**Planning Board November 30, 2016 Regular Meeting Minutes**

The meeting was held at the Aurora Firehouse meeting room at 7:00 pm

**Present:** Acting Chairperson Frank Zimdahl, Pat Foser, Michele Murphy, and Pam Sheradin

**Absent:** Pat Bianconi

**Others Present:**

Village – Clerk Ann Balloni, Attorney Tom Blair, Code Enforcement Officer Patrick Doyle, Engineer Ken Teter, and ZBA member Laura Holland

APC/Verizon representatives – Jeff Davis and Robert Willson

**Call to Order:** Mr. Zimdahl called the meeting to order at 7:00 pm.

**Changes to the Agenda:** No changes

**Announcements:** Ms. Balloni informed the board members of upcoming webinars.

**Minutes**

**October 26, 2016:** On motion by Ms. Sheradin, seconded by Ms. Foser, the Planning Board voted to approve the October 26, 2016 minutes.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**November 2, 2016 Joint Public Hearing & Special Meeting:** On page 6, paragraph 3 under public comment, in the last sentence, Mr. Zimdahl asked that the word “homeless” be stricken.

On motion by Ms. Sheradin, seconded by Ms. Murphy, the Planning Board voted to approve the November 2, 2016 joint public hearing & special meeting minutes with Mr. Zimdahl’s correction.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**November 7, 2016 Special Meeting:** On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to approve the November 7, 2016 special meeting minutes.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**Old Business:** No Old Business was discussed.

**New Business**

**Application #16-52 from APC Towers, LLC and Verizon Wireless for a Public Utility Monopole Telecommunications Facility (cell phone tower) at 170 Main Street, Wells College campus. (Tax Map #193.05-1-1)**

Jeff Davis from APC Towers, LLC introduced himself and Robert Willson from Verizon to the Planning Board. Village Attorney, Tom Blair, acknowledged a meeting with himself, Mr. Davis, and Village Engineer, Ken Teter, regarding Part 1 of the Full Environmental Assessment form (FEAF), for the State Environmental Quality Review (SEQR). Due to questions raised by Mr. Blair and Mr. Teter, Mr. Davis submitted a revised copy of part 1 of the FEAF (attached).

Mr. Blair noted that there are three Involved agencies that have a role in the permit process; the Village Planning Board, the Village Community Preservation Panel, and the Village Zoning Board of Appeals. Mr. Davis acknowledged the requirement of an Agricultural Data Statement as the project is within 500’ of an Agricultural district.

Mr. Davis described bringing 4G service to the college campus as well as to the village and as far north as Gully Road. Verizon conducted a “search ring” to determine the best location and decided on a parcel on Wells College campus near the Wells water tower. Mr. Davis acknowledged that Verizon was approached by Wells College due to the spotty cell service on campus.

The proposed tower is 125’ which is the minimum height. The applicant is aware of the setting and adjacent historic district and recommended the minimum height due to aesthetic concerns. He also noted that the tower can be designed to be extendable and other cellular carriers can rent space on the tower.

Construction is expected to take 3 months and discussion ensued regarding the removal of trees for the proposed access road from the Woods Lot parking area. Mr. Teter raised concern over the actual width of the access road if it is to accommodate the heavy equipment described by Mr. Davis. Mr. Teter questioned if the actual width is closer to 70’ which would result in more tree loss. Mr. Davis remarked that they would consider doing a tree inventory and Mr. Teter noted that if the disturbance area meets the 1 acre threshold a Storm Water Pollution Prevention Plan (SWPP) is required.

Ms. Foser questioned if the project would interfere with the arrival of the Northern Long Eared bats noted on the FEAF (section E.2.p.). Mr. Davis replied that they have requested more information from the New York State Department of Conservation Heritage Program on the bats.

Ms. Foser inquired if the property would be assigned a new Tax ID number separate from Wells College due to Wells tax exempt status and Mr. Davis replied that that is a matter for the local Tax Assessor. Ms. Foser also questioned the status of the cell tower if the property is sold and Mr. Davis replied that the owner is locked into a long-term lease.

