

Village of Lansing
Planning Board Meeting
September 29, 2015

The meeting of the Village of Lansing Planning Board was called to order at 7:05PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Lisa Schleelein, John Gillott, and Maria Stycos; Alternate Member Mike Baker; Code Enforcement Officer, Marty Moseley; Village Engineer, Brent Cross; Village Trustee Liaison, Gerry Monaghan; Village Attorney, David Dubow; Herman Sieverding from Integrated Acquisition & Development; Tiffany St. Bernard; James Alexzander; Lisa Maas-Vangellow from Verizon Wireless; and Resident, Marion Hartill.

Absent: Deborah Dawson

Tomei appointed Mike Baker as an acting Planning Board member in place of Deborah Dawson.

Public Comment Period

Tomei opened the public comment period. Gillott expressed concern over a race course that has been set up on Sunday at the Shops at Ithaca Mall. Gillott explained that he could also hear the noise from the cars on the Ithaca Mall property. Moseley indicated that he would investigate the situation, but indicated that an event of that nature may be a permitted event. Moseley noted that the Mall does not have a permit for that type of activity currently.

James Alexander of Alexander's Food Truck asked the Board to consider allowing him more days per year to operate his food truck. Alexander indicated that he currently operates his food truck on the YMCA property and he targets the YMCA members although people from nearby businesses are also regular customers. Alexander noted that he serves a healthier approach to the typical food trucks in the area, and by allowing more days per year he would be able to be open during some of the YMCA's events, such as the marathons.

The Board asked questions pertaining to hours of operation and advertisement methods. The Board noted that there is a need for the type of service Alexander provides but expressed concerns about setting a precedent.

Alexander indicated that he would operate into the fall and early spring if he was allowed to. Alexander noted that he advertises by word of mouth, social media, and he visits businesses. Alexander provided a letter requesting an extended timeframe beyond the Village's current Code provisions.

Tomei noted that if the Village were to allow more than 4 days per week and 50 weeks per year, it would equate to 200 days per year. Tomei felt that 200 days per year were too many, but that the Board would consider this at a future meeting.

With no one else wishing to speak, Stycos moved to close the public comment period. Seconded by Schleelein; Ayes by Tomei, Baker, Gillott, Schleelein, and Stycos.

Classification and Possible Consideration for Alteration to an Existing Special Permit: Requested alteration, to special permit number 2799, (Verizon Wireless cell tower at 2309 North Triphammer Road) for the purpose of switching out existing equipment to a larger size.

50 Maas-Vangellow indicated that Verizon would like to replace and upgrade some of the existing antennas with
51 larger antennas and add some small radio heads. There has been an engineering report provided to the Village
52 for review. Maas-Vangellow added that 3 antennas are exactly the same size and weight, and there are 3
53 antennas that are larger in size and weight but are the same size as those currently located on different
54 portions of the antenna array. The engineering report suggests that the tower is capable of the additional
55 loads.

56 Cross noted that he is currently in the process of reviewing the engineering analysis, and it would appear that
57 the tower is only loaded to 40% of the total capacity, which would suggest that the tower could handle the
58 proposed loads. Cross had some additional questions that he needed to follow up on with the consulting
59 engineers prior to making his formal analysis. Cross noted that he would provide Moseley with his official
60 report.

61 Monaghan asked about the amplifiers/radio heads.

62 Maas-Vangellow noted that they fit right behind the antenna and are not noticeable. The amplifiers provide
63 for better communication from the base of the tower to the antenna.

64 Gillott asked if this would increase the reception for the area.

65 Maas-Vangellow indicated that it would increase the reception and also provide for a more reliable reception.
66 The improvement is proposed to take place in November of this year.

67 Schleelein moved that the proposed alterations would be considered a minor change to the existing special
68 permit # 2799; Seconded by Stycos; Ayes by: Tomei, Baker, Gillott, Schleelein, and Stycos.

69 General Conditions 145-59E:

70 Tomei read the general conditions for special permits, section 145-59E. The Board evaluated the special
71 permit application against the required general conditions.

72
73 The Board determined that the general conditions have been met. Stycos moved that all general conditions, in
74 accordance with section 145-59E, have been met. Seconded by Baker; Ayes by Tomei, Baker, Gillott,
75 Schleelein, and Stycos.

