

APPROVED

Town of Lansing

Monday, April 24, 2017 5:30 PM

PLANNING BOARD MEETING

PLANNING BOARD MEMBERS

(*Denotes present)

- Tom Ellis, Chairman
- * Norman (Lin) Davidson, Vice-Chairman
- * Larry Sharpsteen
- * Al Fiorille
- * Gerald Caward
- * Deborah Trumbull
- * Sandra Dennis Conlon
- * Dean Shea, Alternate

Other Staff

Lynn Day, Zoning Officer
Mike Long, AICP
Doug Dake, TB Liaison
Guy Krogh, Esq.

Public Present

Connie Wilcox

Comprehensive Plan Review

The Planning Board Meeting was called to order at 5:30 PM. Members worked on the Comprehensive Plan Updates until 6:30 PM and then began other business.

Other Business

Norman (Lin) Davidson, Acting Chairman called the Planning Board Meeting for other business to order at 6:30 PM.

APPROVED

Comments/Concerns of Items not on the Agenda

There were none.

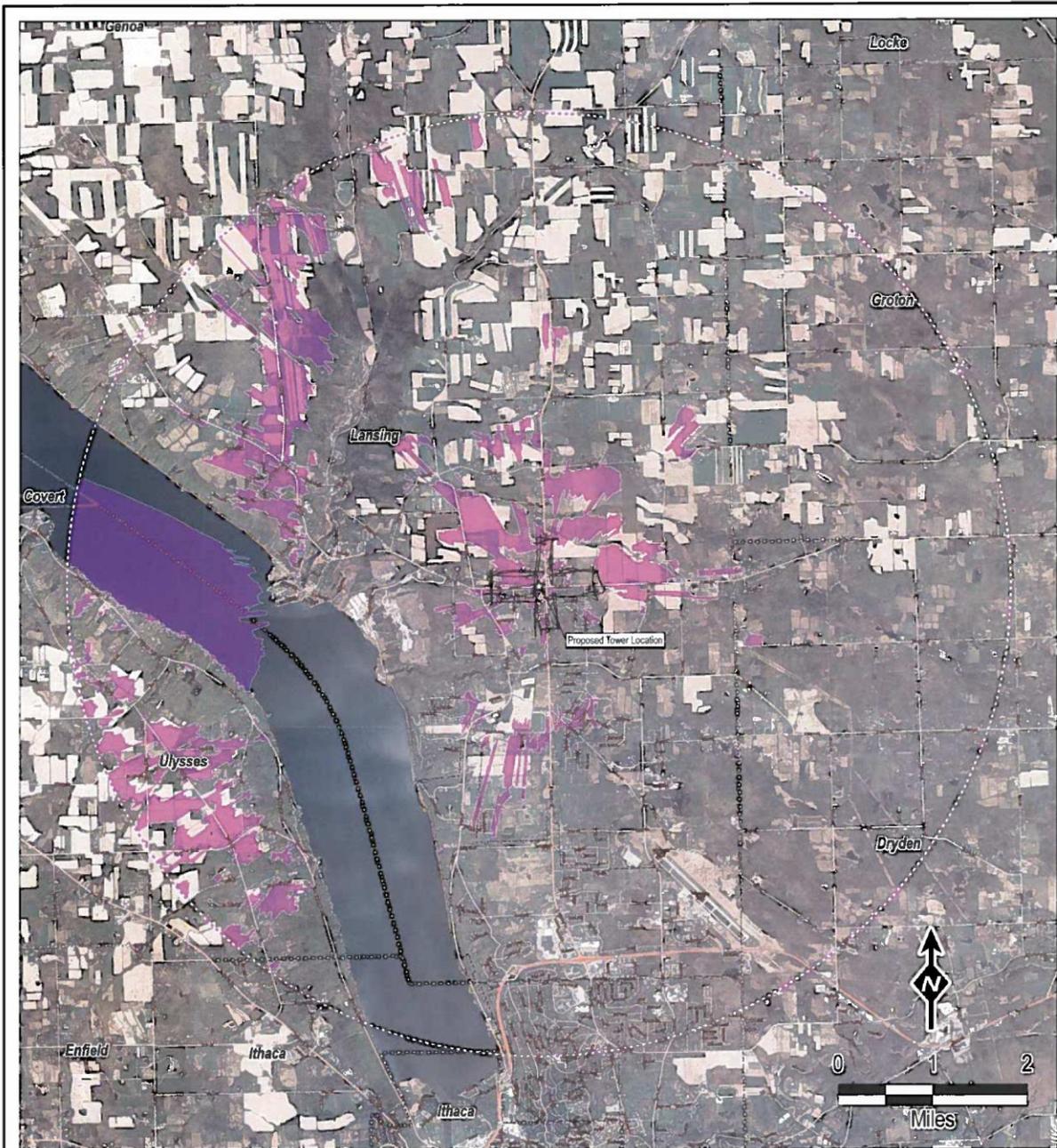
Sketch Plan Review-New York State Electric & Gas, Peruville Road and Auburn Road, Tax 3 31.-7-2, Installation of a 100' Communication Mast

