

## Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, May 15, 2014, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees Patricia O'Rourke, Lynn Leopold, John O'Neill, Gerry Monaghan; Code & Zoning Officer, Marty Moseley (left after his report); Supt. of Public Works, John Courtney; Asst. Supt. of Public Works, Adam LaLonde; MEO, Nolan Hatfield.

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

Marty stated that there are two variances coming to the Board of Zoning Appeals on May 20<sup>th</sup>. The first variance is for a front yard setback at 143 Graham Road, and the other is for a Dairy One sign. The Planning Board made a resolution to look into further review of the home occupation Zoning Law/Code provisions. The recent BZA variance application for a home occupation in Shannon Park was denied. The Planning Board has also recommended that the seasonal use under the Zoning Law/Code Temporary Commercial Activity provisions should be extended such that it can continue to November 30<sup>th</sup> as opposed to the current September 30<sup>th</sup> for activities such as a farmers market. An application has been submitted for a new house on Hemlock. We are still waiting on landscaping quotes for the new Village Administration building and should have one more in by Monday so it can go on the Monday night agenda. Moseley has been working with Dave Putnam at TG Miller on a finalized punch list for the exterior of the new building. This list will go to QPK and then they will officially issue a full punch list. Ulta, a new business, is doing work at the Shops of Ithaca Mall. They should be finishing the new facade in the next couple of weeks. There has been an application for a Home Occupation for a daycare on Burdick Hill. Leopold asked if we have guidelines. Moseley stated that that we have regulations for home occupations but the daycare regulations are not regulated through the Village. She feels we need to send out some letters regarding home occupations.

Monaghan asked if there was a good relationship with the Town of Lansing. Courtney replied yes, we share some services. He asked who plows Rosina Drive. Courtney stated that the Town of Lansing owns and plows that road.

Courtney stated that there has been some hydrant repair on St. Joseph Lane. The Highway Department has been cleaning up areas that had water breaks. These areas will be blacktopped next week. The Triphammer/Craft Road Traffic Signal Project is in its final stages of design. The price for Mill & Fill off County bid is \$10 a square yard and Fischer had \$24 square yards estimated so Courtney had that included as an alternate. With a project that is 1850 square yards, this could change the cost by approximately \$25,000. O'Neill asked when the project will go out to bid. Courtney was unsure.

Courtney stated that they have done a couple rounds of mowing and have been maintaining equipment. Hartill asked how our Ford 5600 roadside mower was working after the \$8,500 in repairs. Courtney stated that they haven't used it yet because it has been too wet. Roadside mowing will be done in a couple of weeks. Courtney stated that he has been doing research on procurement policies and has noticed that some things have changed. All contractors that work for the Village must now have OSHA 10. He suggested that we make sure our landscaper has this and pays prevailing wage. They don't have to provide this if they have a union unless it is an owner operator. Courtney will provide the Clerk with information for a legal notice to receive bids for equipment/labor so that we can use them for the Dart Drive Project Project and any other projects that may come up in the next year.

Lynn stated that the pavement at the bottom of Burdick Hill has slid away from the road. Courtney stated that it is thin there and also at the end of Oakcrest. Moseley asked if it was affected by the storm we had in August. Courtney didn't think so. When they do the mill & fill in June they will also do that area. Courtney feels our maintenance program is doing well.

Leopold has weeded the gardens by The Shops at Ithaca Mall and by the Mobil gas station. Nick Vaczek helped with the south side to Cayuga Mall. Leopold asked Courtney if they could mulch those gardens. Leopold also stated that the trees along N. Triphammer Road are not bushing out and going up. Courtney will have the guys mulch the gardens and will reevaluate the trees up and down N. Triphammer Road. He stated that the landscaping along N. Triphammer was completed to specs. Leopold thanked Adam and Nolan for picking up her gardening mess. It was suggested that we thank those that helped with the garden in the newsletter.

Monaghan stated that he knows that Beckett Way needed two means of access and that is why a boulevard was created. There are new people moving in and he is concerned that they may go the wrong way to avoid having to go all the way around. Monaghan would like the Village to evaluate and see what could be done if they came in and had concern. That area has been that way since 1985.

Courtney called UFPO for Bomax Drive so that they can get speed signs in. The Village speed limit is 30mph.

O'Neill asked about the progress on the road Ivar Jonson is putting in as part of his Lansing Trails II development. As far as the Mayor knows the base is down and it is now ready for blacktop this construction season. After that, it can be dedicated to the Village. We will have a contractor come in to stripe everything up in the Lansing Trails I/Janivar Development. Epoxy stripe is done, not water base.

O'Rourke stated that it is dangerous coming out of Shannon Park on Cayuga Heights Road. Courtney stated that the bend makes for a poor line of sight. Courtney stated that they will probably end up having the brush trimmed back more. Courtney added that the road is banked the wrong way towards Beckett Way. Adam leaves a snow trail when he

plows the area because the blade is not level. One resident suggested that a mirror may be helpful, but Courtney thought the sun could be an issue.

