

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, May 21, 2007, in the Village Office.

Present: Deputy Mayor Larry Fresinski, John O'Neill and Frank Moore; Attorney David Dubow.

Deputy Mayor Fresinski called the meeting to order at 7:31 P.M. and opened the public comment period. Carla Marceau expressed her appreciation for the Village e-mail procedure, and especially the e-mails provided during the North Triphammer Road construction project. She also commented regarding her observations with respect to the double left-turn lanes from North Triphammer Road heading north onto Pyramid Drive. Similar problems were noted from the southbound ramp onto N. Triphammer Road. Larry responded that these problems had received previous attention from traffic engineers and that it may warrant more research.

Motion-To Close the Public Comment Period

Trustee Moore moved to close the public comment period. Trustee O'Neill seconded the motion. A vote was taken:

Trustee Larry Fresinski -Aye
O'Neill-Aye

Trustee Frank Moore- Aye

Trustee John

Dave Putnam was present to give the engineer's report. Dave had hoped to have some detailed information available regarding the cost estimates for the proposed Dart Drive work, but that information has not been completed. Dave commented that work on the ditches on Oakcrest Road and Sheraton Drive is progressing well, and that he was still working on finalizing the Northwood Road project plans. He also reported that Lynn Leopold is making good progress on the Stormwater Regulations.

David Dubow presented a matter involving the dedication of Millcroft Road. He briefed the Board on the report by Brent Cross regarding the conditions that were to be met by the Miller Trust for the road and stormwater pond to be accepted by the Village. The following is Brent Cross's recommendation to the Trustees for guidance on the acceptance of the Millcroft road:

1. All site improvements have been made in compliance with the approved subdivision plans, including: water, sewer, storm, lighting, and pavement. Except, the main stormwater detention basin modifications have not yet been approved by NYSDEC. Therefore, it is my understanding that they will be dedicating the road separately from the pond land.
2. The asphalt binder course was placed in the late 2005 season. As requested by the developer, they were granted a special dispensation to place the asphalt top course in the same year, because they were concerned that their snowplows would damage the exposed edges of the new concrete gutters. Normally, the asphalt top course is not placed until after the binder course has had a chance to experience a freeze/thaw cycle over the winter. Any damage from frost or snowplows would be fixed before the top course is applied.
3. Normally, a two year warranty period begins at the time of dedication. In this case, since the binder and top have both experienced two winter cycles already without evidence of deterioration, a reduction in the warranty period seems to be a reasonable consideration. I would recommend that the Village require some form of security for a reduced period of time from the date of dedication until 3/31/08. This would allow the Village at least one winter season to see how the road holds up to the Town Highway snowplows.
4. The amount of security is also prescribed by a formula based on a percentage of the total cost of the project. There is currently an amount equal to about 15% (\$46,000 +/-) remaining on deposit. I would recommend that this amount be drawn down to approximately \$15,000 as a security for any pavement repairs that may need to be made before 3/31/08.

5. It is my understanding that the resolution of the stormwater basin is pending with the NYSDEC. I have received an engineer's estimate for about \$4,000 to make the necessary modifications. I have not seen the actual engineering plans that this estimate is based upon, so I have not verified the estimate. My suggestion is that the \$15,000 security as recommended in item 4 above would be satisfactory to cover this issue as well. I would expect that the pond modifications will be completed, and dedicated, this season and we would not need to hold any funds beyond the 3/31/08 sunset for the road security.

Dubow reported that the condition involving completion of the road to Brent's satisfaction included as part of the Board's previous resolution accepting the offer of dedication had now been met, and therefore Brent's was recommending that the road be accepted. He is also recommending that the warranty on the road extend to March 31, 2008, following a winter season with the road being cleared by the Town of Lansing's heavier equipment. Given the remaining work on the stormwater retention pond, Brent further recommended that the remaining escrowed funds deposited with the Village at the outset of this subdivision project be drawn down from current balance of \$46,000 to \$15,000, which amount he anticipated would be enough to cover any costs of repairs/upgrades to the road and pond as might be necessary next March. The balance of the funds in excess of the required hold-back of \$15,000 is to be released.

Resolution #5351- To Accept and Approve Brent Cross' Written Recommendation Regarding the Acceptance of the Millcroft Road Dedication, the Warranty Period Extending Through March 31, 2008 for the Road, and the Retention of \$15,000 as Financial Security for the Road Warranty and the Remaining Stormwater Management Work

Trustee O'Neill moved the resolution. Trustee Moore seconded the motion. A vote was taken:

Trustee Larry Fresinski -Aye
O'Neill-Aye

Trustee Frank Moore- Aye

Trustee John

Next on the agenda was the approval of minutes from May 7th, 2007.

Motion - To Approve the Minutes from May 7, 2007

Trustee Moore moved that the draft meeting notes, as reviewed and revised by the Clerk/Treasurer and the Board, are hereby adopted as the official minutes. Trustee O'Neill seconded the motion. A vote was taken:

Trustee Larry Fresinski -Aye

Trustee Frank Moore- Aye

Trustee John O'Neill-Aye

During general discussion, the Board briefly discussed the deer control measures being considered. Frank Moore expressed his desire that part of the program would be a substantial donation of venison to the Food Bank. Larry Fresinski suggested that the Village might allow each hunter to retain 2 deer for his own consumption and any overage would be given to the Food Bank. David Dubow explained that the Village can consider contracting with off-duty police officers to assist in any enforcement issues that might arise.

John O'Neill reported his finding on the National Flood Insurance Program (NFIP). Village residents may still get flood insurance, in spite of the fact that the Village of Lansing is not a "participant" in the NFIP; however, this would be at a greater cost to the resident. The process of becoming a participant in NFIP consists of three steps involving increased volumes of paperwork. NYS has examples and 'models' of all documents which should allow the Village to "just fill in the blanks". John will acquire copies of the paperwork for review by the Board in the near future.

Motion- To Adjourn

Trustee O'Neill moved for adjournment. Trustee Moore seconded the motion. A vote was taken:

Trustee Larry Fresinski-Aye
Aye

Trustee John O'Neill-Aye

Trustee Frank Moore-

The meeting adjourned at 8:33 PM.

John O'Neill & Jodi Dake