Mr. Josh Silver and his "Team" appeared before the Board for a presentation on a proposed 100 ft. tall Communication Tower. Mr. Silver states the Ithaca region has been selected as a Pilot Program area for the "REV" Program. This technology is considered smart grid. The Mono Pole will be located to the north of the existing substation. It creates a digital link between NYSEG Headquarters and the local substation. It will allow people that live within the "REV" umbrella to have more control of their own electrical use. NYSEG will also be able to integrate more efficiently energy sources.

Al Fiorille inquired if this would service the whole Town or would there be dead zones.

According to the Engineer present, the technology used was built for non line of site. Meters can talk to the best Meter available. There is one location near VanOstrand and Buck Road where there will be no coverage.

APPROVED



Legend

- ☆ Proposed Tower Location
- ⋯ 5 Mile Tower Location Buffer
- Area Where Tower May Be Visible
- Village Boundary
- ⋯ Town Boundary
- County Boundary

Sources: ESRI, TRC, USGS NED, USDA NCDL

DRAFT
FOR DISCUSSION AND
PLANNING PURPOSES ONLY



**South Lansing
Substation Tower Project**

**5 Mile Tower
Viewshed Analysis**

Created:
4/24/2017



10 Maxwell Dr #200
Clifton Park, NY 12005

APPROVED

Larry Sharpsteen inquired if the Meters in the area would be required to be upgraded?

The Engineer stated all 25,000 meters will be upgraded and he is not sure who will be responsible for paying for them.

Dean Shea inquired if it was a requirement for this particular proposal be located at the sub-station?

The Engineer stated for this plan it is. The Mast also controls part of the substation. There are some functions of the antennas that are supported by the pole, can in theory be located outside of the mast substation elsewhere.

Dean Shea inquired what is the current pole height, and what is would be the largest pole height for the area?

Currently the height is 45' in South Lansing and the proposed is for 100' steel mounted pole. High power transmission lines are usually 55' to 75'.

Al Fiorille inquired as to what would happen next if the Town of Lansing Zoning Board denies their Variance request for the height.

NYSEG would have to go back to their Planning Board and request another plan.

Sandy Conlon inquired if there would be screening. The Engineer indicated there will be no screening.

Norman (Lin) Davidson inquired as to where it would fall. The Engineer stated it is not designed to be collapsible. This is a self supporting mono pole. The antennas are small and stay close to the tower. The Tower itself is 18 inches with a point to point 3 ft. dish.

Dean Shea does not believe the Town's Comprehensive Plan anticipates a 100' tower in this part of Town.

APPROVED

Al Fiorille inquired from the Town Attorney if there were any applicable Federal Regulations related to Cell Towers apply would apply to this.

Guy Krogh states yes and no. Some regulations do apply and other regulations are exempt.

Sandy Conlon inquired about another location for placement, also Dean Shea suggested another site such as Searles Road. Moving the proposal north more would create problems with the Cayuga Heights substation.

There will be absolutely no co-locations with other utilities unless the Municipality request that NYSEG consider it.

Larry Sharpsteen inquired if NYSEG has an easement from the State DOT. According to the Engineer present, he states the Transformer will come down before this structure. The proposed tower sustains 120 miles per hour winds.

It was recommended that approximately a week prior to the balloon test, a sign should erected advising residents as to the date, time and what the test is supporting.

The Engineer indicated that a visual Balloon test is very weather dependent, labor intensive and more difficult than a visual simulation photograph presented this evening.

Larry Sharpsteen states one of the concerns people have is, the aesthetic effect on people coming into town. Mr. Sharpsteen states there is no reason a 4' x 8' Sign should not be erected up advising of such.

It was mentioned that possibly they locate the project to another NYSEG substation, if they need to stay in the vicinity, the Town may be able to help out. Co-location is not an option for NYSEG.

Mike Long advised Mr. Silver to give him/the Town approximately a 2 weeks notice prior to the Balloon visual. Also, it was agreed, two (2) Signs should be erected.

APPROVED

Pictures every half mile while the balloon is flying will be taken and a visual mockup will be made available for the public.

Ed LaVigne stated the Town would possibly consider land for use up near the Highway Barns, of course, if the Planning Board recommends it. Mr. LaVigne suggested that NYSEG reach to the Highway Superintendent for his thoughts.

Larry Sharpsteen made a motion to adjourn the Meeting at 8:00 PM. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Member
Vote of Planning Board . . . (Aye) Al Fiorille, Member
Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member
Vote of Planning Board . . . (Aye) Deborah Trumbull, Member