

APPROVED

# Town of Lansing

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Monday, May 22, 2017 6:30 PM

PLANNING BOARD MEETING

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## 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  
Edward LaVigne, Town Supervisor  
Guy Krogh, Esq.

## Public Present

Thomas Kirby                      Elsie Ray  
Jeannina Kirby                    Doug Bianchi  
Barbara Caward

Thomas Ellis, Chairman called the Planning Board Meeting for other business to order at 6:34 PM.

Thomas Ellis, Chairman enacted Alternate Member Dean Shea as a voting Member this evening.

## Approval/Denial of Planning Board Minutes for May 8, 2017

Gerald Caward made a motion to approve. Larry Sharpsteen 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) Sandra Dennis Conlon, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**

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**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Dean Shea, Alternate Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

Crown Castel – Verizon Cell Tower Power Point Presentation on the Visual Simulation at 95-foot tower height. Presented by Matthew Kerwin from Barclay Damon

- Infinigy is the Engineer
- Crown Castle is the owner and operator
- Verizon will lease space on the tower

## **Summary of Board Member questions/answers in reference to the presentation.**

- \*The only carrier set up to use the tower at this time is Verizon
- \*Matt will look into the Generator supply source (diesel or propane)
- \*A Diesel Generator would require a retention spill housing and more size information
- \*Typical ice fall pattern can vary-depends on how significant the wind gusts
- \*Matt will look into figures on radio wave scatter due to the tower
- \*White Spruce Trees will be planted around the fence perimeter
- \*The Cell Tower will be connected to Fiber Optics instead of a Microwave Dish
- \*Many Properties were pursued and declined by owner. 1901 E. Shore Drive is only property with owner approval and within the Verizon Location Ring. It is clear the with Exhibit 6 Crown Castle has demonstrated the need for the site where it is by the coverage rings
- \*NYSEG needs to sign off on the fall zone area
- \*Local Law may require an area variance to cover the clear Fall Zone. The Town is reviewing in depth to cover due diligence
- \*Lansing Fire Department should be included in the review of the drawings

Legal Notice was published in the Ithaca Journal on May 12, 2017 as required by Law for Crown Castle Public Hearing.

Larry Sharpsteen made a motion to open the Public Hearing on the Site Plan Review from Crown Castle at 7:44 PM. Gerald Caward 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) 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) Dean Shea, Alternate Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

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## **Public Hearing-Site Plan Review, Crown Castle Communication Tower, 1901 East Shore Drive, Tax #37.1-8-4.1**

Chairman Tom Ellis opens the floor for any questions at 7:45 PM

### **Comments/Concerns**

Elsie Ray inquired who would maintain the driveway. Matthew Kerwin states that Crown Castle will maintain the driveway.

Guy Krogh, Esq. inquired if there is a separate easement for the driveway access. Matthew Kerwin states it is referenced in the lease. He will confirm that.

Chairman Tom Ellis inquired if there will be a gate at the entrance of the driveway. It is required by Local Law #4 of 2006 to supply a Knox box at the entry for the Fire Department.

Chairman Tom Ellis asked if there were any more question or concerns. There were none.

Chairman, Thomas Ellis will continue to keep the Public Hearing open until the Board is ready to take action on this. The County has the 239 review; a recommendation needs to be sent to the ZBA for the Variance after the remaining criteria's are completed.

Lynn Day inquired about the height of the perimeter fence. The ordinance requires a total height of 8 feet. Matthew replied that they would bring it up a foot, no problem.

### **Comments/Concerns of Items not on the Agenda**

Jeannine Kirby inquired if the Ag Sub-Committees Proposal is completed. Mike Long replied not yet, after the Comprehensive Plan is adopted then they will get into possible proposed changes in the legislation. If you have any concerns, it would be best to bring up when the Public Hearing(s) are scheduled.

Chairman Tom Ellis commented going forward the Board needs to concentrate on Legislation to control large wind and solar power projects and local law or section in our land use ordinance for stand-alone. ie: solar and wind

Mike Long met with Larry Fabroni. Update on Village Solar:

- Updated traffic survey
- Completing a site plan of Landscaping of the entire parcel
- Summary of the Buildings Locations

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- Summary of the Phasing
- All the information will be in the packet for next month

Mike Long gave update on Cayuga Farms. The buildings will be smaller allowing them to add a clubhouse and save 20% more green space. He also would like to make the road to Town Highway Specs and then turn it over to the Town to operate. Buildings will be two story with garages underneath. It will have the same 102 units approximately 1500 to 1800 sq. ft.

Mike Long has introduced two new proposed businesses. Currently waiting on the applications.

- No Barks About It - looking at the old Car Quest location for Grooming, Training, Doggie Day Care. Requesting for some outside screening. No overnights
- Burt Bland will be coming back with a revision to Pheasant Meadow Subdivision. He would like to shorten up the road and change the cul-de-sac configuration for Phase III. Located up on top of Tiger Lily Lane.

Larry Sharpsteen made a motion to adjourn the Meeting at 8:08 PM. Al Fiorille 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) 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) Dean Shea, Alternate Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**