

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, November 15, 2012, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees John O'Neill, Patricia O'Rourke and Lynn Leopold; Clerk/Treasurer, Jodi Dake; Code & Zoning Officer, Marty Moseley; Supt. of Public Works, John Courtney; Asst. Supt. of Public Works Adam LaLonde; MEO, Nolan Hatfield.

Mayor Hartill called the meeting to order at 12:18 pm.

John Courtney stated that they are finishing up on projects. They have the Sterling truck ready to plow snow. They have been doing some ditching up in the Lansing Trail Subdivision. Courtney stated that he thought the stone in the ditch on Craft Road seems high. Marty stated that this is standard for storm water retention. Marty stated that it may be able to be a little lower but it is currently at the acceptable standard. Marty and John Courtney will discuss this. Supplies to paint the salt barn have been purchased but they haven't been able to paint with the weather. John stated that he has been babysitting the Bolton Point water main project.

Mayor Hartill asked how we were doing with traffic counts at Craft Road/North Triphammer Road intersection. Courtney stated that he needs to get to Dave Putnam on this. The Village needs to have traffic counts to justify a traffic signal approval from the NYSDOT. The Mayor asked John to look into getting Fisher Associates to do our traffic counts. The Village needs a sample traffic count to see if there has been any significant change. Courtney stated that the loops and conduit that would be necessary to install a traffic signal were put in when we did the N. Triphammer Reconstruction Project. Courtney estimates that it would cost around \$70,000 to install a traffic signal. John O'Neill would like to see if a signal is justified by a traffic count. Courtney feels we could use a break in traffic that would be provided by having a signal. Courtney stated that he has had to wait a very long time to get through that intersection because there aren't breaks in traffic. Courtney thinks a signal will be justified. O'Neill is concerned that traffic will cut through Lansing Trails. Hartill feels this can be rectified with stop signs. He is also not opposed to a raised intersection. Courtney stated that raised intersections are hard to maintain. One problem with raised intersections is that people slow down then speed up. Another problem is that when cars go over the bumps snow and mud falls off cars. Courtney will get ahold of Putnam to get traffic counts going.

Courtney has been looking into getting updated infrastructure information for the mapping in the Comprehensive Plan. Hartill would like a useful data base. Moseley stated that GIS has layered maps to which he thinks utilities can be added. Dake asked if contractors provided as-built plans that could be incorporated. Courtney stated that he did have some. Moseley stated that we could have them map out our manholes and connect the dots. If we have as builds we can add them to a map. Bolton Point/Town of Ithaca has

a fancy GIS system, but they don't use it. The Mayor suggested that we take advantage of Google earth. Marty has a link and he will give it to John and Don. Courtney stated that he will get the ball rolling. Jodi stated that we need to remember to add engineering money for this at budget time.

Adam stated that the snow fence is up. Our new track skid steer has been delivered. It is very operator friendly. It is a nice machine and we have swept the Village parking lot with the broom that attaches to the front.

John O'Neill stated that the Town of Lansing budget has no relief for us. Hartill was at the meeting and he asked the Town why the Village residents still were not getting a reduced tax rate. The Mayor stated that the Lansing Star has a good write up on this topic. The Town's excuse is that a year ago they dropped the budget by 15% and spent down capital funds. They now are having an issue with the property tax cap. This year we got more services out of the Town of Lansing which included Oakcrest Road shoulder work and brush pick up. When the Town does projects for us we pay materials but they supply manpower and equipment.

Lynn Leopold reported that she attended the Stormwater Symposium. She attended classes on stormwater practices, porous pavement and local regulations. The focus is now shifting from collecting stormwater in one place then sending it off to trying to get it into the ground and recharge the aquifers. They also would like to see coordination of green infrastructure in stormwater design. Lynn thinks we can incorporate these practices into our new proposed office building. Lynn would like to see the Village leave a 4 foot strip of unmowed grass along the stream to the north of the property. Vegetation plants are our friends. Lynn would also like the Village to think about installing porous pavement. One problem the Town of Ithaca has complained about is it icing up. Lynn would like our new building to be a demonstration of green practices. Courtney stated that the cost is outrageous.

Lynn also attended the Town of Lansing comprehensive plan meeting. They did a SWOT Analysis which stands for strengths, weaknesses, opportunities and tasks. Lynn thought it was very useful and would like the Village to incorporate this into their discussion on the Comprehensive Plan.

