

Village of Lansing  
Planning Board Meeting  
Minutes of Tuesday,  
September 28, 2021

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The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:02 PM

**Present at the meeting:**

**Planning Board Members:** Mike Baker, Anthony Ingraffea, Jim McCauley, Monica Moll, and Lisa Schleelein

**Alternate Member:** None

**Village Legal Counsel:** Bill Troy

**Village Engineer:** Brent Cross

**Village Trustee Liaison:** None

**Village CEO:** Michael Scott

Public included: Eric Goetzmann and Attorney, John Langey, representing Lansing Meadows; Brett Morgan representing Verizon Wireless, and Mayor Hardaway.

**Approval of the Minutes**

Baker moved to accept the minutes of August 31, 2021. Seconded by Ingraffea.

Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

Nays: None

Moll moved to accept the minutes of September 13, 2021. Seconded by Baker.

Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

Nays: None

**Public Comment Period:**

With no one wishing to speak, McCauley moved to close the public hearing. Seconded by Ingraffea.

Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

Nays: None

Schleelein read the following agenda item:

**Public Hearing for Special Permit #2021-4515**

*Brett Morgan of Airosmith Development, LLC, and representing Verizon Wireless, is proposing to make some changes to the communication tower owned by Diamond Communications, LLC located at 2309 North Triphammer Road (Tax parcel #46.1-5-4.2/99). The applicant is proposing to swap out existing items such as 12 antennas and 6 remote heads with new equipment. There will be no changes to the ground equipment or base of the facility. As per Village Code 145-*

44 43D(1)(a) and 145-60J, a special permit is required for any alteration of a telecommunications  
45 facility.

46 Cross had finished and sent a report to the Planning Board members. Schleelein said that Cross has  
47 recommended that the Planning Board approve the special permit but, suggests that a condition be  
48 attached to the resolution that a third party be required for installation inspection before a Certificate  
49 of Compliance is issued. Morgan was ok with this.

50 Scott declared that the GML-239 was received back with no County recommendations.

51 The short EAF was reviewed at the last meeting with a minor change needed. Morgan has since  
52 made that change.

53 Schleelein went through the short EAF Part II questions.

54

55 Schleelein read the following resolution:

56

57 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR**

58 **REVIEW OF SPECIAL PERMIT NO. 2021-4515 ADOPTED ON SEPTEMBER 28, 2021**

59 Motion made by: Mike Baker

60 Motion seconded by: Monica Moll

61 **WHEREAS:**

62 A. This matter involves consideration of the following proposed action: Special Permit No.  
63 2021-4515, Brett Morgan of Airosmith Development, LLC, and representing Verizon  
64 Wireless, is proposing to make some changes to the communication tower owned by  
65 Diamond Communications, LLC located at 2309 North Triphammer Road (Tax parcel  
66 #46.1-5-4.2/99). The applicant is proposing to swap out existing items such as 12 antennas  
67 and 6 remote heads with new equipment. There will be no changes to the ground equipment  
68 or base of the facility. As per Village Code 145-43D(1)(a) and 145-60J, a special permit  
69 is required for any alteration of a telecommunications facility.; and

70 B. On September 28, 2021, the Village of Lansing Planning Board, in performing the lead  
71 agency function for its independent and uncoordinated environmental review in  
72 accordance with Article 8 of the New York State Environmental Conservation Law - the  
73 State Environmental Quality Review Act ("SEQR"), (i) determined that the proposed  
74 action provided for herein is an Unlisted Action in accordance with SEQR; (ii) thoroughly  
75 reviewed the Short Environmental Assessment Form (the "Short EAF"), and any and all  
76 other documents prepared and submitted with respect to this proposed action and its  
77 environmental review; (iii) completed its thorough analysis of the potential relevant areas  
78 of environmental concern to determine if the proposed action may have a significant  
79 adverse impact on the environment, including the criteria identified in 6 NYCRR Section  
80 617.7(c); and (iv) completed the Short EAF); and

81

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

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

98 2. *The Responsible Officer of the Village of Lansing Planning Board is hereby*  
99 *authorized and directed to complete and sign as required the Short EAF, Part III*  
100 *confirming the foregoing **NEGATIVE DECLARATION**, which fully completed*  
101 *and signed Short EAF shall be attached to and made a part of this Resolution.*

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

103 *Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein*

104 *Nays: None*

105 *The motion was declared to be carried*

106 Schleelein will sign Part III at the Village office the next day.

107

108 Moll moved to close the public hearing. Seconded by McCauley.

109 Ayes: Baker, Ingraffea, McCauley, Moll and Schleelein.

110 Nays: None

111

112 Schleelein read through the Special Permit General Conditions.

113 Ingraffea moved that all conditions have been met. Seconded by Baker.

114 Ayes: Baker, Ingraffea, McCauley, Moll and Schleelein.

115 Nays: None

116

117 Schleelein asked the Planning Board members if they have read through the Special Permit  
118 Resolution. All members said yes.

