PLANNING BOARD

**Village of East Syracuse**

# April 11, 2016

**Chairperson Ronald Gustafson** called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Monday, April 11, 2016 to order at 4:38PM.

Present: Planning Board members: Dick Robb, Bob Murphy, Tony Albanese, Mary Albanese, Liz Landry and Chairperson Ron Gustafson. Also present: Village Engineers O’Brien & Gere Steve Snell, Director of Code Enforcement Randy Capriotti, and Village Clerk Patricia J. Derby.

On behalf of Verizon Wireless: Jared Lusk, Esq. from Nixon Peabody and Robb Lubin, Aerosmith.

**Verizon Wireless**

**419 West Manlius Street**

**Micro Cell Wireless Telecommunications**

**Burnet Highland Micro Site**

**Antennae Addition to Chimney**

**Tax Map #004-13-02.1**

Jared Lusk presented details of application to construct and operate a micro cell wireless telecommunications facility located on an existing building at 419 West Manlius Street.

Submitted application and supporting documents on February 26th. Was granted a use variance from the ZBA on March 24th with conditions for landscaping and fencing to screen the view of the equipment cabinet located at rear of building alcove.

Proposal is to install a small 24.2” (15.1” in diameter) wireless antenna attached to the chimney. Cell towers at Bridge Street are at capacity. These smaller units are to provide hot spot coverage and eliminate the need for additional towers. Presented Exhibit E map showing coverage area. Coverage is approximately 500 to 2000 ft in each direction depending on how powered.

Discussed plans to address ZBA conditions to minimize visibility of equipment cabinet from back parking area. Revised plans were submitted April 5, 2016. C-101 shows equipment layout plan and proposed landscaping.

Discussed fencing. Considered changing chain-link fence to wood. Director of Code Enforcement Capriotti suggested that chain-link with screening slats may be a better choice for this location as more secure and easier to maintain. Will be behind landscaping. Steel is more durable.

Discussed the landscaping and the positioning of guardrail.

Planning Board member Dick Robb asked about position and appearance of conduit. Mr. Lubin reports that it will be painted similar color to building and be run up tight to the corners’ edge. 3” conduit is encased in one shield.

Planning Board member Liz Landry asked if the property owner is compensated. There is a lease agreement included in the application as Exhibit G.

Discussed parking. Area is gravel and not striped for parking. Director of Code Enforcement Capriotti reports that there is room for approximately 36 parking spaces. The trees extend out into the lot but do not interfere with parking.

Planning Board member Bob Murphy asked why this location was selected over somewhere on the south side of the Village. Mr. Lusk referred to the RF report included in Exhibit E. During the search they look for tall buildings where co-location will work. Here on the tall chimney is the best option. Planning Board member Liz Landry asked if they considered the Church. Planning Board Chairperson Ron Gustafson reported that there is already a cell tower located there.

Planning Board member Dick Robb asked about the requirement to provide co-location agreement. Mr. Lusk explained that that section of the Village Code was reviewed by Village Planning & Zoning Attorney and found to not be applicable. That applies to the old cell towers where multiple antenna could be added to reduce the need for multiple towers. Here it would be up to the building owner to allow additional cell antenna.

Mr. Lusk again explained the problem with the Bridge Street tower at capacity. Calls may be delayed or blocked over 400 calls or texts. This micro cell acts as a relief valve for those situations and eliminated the need for more towers. Planning Board Chairperson Gustafson reported on poor cell coverage in this area including his house on Kinne Street. It is a big problem.

Planning Board member Bob Murphy prepared the environmental assessment. Reviewing the criteria finds that this action will not result in any significant adverse environmental impacts, including the additional review for visual impacts.

**Motion** – by D. Robb, seconded by L. Landry – To accept the SEQR as an unlisted action with negative declaration.

Polling the Board: T. Albanese – aye, M. Albanese – aye, L. Landry – aye, B. Murphy – aye, D. Robb – aye, and Chairperson R. Gustafson – aye. Motion carried.

**Motion** – by B. Murphy, seconded by L. Landry – To recommend that the Board of Trustees approve the site plan application of Verizon Wireless to construct and operate a micro cell wireless telecommunications facility on the chimney of the existing building located at 419 West Manlius Street.

Polling the Board: T. Albanese – aye, M. Albanese – aye, L. Landry – aye, B. Murphy – aye, D. Robb – aye, and Chairperson R. Gustafson – abstains. Motion carried.

Chairperson Gustafson recused himself from voting on the matter due to personal and business relationships related to cell phone coverage.

Applicant was advised that the Board of Trustees next meeting will be May 9th.

Mr. Lubin advised that they plan to have this installed and operational by the first quarter 2017.

**Other Business**

Planning Board Chairperson Ron Gustafson updated members on efforts to fill vacant and open Planning Board positions.

Planning Board will continue its work researching Design Guideline issues and prepare a draft for Board of Trustees review and approval.

Meeting adjourned at 5:25PM

Respectfully submitted by,

Patricia J. Derby

Village Clerk