76
77 Schleelein moved to grant the replacement of 6 antenna, 3 of which will be larger, and 6 radio heads.
78 Seconded by Gillott; Ayes by: Tomei, Baker, Gillott, Schleelein, and Stycos.

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80 **Classification of Subdivision:** Dart Drive and Graham Road tax parcel number 46.1-1-6.24

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82 St. Bernard indicated that she was looking to subdivide the larger parcel of 9.35 acres into two parcels. One
83 larger parcel would remain in ownership of the current owner Mr. Tran, and one smaller parcel would be
84 purchased by St. Bernard who indicated that she was looking to build a single family house with an accessory
85 apartment.

86
87 Tomei directed the Board's attention to section 125-2 of the Village's Subdivision Law incorporating Village
88 Code definitions, including minor and major subdivisions.

89
90 After reading 125-2 of the Subdivision Law Schleelein moved to classify the subdivision as a minor
91 subdivision. Seconded by Stycos; Ayes by: Tomei, Baker, Gillott, Schleelein, and Stycos.

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93 **Classification and Possible Consideration for Alteration to an Existing Special Permit:**

94 Requested alteration, to special permit number, 518 (20 Thornwood Drive) for the purpose of adding an
95 employee entrance.

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97 Sieverding explained that 20 Thornwood Drive is requesting to construct a small covered employee entrance
98 in the rear of the building. This would allow for a cleaner environment within the existing building. Sieverding
99 noted that the current building houses a clean room which is very sensitive to the environment. The addition
100 would be approximately 10'x27'8", which equates to a 1.4% increase to the overall size of the building.
101 Sieverding added that this would be similar to the employee entrance recently added at 9 Brown Road.
102 Sieverding noted that the additional impervious area proposed would result in a slight change in the
103 stormwater runoff.

104

105 Cross noted that the proposed change would appear to be insignificant.

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107 Stycos moved that the proposed alteration be classified as a minor change to existing special permit #518.
108 Seconded by Baker; Ayes by: Tomei, Baker, Gillott, Schleelein, and Stycos.

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110 The Board determined that the general conditions have been met. Gillott moved that all general conditions,
111 in accordance with section 145-59E, have been met. Seconded by Schleelein; Ayes by Tomei, Baker, Gillott,
112 Schleelein, and Stycos.

113

114 Stycos moved to amend special permit #518 and allow for an employee entrance of 10'x27'8" to be
115 constructed on the back side of the building. Seconded by Gillott; Ayes by Tomei, Baker, Gillott, Schleelein,
116 and Stycos.

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119 **Approval of Minutes: (5/11/15, 5/26/15, 7/13/15, & 8/25/15)**

120 The Board reviewed the minutes for 5/11/15. Schleelein moved to approve the minutes as revised.

121 Seconded by Gillott; Ayes by Tomei, Baker, Gillott, Schleelein, and Stycos.

122 The Board reviewed the minutes for 5/26/15. Stycos moved to approve the minutes as revised. Seconded
123 by Schleelein; Ayes by Tomei, Schleelein, and Stycos. Abstentions by Baker and Gillott.

124 The Board reviewed the minutes for 7/13/15. Gillott moved to approve the minutes as revised. Seconded
125 by Stycos; Ayes by Tomei, Baker, Gillott, Schleelein, and Stycos.

126 The Board reviewed the minutes for 8/25/15. Schleelein moved to approve the minutes as revised.

127 Seconded by Stycos; Ayes by Tomei, Schleelein, and Stycos. Abstentions by Baker and Gillott..

128 **Trustee Report:**

129 Tomei reported on the Trustee meeting for September 21, 2015. For a complete report of the meeting please
130 see the Trustee minutes.

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133 **Other Business**

134 Referring back to the Alexander's Food Truck matter discussed during the Public Comment period, Moseley
135 noted that there may be a way to provide for additional days that would not set a precedent. Moseley noted
136 that he would research and respond back to the applicant's request, which the Board agreed with.

137

138 **Adjournment**

- 139 Baker moved to adjourn at 8:37 PM. Seconded by Stycos; Ayes by Tomei, Baker, Gillott, Schleelein, and
140 Stycos.