

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday January 12, 2006, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees Larry Fresinski, Frank Moore, Lynn Leopold, John O'Neill; Superintendent of Public Works John Courtney; Motor Equipment Operator, Richard Beckwith; Part-time Laborer, Chris Bishop; Code & Zoning Officer, Benjamin Curtis; Clerk/Treasurer Jodi Dake; Clerk, part-time Carol Willard.

Mayor Hartill called the meeting to order at 12:20P.M.

Carol had nothing to report.

Chris stated that his last day of work would be Tuesday. He will be going back to school and has a full load so he won't be back until the spring. The Board thanked him for the good job he has done.

Rick feels that things are going well. He appreciates having nice equipment and extra help.

Lynn asked John Courtney who had done the ditching on the south side of East Shore Dr. at the corner of Burdick Hill Road. She was concerned because it hasn't been hydroseeded. John informed her that it was NYS and he would make a call to them regarding this issue.

John Courtney reported that they have worked on the streetlights on Arrowwood and Brentwood Dr. Tree pick up was Monday. They've done maintenance on the vehicles. They had to weld the hinge on the dump truck. There was a water main break on Burdick Hill Rd. The east bay of the garage has been painted. PESH visited yesterday and there were 3 or 4 violations. The main one was the need for lock out tag out training. John stated that they did about an hour and a half this morning but need more formal training. Don asked how long they had to comply. They have 30 days. Basically, they have been cleaning up the garage area this past month.

John has been contacted by Coyne Textile to renew the uniform contract for five years. John would like to renew it but changing the uniform to carpenter pants and sweatshirts. The Board thought that would be fine.

John stated that he was in need of a filing cabinet. He had discussed this with Ben and he would like a filing cabinet with drawers that hold plans lying flat. If he got this type of file cabinet, the plan cabinets in the Village office could go up to the garage. Ben stated that he would like to get rid of the rolling printer that we received for free from Bolton Point and a new cabinet would replace the current wood base that we have. John asked if this could be done now or if we needed to wait until next budget year. The Board said to go ahead and order the filing cabinets. Lastly, John stated that the flow meters are going fine. He and Don discussed placing portable flow meters to search for problem areas.

Jodi stated that Edith Albertson, for whom the Board made a water adjustment last quarter due to a water leak, was back in to ask if the Village would forgive the amount of her water bill over the minimum amount because the overage was due to that same leak. Her history is to only use the minimum amount of water each quarter.

Resolution #5206-To Adjust \$54.95 off of Water Bill N1866, Edith
Albertson of 100 Burdick Hill Road, to Reflect the
Minimum Usage

Trustee Fresinski moved that this resolution be adopted and Trustee O'Neill seconded the motion.

Mayor Donald Hartill-Aye
Trustee Frank Moore-Aye
Trustee John O'Neill-Aye

Trustee Larry Fresinski-Aye
Trustee Lynn Leopold-Aye

Mayor Hartill reported that he went to see the NYSDOT in Syracuse this morning with Steve Farkas of the Town of Lansing to discuss running the Intermunicipal sewer line down Route 34. NYSDOT is open to the idea. Traffic counts will be given to Fisher Associates to do a modeling study regarding truck traffic. An AADT (Average Annual Daily Traffic) count states that approximately 8,000 cars are on that road a day. This is an insignificant number compared to the 22,000 cars that are on N. Triphammer Road daily. This report will be provided to NYSDOT in two weeks. There is an opportunity to save approximately 50% if we can leave equipment in place during construction. He and Steve came away from the meeting feeling good. The plan would be to have three simultaneous work sites along Route 34 for approximately 90 days.

Frank reported on the Town of Lansing meeting he attended last evening. Senator Nozzolio will be at the Town of Lansing on Sat. January 14th from 11am-12pm. Regarding the sewer issue, Bud Shattuck said that in the event it doesn't work out to run the transmission line down Route 34, then they will go ahead with Cayuga Heights Road. Frank then raised the question of venting. The Town would like an answer from the State by February 2006. At the Town meeting it was asked if we even had a sewer contract with the Village of Cayuga Heights yet. Don stated that negotiations have started. The new sewer rates will be based on water consumption. This will create a shift in income coming more from the commercial entities because they use more water.

Larry noticed that there was tax charged on our Staples invoice. Jodi stated that she continues to have problems with them and each time we make a purchase she has to call them again. John stated that he has the same problem with Home Depot. Larry also informed the Board that it is now possible for anyone to buy your cell phone transactions for \$110 at localcell.com.

Lynn has spoken with Kate Hacket and County Planning has received a \$100,000 stormwater grant that will be divided between the MS4's. Presently, the County is going through all of the codes and zoning provisions for each municipality to see where the gaps are.

