

## Village of Lansing

MINUTES of a joint meeting of the Board of Trustees and Planning Board of the Village of Lansing held on Monday, May 18, 2009, in the Village Office.

Present: Mayor Donald Hartill; Trustees, Larry Fresinski, Lynn Leopold, Julie Baker and John O'Neill; Clerk/Treasurer Jodi Dake; Attorney David Dubow; Planning Board Chairman, Ned Hickey; Planning Board Members Maria Stycos, Phil Dankert, Richard Durst and Mario Tomei; Code Enforcement Officer Ben Curtis; Carol Klepack, Stewardship Program.

Mayor Hartill called the Board of Trustees meeting to order at 7:33 P.M. Ned called the Planning Board meeting to order immediately thereafter. Don opened the public comment period. There were no comments.

### Motion-To Close the Public Comment Period

Trustee Fresinski moved to close the public comment period. Trustee Baker seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Lynn Leopold-Aye  
Trustee Julie Baker-Aye

Trustee Larry Fresinski -Aye  
Trustee John O'Neill-Aye

Carol Klepack was present to talk about the Stewardship Program. She wasn't sure where we were with the program since she has been away on vacation. Carol will be working under the Board of Trustees to implement this program. Carol stated that two individuals responded after reading the newsletter article on the program and have offered to serve as stewards of Village owned properties. The first municipal property that will be surveyed and marked will be the Edelman Property that was given to the Village. The next area that was proposed to be done was Shale Cut in the Cayuga Hills area. The Board of Trustees questioned whether this area should be done because of safety issues with the steep slopes. It was suggested we do the corridor or right of way in the middle of Shannon Park which could provide a pedestrian connection or trail between Wedgewood Drive and Beckett Way. Ned suggested that the swamp area up in Lansing Trails be added to the list. Don stated that the Public Works Department has cut down a lot of dead trees in that area. Don will discuss having the surveys done with TG Miller. Ben stated that he has received an estimate from Bob Russler, a licensed surveyor, to do a survey for \$40/hr.

Carol reported that she has been in contact with Voss Signs. She suggests that we order two different signs, one for Village of Lansing property and the other which would designate conservation easement areas that are not owned by the Village. Carol will get a final design and quote from Voss and get it to Jodi.

Carol explained that the signs to be ordered and which will identify the land as either Village property or environmental conservation easement areas will be placed when the survey for such property is being done. It was acknowledged that currently the only conservation easement area in the Village is on the Bolton Estate Subdivision property. The plan is that the stewards involved with the program will periodically walk the property and replace signs if needed. Some stewards will also beautify the areas. The steward's role will be to inspect the areas and report any findings to the Village. They will be encouraged to walk the property boundaries with neighbors to help them become more aware of the Village properties. Ned stated that we need some structure in the program before we implement it.

Following the stewardship discussion, Carol was presented with flowers and a cake to thank her for her many years of service on the Planning Board. Although Carol will no longer serve on the Planning Board, she will continue to work with the Village as the leader of the land stewardship program.

The Boards invited Steve Lauzier from Cornell Real Estate to talk to them about workforce housing. Don welcomed Steve and told him that the Village is happy to help in any way they could. Steve gave some background on himself and presented the members of the two Boards with a handout entitled "Cornell/Community Principles of Workforce Housing Initiative". The nine principles of the workforce housing initiative were recruitment & retention, housing stock, housing prices, adjacency, transportation strategies, sustainability, adaptability, community alignment and leverage funds.

Steve stated that there was a \$20 million commitment by the president of Cornell which would be split between transportation and housing initiatives over a ten year period. There is a MOU between CU, the City of Ithaca and Tompkins County whereby the City and County will match funds of \$200,000 a year for the next six years towards this initiative. A program oversight committee will be formed with three representatives from each entity. A needs assessment survey will be done. The primary objectives for the workforce housing initiative are to benefit the future recruitment and retention of top quality faculty and staff at Cornell and to supplement the University's student housing program as applicable, consistent with the University's Strategic Real Estate and Campus Master Plans.

Steve has contacted over 30 different builders to let them know what the University, County and City are doing. The process will be to design a project, let people know the goals, and then give Cornell staff and faculty priority. The Cornell/County/City initiative hopes to include collaboration with local municipalities in an effort to leverage local, state, federal and private funding opportunities to the fullest extent possible for housing assistance programs and housing development projects funded via this program. They will align with local municipal housing and sustainable nodal development strategies. Steve indicated that due to the economy, things are moving more slowly than originally expected.

One of the things that they would like to see happen is to make it affordable for Cornell employees who live outside of Tompkins County to move into the County. This would reduce the median commute distance for Cornell employees. The initiative will give preference to first time home buyers. They are committed to increasing the supply and diversity of housing stock within the County through the development of quality, attractive and sustainable residential communities for the benefit of Cornell and its employees.