119 A condition “d” was added as per Cross’ suggestion.

120  
121 Schleelein reviewed the following resolution:

122  
123  
124

**VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR  
SPECIAL PERMIT NO. 2021-4515 ADOPTED ON SEPTEMBER 28, 2021**

125 *Motion made by:* Mike Baker

126 *Motion seconded by:* Anthony Ingraffea

127 **WHEREAS:**

128 A. *This matter involves consideration of the following proposed action: Special Permit No.*  
129 *2021-4515, for the proposal Brett Morgan of Airosmith Development, LLC, and*  
130 *representing Verizon Wireless, is proposing to make some changes to the communication*  
131 *tower owned by Diamond Communications, LLC located at 2309 North Triphammer Road*  
132 *(Tax parcel #46.1-5-4.2/99). The applicant is proposing to swap out existing items such as*  
133 *12 antennas and 6 remote heads with new equipment. There will be no changes to the*  
134 *ground equipment or base of the facility. As per Village Code 145-43D(1)(a) and 145-60J,*  
135 *a special permit is required for any alteration of a telecommunications facility.; and*  
136

137 B. *On September 13, 2021, and September 28, 2021, the Village of Lansing Planning Board*  
138 *opened and continued a public hearing regarding this proposed action, and therein*  
139 *thoroughly reviewed and analyzed (i) the materials and information presented by and on*  
140 *behalf of the applicant in support of this proposed action, including information and*  
141 *materials related to the environmental issues, if any, which the Board deemed necessary*  
142 *or appropriate for its review, (ii) all other information and materials rightfully before the*  
143 *Board (including, if applicable, comments and recommendations, if any, provided by the*  
144 *Tompkins County Department of Planning in accordance with General Municipal Law*  
145 *Sections 239-1 and 239-m), and (iii) all issues raised during the public hearing and/or*  
146 *otherwise raised in the course of the Board's deliberations; and*  
147

148 C. *On September 28, 2021, the Village of Lansing Planning Board, in accordance with (i)*  
149 *Article 8 of the New York State Environmental Conservation Law - the State Environmental*  
150 *Quality Review Act ("SEQR"), and 6 NYCRR Section 617.5; and (ii) Section 123.2 of the*  
151 *Village of Lansing Code, and amended on environmental review and adopted a Resolution*  
152 *for SEQR Review in connection with Special Permit No. 2021-4515;*  
153

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

155 1. *The Village of Lansing Planning Board hereby finds (subject to the*  
156 *conditions and requirements, if any, set forth below and the provisions*  
157 *provided for in paragraph "B" above) that the proposed action meets (i)*  
158 *all general conditions required for all special permits (Village of Lansing*

159 *Code Section 145-59E); (ii) any applicable conditions required for*  
160 *certain special permit uses (Village of Lansing Code Section 145-60); and*  
161 *(iii) any applicable conditions required for uses within a Combining*  
162 *District (Village of Lansing Code Section 14561); and*  
163

164 2. *It is hereby determined by the Village of Lansing Planning Board that Special Permit*  
165 *No. 2021-4515 is **GRANTED AND APPROVED**, subject to the following conditions*  
166 *and requirements:*

167 a. *Soil and Erosion control measures and water quality techniques shall be*  
168 *implemented and coordinated as required and approved by the Village of Lansing*  
169 *Code Enforcement Officer and/or the Village of Lansing Engineer, and a plan for*  
170 *maintenance and said control measures and quality techniques over time shall be*  
171 *established with the Village of Lansing Code Enforcement Officer and/or the*  
172 *Village of Lansing Engineer.*

173  
174 b. *Prior to a building permit being issued, approval by the Village of Lansing*  
175 *Engineer and Village of Lansing Storm Water Officer of, but not limited to, site*  
176 *work, storm water management and infrastructure plans, and implementation*  
177 *thereof. Drainage easements for potential impact from the stormwater*  
178 *management facilities on neighboring parcels shall be obtained, provided to the*  
179 *Village for approval by the Village Engineer, Stormwater Officer and Attorney, and*  
180 *thereafter recorded at the Tompkins County Clerk's Office.*