Frank has heard that there is a problem with the light at Graham Rd. and N. Triphammer. Apparently a car coming out of the mall has to wait two cycles before it gets a green arrow. Byron explained that the problem is cars are not pulling up for enough to set off the loop detectors. Jodi stated that part of the problem might be that there are no lines painted on the road that tell you where to stop. Byron explained that the loop detectors in there right now are smaller and temporary until the road is completed in the summer.

John O'Neill reported that the Lansing Fire Department held their elections and only 30 people voted. The race was uncontested. Scott Purcell is the chief. He also stated that the Star did a no response article and most of the calls were ambulance calls during business hours, which were answered by Bangs ambulance. John also attended the Warren Rd. open house and he feels that there will be very little impact on the Village.

John asked if we plan on installing a streetlight at the corner of Cherry and N. Triphammer Rd. Don suggested that we ask the residents first. Usually, when we install a new streetlight, it is at the request of a resident.

There was a concern with the bright lights at the Tompkins Trust Company. Ben explained that Federal Regulations govern banks, but he will investigate this before they get their final Certificate of Occupancy. John Courtney also mentioned the lights off of Bill Cooke. Ben will look into this.

Ben explained that when the Planning Board was reviewing the Special Permit application for Crystal's Spa it became evident that the current parking requirement for beauty salons, spas, barbershops and similar uses does not accurately reflect the actual peak demand such uses are likely to generate. Currently such uses are included under the broad category Office/Studio/Service along with realtors, lawyers, etc., which require one space per 200sf gross floor area. In the case of Crystal's Spa this formula underestimated potential peak demand by almost 50%. In the case of Crystal's Spa, the Planning Board determined that potential peak demand can be projected with reasonable accuracy by taking the number of work stations and multiplying that by two, one tech plus one client, and then throwing in a few more for a receptionist and two or three clients waiting. Ben suggested that requiring 2.5 parking spaces per work station will

more accurately project peak parking demand than the current formula of one space per 200 SF gross floor area. As a case in point, Gene's Barber Shop at Triphammer Mall is probably about 10' x 20' or 200 SF; there are three chairs and it is not uncommon for there to be customers in all three chairs at one time with a barber at each chair as well and three people waiting or a total of 9 people each of whom may well have driven themselves to the Mall. Using the current formula of one space per 200 SF of gross floor area, Gene would provide one parking space; using the proposed formula of 2.5 spaces per workstation, he would have to provide 8 spaces. The second calculation is a more rational and accurate reflection of potential peak demand.

The Trustees were given a copy of Section 145-54 of the Village Zoning Law pertaining to required parking. It was noted that this section does require that the applicant "provide adequate off-street parking". It goes on, however, to limit the amount that can be provided to no more than "20% more than the specified amount." In the case of beauty salons and the like, however, we have determined that the specified amount plus 20% is demonstrably inadequate. There is therefore a contradiction within the law. To correct this problem, the Planning Board voted unanimously at their January 9 meeting to recommend the attached proposed amendment to the Zoning Law provisions in the Code. Ben joins them in that recommendation.

Ben stated that another spa is going in at 2 Graham Road West. The Planning Board is reviewing the technical information on a cell tower to be located at McDonalds. Advion will be coming in with a downsized design for 9 Brown Road. Another big project coming in is the building permit for Regal Cinema at Pyramid Mall. Eddie Bauer is leaving the mall. Ivar Jonson is moving ahead with model units.

Crossmore has been in for sketch plan review. Crossmore wanted Bolton Point to pay for the entire road infrastructure as part of the pending litigation, but the current discussions now involve Bolton Point being responsible for the construction of only the loop road and Crossmore will pay for the utilities and the additional road with a cul de sac.

Cardamone has two units sold. John Courtney asked if the Village would be taking over the water and sewer lines. Ben stated that the Village would be taking over the water lines. John is concerned with this because the waterline runs right under the stone wall. Ben will look into this.

The new house John Roy is constructing at 16 Ayla Way will soon be substantially complete except for establishing ground cover and minor site work. Drainage and erosion control measures are in place, but the lawn and other plantings will have to wait until the spring. John has worked conscientiously with the Village on the many houses he has constructed in Lansing Trails to comply with all requirements, and Ben indicated that he is confident that these last few requirements will be met in a timely manner as weather permits. Ben recommended that the Trustees approve a Temporary Certificate of Occupancy for 16 Ayla Way, which would expire July 12, 2006. In the interests of consistency he suggested a nominal security deposit of \$400. As always, issuance of the Temporary Certificate will be contingent upon satisfaction of all building code and life safety issues.

