131 *pursuant to section 145-60(K) of the Village of Lansing Code; and*
132

133 *B. On January 13, 2014, the Village of Lansing Planning Board opened a public*
134 *hearing for the initial purpose of (i) eliciting public comment on environmental*
135 *issues regarding this proposed action, and (ii) reviewing and evaluating the*
136 *materials and information presented by and on behalf of the applicant in support*
137 *of this proposed action; and*
138

139 *C. On January 13, 2014, the Village of Lansing Planning Board, in performing the*
140 *lead agency function for its independent and uncoordinated environmental review*
141 *in accordance with Article 8 of the New York State Environmental Conservation*
142 *Law - the State Environmental Quality Review Act (“SEQR”), (i) thoroughly*
143 *reviewed the Short Environmental Assessment Form (the “Short EAF”), Part I,*
144 *any and all other documents prepared and submitted with respect to the proposed*
145 *action and its environmental review [including any Visual Environmental*
146 *Assessment Form deemed required, comments and recommendations, if any,*
147 *provided by the Tompkins County Department of Planning in accordance with*
148 *General Municipal Law Sections 239-l and –m]; (ii) reviewed environmental*
149 *related comments from the public; (iii) completed its thorough analysis of the*
150 *potential relevant areas of environmental concern to determine if the proposed*
151 *action may have a significant adverse impact on the environment, including the*
152 *criteria identified in 6 NYCRR Section 617.7(c); (iv) completed the Short EAF,*
153 *Part 2; and (v) made a negative determination of environmental significance*
154 *(“Negative Declaration”) in accordance with SEQR for the proposed action and*
155 *determined that an Environmental Impact Statement would not be required;*
156 *whereupon, having completed the SEQR review and having made its SEQR*
157 *determination, it was established that the special permit application was*
158 *complete; and*
159

160 *D. On January 13, 2014, the Village of Lansing Planning Board thereafter continued*
161 *the public hearing on the proposed action and further reviewed and analyzed (i)*
162 *the materials and information presented by and on behalf of the applicant in*
163 *support of the proposed action, including any additional information and*
164 *materials related to environmental issues, if any, which the Board deemed*
165 *necessary or appropriate for its review, (ii) all other information and materials*
166 *rightfully before the Board [including comments and recommendations, if any,*
167 *provided by the Tompkins County Department of Planning in accordance with*
168 *General Municipal Law Sections 239-l and –m], (iii) all issues raised during the*
169 *public hearing and/or otherwise raised in the course of the Board’s deliberations,*
170 *and (iv) possible modifications and/or conditions that might be imposed in*

171 *conjunction with any special permit approval to be granted, whereupon, the*
172 *public hearing was closed; and*

173
174 *E. On January 13, 2014, in accordance with Section 7-725-b of the Village Law of*
175 *the State of New York and Sections 145-59, 145-60, 145-60.1 and 145-61 of the*
176 *Village of Lansing Code, the Village of Lansing Planning Board, in the course of*
177 *its further deliberations, reviewed and took into consideration (i) the general*
178 *conditions required for all special permits (Village of Lansing Code Section 145-*
179 *59E), (ii) any applicable conditions required for certain special permit uses*
180 *(Village of Lansing Code Section 145-60, including subsection K thereof relating*
181 *to special permit requirements and regulations for telecommunications facilities),*
182 *and (iii) any applicable conditions required for uses within a Combining District*
183 *(Village of Lansing Code Section 145-61);*

184
185

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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187 1. *The Village of Lansing Planning Board hereby finds (subject to the conditions and*
188 *requirements, if any, set forth below) that the proposed action meets (i) all general*
189 *conditions required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*
190 *applicable conditions required for certain special permit uses (Village of Lansing Code Section*
191 *145-60, including subsection K thereof relating to special permit requirements and*
192 *regulations for telecommunications facilities), and (iii) any applicable conditions required for*
193 *uses within a Combining District (Village of Lansing Code Section 145-61); and*

194

195 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit No.*
196 *2832 is **GRANTED AND APPROVED**, subject to the following conditions and requirements:*

197

198 A. *Compliance with all requirements applicable after issuance of the special permit*
199 *approved by this resolution as provided for in section 145-60(K) of the Village of*
200 *Lansing Code, including, but not limited to, all applicable financial security,*
201 *property security, inspection, maintenance, repair and removal obligations*
202 *associated with the telecommunication facilities approved by this resolution.*

203

204 B. *Approval from either the Village Engineer or a third-party structural engineer*
205 *(designated by the Village) that all proposed telecommunication facilities and/or*
206 *structural modifications are satisfactory.*

207

208 C. *Required permits, approvals, consents and other authorizations from all*
209 *applicable Federal, State, County and local governmental and regulatory*
210 *agencies shall be obtained, maintained and complied with for all permitted*
211 *improvements, operations and activities as authorized by this special permit*
212 *approval, and such improvements, operations and activities shall at all times*
213 *comply with all applicable Federal, State, County and local laws, codes, rules and*
214 *regulations.*
215

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

219

220 *AYES: Mario Tomei, Deborah Dawson, Lisa Schleelein, and Phil Dankert*

221

222 *NAYS: None*

223

224 *The motion was declared to be carried.*

225 **Other Business**

226 Moseley provided an update on the landscaping plan for the new Village administrative
227 building. Moseley noted that if the Trustees approve the proposed plan from Cayuga Landscape,
228 it will then be submitted to the Planning Board for approval.

229 Tomei suggested having a rough draft of each group's section for the proposed updated
230 Comprehensive Plan by the Joint meeting with the Board of Trustees on January 28th.

231

232

233 **Adjournment**

234 Dawson moved to adjourn at 8:45 PM. Seconded by Schleelein; Ayes by Tomei,
235 Schleelein, Dankert, and Dawson.