Lynn reported that Tompkins County has installed solar panels on seven county office buildings. They have a 15 year lease agreement with Solar Liberty. With the annual lease payment of some \$14,000, they claim that they will save nearly as much in energy costs because Solar Liberty, as a private company, can take advantage of Federal and State tax credits and incentives that are not available to the County.

Hartill stated that he hasn't spoken with Vince of QPK yet regarding how to proceed with the proposed new Village Office. He hopes to speak with Vince next Monday.

Moseley informed the Board that Park Outdoors has been in to discuss upgrading the foundation of their billboards. They haven't done maintenance in awhile. Someone has

buried some fiber optics next to the billboard footers so they want to install a single pole and upgrade lighting to dark sky orientation. Marty explained that originally, in the mid-90, the Village did not want to have the billboards and legally pursued alternatives to remove them from the Village. At that time they found out that there was a federal law that said, basically, if you would like them removed and if they were pre-existing prior to the Villages formation, then the Village would have to pay a certain amount of compensation to the company for their losses. The Trustees were aware of this in the mid-90's and did not act on it, according to the official minutes. Marty is worried because we had the opportunity to do it before, but never acted on it. Park Outdoor has come back in and requested to do the proposed minor structural maintenance on the billboards. Park Outdoor then learned of the buried cables next to their billboard and requested to make a completely new foundation for the billboard. Marty has discussed this matter with the Village Attorney, David Dubow. Marty stated that the billboards in the Village (on Route 13 owned by the Park Outdoor) would be considered a pre-existing non-conforming use due to the unique nature of the situation. Marty stated that typically he would not involve the Trustees with such items of interpretation, but due to this sensitive topic he would like their opinion of the matter. The Trustees agreed with Marty's interpretation. Trustee Leopold indicated that she was not extremely happy with the billboards continuing, but understood that this is the cleanest way that the Village could allow this one billboard to exist and not open the doors for others to come into the Village. The billboard is a pre-existing non-conforming use that is allowed to be continued as long as it meets the provisions in the Village Code.

Hartill entertained a motion to approve the vouchers.

Resolution #5919- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 6 for the General Fund, in the amount of \$161,254.12 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 6 for the Sewer Fund, in the amount of \$134,353.00, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 6 for the Water Fund, in the amount of \$100,889.34, is hereby approved for payment.

Trustee Leopold moved that the foregoing Abstract of Audited Vouchers resolutions be adopted and Trustee O'Rourke seconded the motion.

Mayor Donald Hartill-Aye
Trustee Julie Baker-Aye
Trustee Patricia O'Rourke-Aye

Trustee Lynn Leopold-Aye
Trustee John O'Neill -Aye

Leopold wondered where the Triphammer Mall drain goes to because she saw a white substance around the drain there and was concerned as to where it was going. What is the

drainage system? Moseley stated that the drainage system is hooked into the State drainage system that goes under Route 13.

Moseley stated that the special permit for the mixed used apartment building project on Cinema Drive, CU Suites, has been approved by the Planning Board. Marty has been working with Julie and John regarding updated maps. Tompkins County is doing updates that we will get eventually. We have the signed easements for the Mobil property and we have been waiting on the Cayuga Mall easement that was prepared by Dubow and sent to Brixmor. Marty and David were not entirely happy with the revisions made to the easement document that was returned, so Dubow is currently amending it and will send it back for their approval. Putnam is working on creating a map to extend the TOPS/Pyramid sidewalk around towards Route 13 which will then be used in easement documents for the Pyramid Mall. Ultimately, we will own and maintain that sidewalk. The mall sidewalk will satisfy all ADA requirements. A demo permit has been issued for the old P&C Area. Red Cross has moved into 2 Ascot.

Hartill leaves the meeting at 1:20.

Marty has expanded his files and the number of boxes is starting to be a problem in the office. Courtney stated that there is no storage room in the new garage. Marty will look into storing the boxes next door in Bolton Point's pump room. One question is whether water would ever be a problem. Lynn suggested lining the conference room with boxes.

At the last Planning Board meeting BJ's was granted special permit amendments approving a revised buffer on the west side of the property which will allow for ornamental grass. The sewer main and NYSEG's gas main are there so they can't really plant trees over those lines on the west side. They determined that the berm and the grasses on top would be the best option.

Motion- To Adjourn

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

Deputy Mayor Lynn Leopold-Aye Trustee Patricia O'Rourke-Aye
Trustee John O'Neill -Aye

The meeting adjourned at 1:35pm.

Jodi Dake
Clerk/Treasurer