Ned asked if they were hoping for higher density to make the housing more affordable. Steve stated that although land costs are lower than in California where he previously worked, they would like to have a higher density than what is currently allowed in the Village. Ben asked if there were any “green initiatives” and what was going to be done to keep this affordable. Steve stated that none of this is cookie cutter. They are taking one step at a time and don’t expect to have anything to present to the Village of Lansing until 2010.

The two Boards thanked Steve for his presentation and Steve thanked the Boards for the opportunity to discuss this subject.

Mayor Hartill entertained the following motion:

Resolution #5543- To Approve the 2009-10 Tax Warrant

**WARRANT TO TREASURER TO COLLECT TAXES**

To: Jodi L. Dake  
Treasurer of the Village of Lansing

YOU ARE HEREBY COMMANDED to receive and collect from the several names in the assessment roll, hereunto annexed, the several sums named in the last column thereof opposite their respective names, altogether a total of \$981,596.96, for the following purposes:

For the General Fund	509,308.41
For the Water Fund	0.00
For the Special Assessment-Sewer Collector Fund	20,876.46
For Delinquent Water Rents	5,876.04
For Delinquent Sewer Rents	297.05
For Cayuga Heights Sewer Rents	445,239.00

YOU ARE HEREBY COMMANDED to receive as much thereof as may voluntarily be paid to you from June first to and including July first of this year, without additional charge, and after expiration of the time mentioned to proceed forthwith to collect the residue of the sums not so paid in as aforesaid, with five per centum charge for the first month and an additional one per centum charge for each month and fraction thereof thereafter, and you are to file the tax roll and warrant in your office on or before

the 15<sup>th</sup> day of November 2009, at which time the taxes will be returned to the County tax roll.

Trustee Fresinski moved to approve the tax warrant. Trustee Leopold seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Lynn Leopold-Aye  
Trustee Julie Baker-Aye

Trustee Larry Fresinski-Aye  
Trustee John O'Neill-Aye

Ned stated that he is concerned with a call that Ben received from a person interested in doing some type of senior housing on a portion of the Dart Property. It was pointed out that currently our Zoning Law doesn't allow this use, but he feels we do have a need for this type of housing in the Village. This type of housing is new since the Zoning Law was created. Ned questioned whether it should be defined as a new use, and if so in what zoning districts would it be permitted. He raised the question as to whether the Village should be proactive and amend the Zoning Law to permit PUD/PDA's or do nothing to the Zoning Law until someone comes to the Village with a particular project proposal. He questioned whether the Village wanted to permit mixed use type projects, and if so where the Board of Trustees might want to permit such projects. Don stated that this type of housing would add to our diversity. Don feels it would fit best in the low traffic commercial areas or the medium density residential areas. Larry stated that if we aren't proactive a potential developer might not even ask to do this type of development, so he feels we should at least provide for such uses in the Village. Don feels we should have it as part of our Zoning Law. He thinks the PDA related problems in the past were due to the Trustees getting involved too late. Don feels there should be guidelines and some understanding of where we are going. David Dubow reminded the Board members that the current Village Code still includes as an Appendix the Village's previously adopted PDA legislation that still applies to the Shannon Park PDA that was approved before the Village eliminated the PDA authority from the Zoning Law. He suggested that the Board members review those original PDA provisions to get a feel for the procedural and substantive provisions that were originally adopted. It was also discussed that the Village may need some additional planning expertise as this process moves forward.

Ned stated that we have some property owners in the Village cutting down trees and he is concerned that we have no control over those activities. Don stated that one must be careful because we only have limited governing power over private property. It was acknowledged that the Village does have a reasonable basis for some control over the cutting of trees during the approval process of a land development project.

Lastly, Ned stated that we have a problem with shopping carts being left on Graham Road. Don stated that Superintendent of Public Works John Courtney is working on this. Many carts are ending up in the stream and Ned suggested that we put a fence around the culvert.

Ben stated that Homewood Suites and Parkview Health Care campus have each raised

issues regarding the need for way-finding signs related to their properties. It was explained that NYSDOT won't let Homewood Suites have a sign on the Route 13/Triphammer Road exit ramp if there is not another directional sign on N. Triphammer Road further directing vehicles down Sheraton Drive. There is a similar issue, not involving NYSDOT, which has been identified with the new CMA Building in the Human Health Services District. The Village Sign Law currently does not provide for the type of directional signage that these situations require. David Dubow explained that a first draft of a local law amending the Village Sign Law has been prepared at the Planning Board's request. After its preliminary review, the Planning Board determined that this joint meeting would be a good opportunity to have both Boards jointly review this subject. After further discussion it was suggested that the local law preparation continue and that Sign Law amendments be included to address each of the specific situations described.

Motion- To Adjourn

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

Mayor Donald Hartill-Aye  
Trustee Lynn Leopold-Aye  
Trustee Julie Baker-Aye

Trustee Larry Fresinski -Aye  
Trustee John O'Neill-Aye

The joint meeting adjourned at 9:20 PM.

Jodi Dake  
Clerk/Treasure