

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York
Thursday – February 20, 2020
PB 2020-2

Present: Baker, Craft, Lilly, Taczak

Absent: Burg, Conrad, Waechter

Presiding: Ken Lilly, Vice Chairman

Lilly: Good evening everyone. Welcome to the Planning Board of the Town of Lewiston for Thursday, February 20, 2020.

Roll Call

A motion to approve the minutes of December 2019, was made by Taczak, seconded by Craft and carried.

The first item on the agenda was a request from Ronald & Sandra Kroening, Townline Road, SBL# 90.00-3-38.211, for a one-lot subdivision.

Aaron Lange: I'm speaking on behalf of Sandy Kroening. I'm buying property off of her on Townline Road. It's farm property now. There are some old dilapidated barns on it. There was an old dairy farm that shut down back in the 90's I guess. I'm just buying it in hopes of eventually building a house on it at some point.

Lilly: It looks like the applicant lives across the street?

Lange: Yes, kiddy corner.

Lilly: It's a one-lot subdivision which would meet Town Code to be considered a minor subdivision. Anything regarding that?

A motion to classify the subdivision as a minor and treat it as a minor was made by Lilly, seconded by Taczak and carried.

A motion to recommend approval of the subdivision as presented was made by Taczak, seconded by Craft and carried.

The next item on the agenda was the collocation on Calkins Road, SBL# 73.16-2-11.

Christine Wightman, I'm from Centerline Communications and I'm representing AT&T. AT&T has submitted a building permit desiring to collocate or add equipment at a rad of 90' to the existing 100' tower on Calkins Road. The equipment will not increase the height of the tower. This collocation falls within Section 6409 as an eligible facility. AT&T respectfully requests that the proposed collocation be approved.

Lilly: Have you seen the checklist that we are supposed to go over? There looks like there are some items missing that the Building Inspector's Office brought to our attention.

Wightman: Not that I'm aware of any missing documents.

Seaman: There is a series of checklists that are created for every person or entity that needs to review tower applications. It's expansive because it goes based off of the current Town Code relative to installing a brand-new tower. A lot of the things on there are not applicable and some of the respondents, I know that I indicated not applicable in some places. I know Mr. Lannon indicated not applicable in some places. Because this is a collocation it needs to follow a different set of rules that are mandated by the Federal Government rather than following strictly the Town Code relative to the building of a new 100' tower. This is just a collocation on an existing 100' tower. In a very short nut shell what the Federal regulations allow the Town to consider is whether or not this application is going to substantially change the height or footprint of the existing tower. That's almost all you're really allowed to consider frankly. That's why this information you have in front of you is what you have in front of you and every single item on the check list isn't necessarily in front of you. But I will tell you for the record that I've had multiple conversations with AT&T and Mrs. Wightman here leading up to this application, as well as with Mr. Masters. Essentially what you do have in front of you is information indicating this was already applied. It is not going to change the height or width of the tower or the footing and also information that indicates that the tower has the structural stability to hold the new antenna arrays.

Taczak: Cutting to the bottom line so everything else that the Town says is inapplicable because of the Federal regulations and because they're just adding on to it?

Seaman: Correct. The bottom line is the Federal rules and regulations have been deemed to overstep the Town Code. That is more expansive and really not honed in for collocations. There is case law on it that has also proved that it also stands for that. The State of New York, you really consider just basically what I told you which is whether or not it changes the height.

Taczak: Due to what Mr. Seaman just spoke, I think it is sort of cut and dry.

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A motion to accept the collocation as presented was made by Taczak, seconded by Craft and carried.

The next item on the agenda was a request from Joseph Anderson Jr., Buffalo Street, SBL# 118.20-2-36.

Lilly: Joe Anderson Jr., do you want to tell us about your project?

Joe Anderson Jr.: I bought a property on Buffalo Street in Sanborn. It's zoned TND. I'm looking to split the lot in to 2 tax id's for the property. It is located at 5781 Buffalo Street. It's currently 140.52' wide by 596' deep. It's 2.04 acres, splitting it right down the middle equally dividing the section. It would be 72.5' wide by 596' deep, one acre per lot.

Taczak: It's strictly for residential right?

Anderson: Correct.

Lilly: When you split these two lots in half, they will be two lots at 72.5' and the full length to the back of 596'. The rear of that property abuts up against the homes or residents on the street to the east.

Anderson: There is at least 50' of thick pine trees at the end the last 50' I would say of the property. There used to be a house on the property and the County removed the house and put it up for sale. You wouldn't be able to see through those trees.

Taczak: You're not planning on removing that buffer then?

Anderson: No.

Lilly: The size of the lot is not an issue with the Building Dept.?

Anderson: No, 70' is the minimum. 72.5' which would meet the requirements.

Lilly: Any other questions? Anyone? It seems fairly straight forward.

A motion to classify the subdivision as a minor and treat it as a minor was made by Taczak, seconded by Craft and carried.

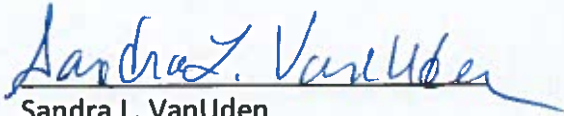
A motion to recommend approval of the subdivision as presented was made by Taczak, seconded by Lilly and carried.

The next meeting will be March 19, 2020, at 6:30 P.M.

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A motion to adjourn was made by Taczak, seconded by Lilly and carried.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sandra L. VanUden", written over a horizontal line.

Sandra L. VanUden
Planning Board Secretary

A handwritten signature in blue ink, appearing to read "Ken Lilly", written over a horizontal line.

Ken Lilly
Planning Board Vice Chairman