181  
182 c. *Required permits, approvals, consents and other authorizations from all applicable*  
183 *Federal, State, County and local governmental and regulatory agencies shall be*  
184 *obtained, maintained and complied with for all permitted improvements,*  
185 *operations and activities as authorized by this special permit approval, and such*  
186 *improvements, operations and activities shall at all times comply with all*  
187 *applicable Federal, State, County and local laws, codes, rules and regulations.*

188  
189 d. *A third party inspection of the compliance of the final installation will be submitted*  
190 *prior to the issuance of a Certificate of Compliance.*  
191

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

193 *Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein*

194 *Nays: None*

195 *The motion was declared to be carried*

196

197 Schleelein read the following from the agenda:

198

199 **Public Hearing for Special Permit #2021-4516**

200 *Arrowhead Ventures, LLC/Triax Management Group, to develop Area B of the Lansing*  
201 *Meadows Planned Development Area (PDA), which includes 12 single family senior housing*  
202 *units, Tax Parcel No. 47.1-1-17.21\*\* and 47.1-1-17.29\*\*. This project is directly adjacent to the*  
203 *stand-alone retail center (BJ's Wholesale Club), Area A and the proposed Commercial Section*  
204 *A-1 of the PDA, that is adjacent to the Shops at Ithaca Mall, and is also adjacent to the*  
205 *enhanced wetlands, Area C of the PDA, adapted to provide a bird habitat and buffer between*  
206 *Areas A and B of the PDA.*

207 *\*\*This is a correction from the September 13, 2021 Planning Board agenda*

208 Schleelein made a note of the corrections.

209 Scott reviewed what material was covered during the 2 engineering meetings with Arrowhead that  
210 occurred since the last Planning Board meeting.

211 Goetzmann gave a review of current work being done on the site. Goetzmann said that the kitchen  
212 countertops had arrived and were being installed. Also, the water meter and back flow device will  
213 be on site tomorrow. Mobilization has started for equipment used to start the remaining underground  
214 work. Goetzmann has also reached out to Courtney about remaining water parts.

215 The landscaper was on site that day and suggested alternating 2 types of fir trees so if some disease  
216 starts it will not spread easily. The fir trees would be in place of the Blue Spruce on the south side  
217 of the site.

218 Schleelein looking forward to seeing the final landscaping plan.

219

220 The public hearing will remain open.

221

222 **Other Business**

223 Scott reviewed what the Planning Board asked for at the previous meeting in regards to the proposed  
224 Lighting Law. The Lighting Commission added wording to help clarify the 50% rule as well as how  
225 non-essential lighting was determined. The Planning Board reviewed the changes.

226

227 Schleelein mentioned lighting for ATMs and State Banking Law.

228

229 Moll asked if future lighting and/or replacement lighting could be required for a possible future  
230 dimmability law.

231

232 There was discussion on possible wording and placement in the law for dimmable lighting. There  
233 was emphasis on the wording about a fixture being replaced and not just the bulb.

234

235 Schleelein suggested to send this back to the Lighting Commission.

236

237 Schleelein reminded everyone about the NYS Planning Federation classes and asked whoever  
238 wanted to participate to contact Jodi Dake.

239

240 Cross and Moll had attended the Transportation presentation the day before. Cross said that there  
241 was an emphasis on shrinking road widths to accommodate pedestrians and bicycles. Cross believes  
242 the presentation was directed more toward large municipalities with city streets and not so much for  
243 Villages.

244

245 There was discussion about revisiting Short-term rentals and more discussion about the  
246 responsibility of the street lights near route 13 on Triphammer road.

247

248 Scott reported that he spoke with some representative from East Pointe Apartments and recommend  
249 that the Planning Board invite the representative to the next meeting to try and finalize the entry/exit  
250 discussion.

251

252 **Trustee Report**

253 Schleelein gave a report. Details can be found on the Village website in the 9/20/21 Board of  
254 Trustee minutes.

255 **Adjournment**

256 Baker moved to adjourn at 8:10. Seconded by McCauley.

257 Ayes: Baker, Ingraffea, McCauley, Moll and Schleelein.

258 Nays: None

259

260 Minutes taken by: Michael Scott, CEO