Resolution #5207-To Authorize Ben to Issue a Temporary Certificate of Occupancy for 16 Ayla Way Which Would Expire July 12, 2006 with a Security Deposit of \$400.

Trustee Fresinski moved that this resolution be adopted and Trustee Leopold seconded the motion.

Mayor Donald Hartill-Aye
Trustee Frank Moore-Aye
Trustee John O'Neill-Aye

Trustee Larry Fresinski-Aye
Trustee Lynn Leopold-Aye

The Mayor recommended that the Board set two public hearings for the next Board of Trustees meeting on February 6th. The first would be for proposed Local Law A which provides for an amendment to the Village Code for the purpose of authorizing an increase in the "standard" levels of the Real Property Tax Law Alternative Veterans Exemption. The second would be an amendment to the off-street parking requirements for barber/beauty shop/spa uses

under the office/studio/service zoning use category. The amendment is intended to provide a more realistic and accurate off-street parking requirement for this particular use based upon the number of workstations as opposed to square footage.

Resolution #5208-To Set a Public Hearing for Proposed Local Law A, Village of Lansing Alternative Veterans Real Property Tax Exemption Law for February 6,2006 at 7:35pm

Trustee Fresinski moved that this resolution be adopted and Trustee O'Neill seconded the motion.

Mayor Donald Hartill-Aye	Trustee Larry Fresinski-Aye
Trustee Frank Moore-Aye	Trustee Lynn Leopold-Aye
Trustee John O'Neill-Aye	

Resolution #5209-To Set a Public Hearing for Proposed Local Law B, to Amend the Village of Lansing Zoning Law Off-Street Parking Requirements for February 6,2006 at 7:40pm

Trustee Fresinski moved that this resolution be adopted and Trustee O'Neill seconded the motion.

Mayor Donald Hartill-Aye	Trustee Larry Fresinski-Aye
Trustee Frank Moore-Aye	Trustee Lynn Leopold-Aye
Trustee John O'Neill-Aye	

Byron Hall was present to explain the Number 3,4 & 5 Orders on Contract and the Field Change Orders #5 & 6 and the requests for partial payment of stored materials for the N. Triphammer Rd. Project. Mayor Hartill thanked him for an outstanding job. Byron also had two concerns. One he has spoken to Dave Putnam about and that is the sidewalk at the northeast corner of Graham Rd. West. There is a new utility pole there and we won't be able to fit a sidewalk in there. Another concern is with the pedestrian crossing at the Route 13 ramp. It is strange that we have sidewalks on both sides of the road but no pedestrian signs. The last thing he mentioned was that when he left last night one of the lights in the Jamex parking lot was lit and the other two were not. Don asked Byron to write him a note on these issues and he would look into them. Byron stated that the field change orders did not need Board action but the Orders on Contract did because it is authorizing the expenditure of additional funds.

Resolution #5210-To Authorize the Mayor to Sign the N. Triphammer Road Reconstruction Project Orders on Contract #3, 4 and 5.

Trustee Fresinski moved that this resolution be adopted and Trustee O'Neill seconded the motion.

Mayor Donald Hartill-Aye	Trustee Larry Fresinski-Aye
Trustee Frank Moore-Aye	Trustee Lynn Leopold-Aye
Trustee John O'Neill-Aye	

Tomorrow Byron will get Jodi a final payment request. Friday is his last day until the project starts up again in the spring.

The Mayor entertained the following motion:

Resolution #5211- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the General Fund, in the amount of \$21,624.58, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Water Fund, in the amount of \$1,763.76, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Sewer Fund, in the amount of \$4,985.99, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Special Assessment Sewer Fund, in the amount of \$25,582.50, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Capital Projects Fund, in the amount of \$198,247.86, is hereby approved for payment.

Trustee Fresinski moved that this resolution be adopted and Trustee Leopold seconded the motion.

Mayor Donald Hartill-Aye
Trustee Frank Moore-Aye
Trustee John O'Neill-Aye

Trustee Larry Fresinski-Aye
Trustee Lynn Leopold-Aye

Due to time restraints, it was decided that the approval of the December 19th meeting minutes would be put off until the next Monday night meeting.

Motion- To Adjourn

Trustee Fresinski moved for adjournment. Trustee Leopold seconded the motion. A vote was taken:

	Mayor Donald Hartill-Aye	Trustee Frank Moore- Aye	Trustee Lynn Leopold-
Aye	Trustee Larry Fresinski-Aye		
	Trustee John O'Neill-Aye		

The meeting adjourned at 2:00 PM.

Dake

Jodi
Clerk/Treasurer