On motion by Ms. Foser, seconded by Ms. Sheradin, the Planning Board voted to deem Application #16-52 complete.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

On motion by Ms. Murphy, seconded by Ms. Foser, the Planning Board voted to declare themselves Lead Agency for the coordinated SEQR.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

**VILLAGE OF AURORA, CAYUGA COUNTY**

**RESOLUTION #16-11 – APC TOWERS, LLC**

**November 30, 2016**

A regular meeting of the Village of Aurora Planning Board was convened at

approximately 7:00 p.m. on November 30, 2016 in Village Hall located at 456 Main Street,

Aurora, New York. The meeting was called to order by the Deputy Chair Frank Zimdahl, and

roll being duly called, the following members were present: Pat Foser, Michele Murphy, and

Pam Sheridan. Chairwoman Patricia Bianconi was absent.

The following persons were also present: *See Exhibit* ***“A”***.

The following Resolution was offered by Pat Foser and seconded by

Pam Sheradin.

**WHEREAS**,

1. The Village of Aurora Planning Board (“Planning Board”), on or about September 26, 2016 received various application materials (attached as Exhibit **“B”**) from APC Towers, LLC (the “Applicant”) supporting the development and construction of a proposed Wireless Telecommunications Monopole on property owned by Wells College at 170 Main Street, Village of Aurora, also known as 193.05-1-1 (the “Property”).
2. The proposed project involves the construction of an approximately 125-foot tall wireless cellular telecommunications tower, together with enclosed supportive utility improvements, an access drive, and utility trenching.
3. The Property houses various Wells College Campus buildings and other improvements and is located in the Village’s Institutional zoning district.
4. The Applicant requests: a zoning permit; site plan review and approval; and a special permit.
5. The Applicant’s proposed project must undergo review pursuant to the New York State Environmental Quality Review Act (“SEQRA”) regulations.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby determines that the application materials submitted and attached to this Resolution as Exhibit **“B”**, are sufficiently complete in their current form such that municipal board review may begin; and

**NOW THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Board shall serve as the Lead Agency for SEQRA review of the action proposed, and as Lead Agency shall notify all agencies, interested/involved, that it shall be lead agency for this action unless it receives written objection to this determination within thirty (30) days from the date of mailing of such notice; and

**BE IT FURTHER RESOLVED**, that the Planning Board determines that the proposed action is a Type I action as defined under SEQRA section 617.4(b)(9), as the Project is located within or contiguous to a historic site and district; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby schedules a public hearing for January 4, 2017 at 7:00 p.m. in Village Hall to allow involved and/or interested agencies, members of the public, and the Applicant to introduce evidence as to potential environmental impacts introduced by the proposed action; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby instructs the Planning Board Clerk to notify all involved and interested agencies, as well as members of the public, as to the coordinated review of this proposed action, and the attendant public hearing; and

**BE IT FURTHER RESOLVED**, that the Planning Board is in receipt of Applicant’s Full Environmental Assessment Form, which shall be circulated with Applicant’s application materials, pursuant to SEQRA, for coordinated review with involved agencies, the Village of Aurora Zoning Board of Appeals and the Village of Aurora Community Preservation Panel; and also to interested agencies, Town of Ledyard, Aurora Volunteer Fire Department, Cayuga County Office of Emergency Management Services, Cayuga County Health Department, New York State Department of Environmental Conservation, Region 7, New York State Office of Parks, Recreation and Historic Preservation; and the New York State Department of Agriculture and Markets.

The question of the foregoing Resolution was duly put to a vote and upon roll call was as

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| follows: |  |  |  |
| Frank Zimdahl | Deputy Chair | Voted | YES |
| Patricia Bianconi | Chair | Absent |  |
| Pat Foser | Member | Voted | YES |
| Michele Murphy | Member | Voted | YES |
| Pam Sheradin | Member | Voted | YES |
|  |  |  |  |

The foregoing Resolution was thereupon declared duly adopted.

**Dated: November 30, 2016**

**STATE OF NEW YORK)**

**COUNTY OF CAYUGA) SS:**

**VILLAGE OF AURORA**

I, Ann Balloni, Village Clerk of the Village of Aurora, New York, do hereby certify that the above resolution is an exact copy of the same adopted by the Village Planning Board of the Village of Aurora at a regular meeting on the 30th day of November, 2016.

Ann Balloni

Village Clerk

Due to the timeline needed for the coordinated SEQR and the required reviews by the other Involved agencies, Mr. Davis agreed to extending the 45-day deadline for the Planning Board Site Plan Review and will submit his intensions in writing.

On motion by Ms. Murphy, seconded by Ms. Sheradin, the Planning Board voted to adjourn the meeting at 8:15 pm.

AYES: Foser, Murphy, Sheradin, and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni

Village Clerk