Adam reported that they did do a ghost run with the roadside mower after it was repaired and it seems to run well.

O'Neill spoke with Mayor Hartill previously about Millcroft Subdivision now having a "For Sale" sign. The sign is located off Craft Road in the Lansing Trails development. The Millcroft Subdivision has been slow going. There are strict covenants in that upscale development.

O'Neill pointed out that the voucher submitted by Chris Kim of 5 Bush Lane for reimbursement in the tree planting program is for boxwood which is not a tree, but rather a shrub. Courtney stated that he approved the bush. Leopold stated that technically boxwood is not a tree. Dake added that technically we can't approve this because it is not a tree. If the Board wants to allow this, they would need to change the Village Tree Planting Program. The Board approved the planting when approving the vouchers and agreed to have it updated at their next meeting. Courtney explained that he had approved the two boxwoods to go in because trees would not be acceptable because of the utilities in the area. He thought shrubs would be a good option if a sewer line runs under that area and a tree would therefore not be a good choice for this situation. Shrubs are easier to replace than trees. It was stated that it may have to be removed if we have to work on that piece of sewer.

Leopold suggested that when dealing with home based businesses we need to draw on the Planning Boards experience. Hartill stated that the Trustees will consider a proposed Zoning Law/Code amendment, but he wants the Planning Board to do a 1<sup>st</sup> pass.

Leopold suggested that we keep the garden by the front door of the old office. Hartill stated that he has spoken with Moseley about getting the exterior completed. Mosley has contacted Dave Putnam about getting the final punch list to QPK.

Leopold stated that one of the flower boxes on Route 34 is leaning and needs to be stabilized. She asked Courtney to check all the flower boxes. He will also look into getting plastic planters which may hold up better than the wooden ones we are currently using. Leopold would also like to get some more plants for the garden by the bank.

Leopold asked the Board to consider putting in solar panels on the garage or the old office building. Hartill said we could consider them on the garage. If we were to do solar on the old office building we would have to redo the roof. If we redo the roof we should replace it with shingles that match the new building. The Village had looked at solar previously, but it wasn't cost effective. Leopold stated that now there are lease options. Courtney asked if the salt shed would be an option. Leopold suggested we have someone come out to look at the whole campus to see what would work. Leopold really wants to consider getting solar. Courtney stated that the Village looked at solar panels previously that had a 30 year life with 25 year payback. One advantage of placing solar on the

equipment shed is that it has a metal roof. Leopold stated that solar advocates know how to get grants. Courtney stated that we have to do prevailing wage which hurts us. He also remembers that when we looked into solar before, to get grant money, it had to be an American made product. Hartill stated that we are spending tax payers' money and it has to be financially right. That is what stopped us last time. We can look at solar panels again. Prices have come down so it may be different.

Hartill stated that he has been involved with SCLIWC in the process of placing a new pipe under Route 13. He thought they had it all set and Dubow was going to work jointly with the Commission and the Village of Lansing. One of the SCLIWC representatives thought there was a conflict of interest. By working jointly we save \$150,000, and the Commission will be saving even more. Hartill stated that there will be a meeting today between a selected lawyer for the commission and the Deputy Supervisor for the Town of Ithaca. Herb Engman is out of town and the one who started this nonsense. This will delay the project by a month and cost more money for attorney fees.

Hartill stated that we are making good progress on Northwood Road. There is a TCOG meeting tomorrow morning. We will be looking into the Tax Cap and what we can do as a pushback to that. The shared services credits only have a look back of 6 months. One good thing is the Village doesn't depend more on this. The Mayor doesn't agree with this. Gerry would also like to attend the 8am TCOG meeting. The Mayor informed him of the location of the meeting. On June 9<sup>th</sup> the Mayor is having a meeting with Eric Goetzmann of the Shops at Ithaca Mall.

Since she was not at the April 17<sup>th</sup> meeting, Dake asked that the Board to provide her with more detail for the minutes of that meeting, particularly regarding the resolution for Northwood and the times that they went in and out of executive session. Mayor Hartill will email her the information. Tax bills have been finalized and are going to print. They should be delivered to the office in a week. The general tax rate will be \$.98 per \$1,000 of assessed value, sewer collector unit charge is \$10.66, and the sewer collector is \$.04 per \$1,000 of assessed value. The sewer collector is used strictly to pay the sewer bond.

O'Rourke stated that she went out to a farm where six Youth Board kids were working. They were cleaning and getting ready for summer. The kids are learning how to take care of plants. In the summer the farm will employ 26 kids. They will sell at the farmers markets in the area. This is one way of seeing where our money is going. One of these kids may become a future farmer.

Gerry had nothing to report. He stated that he has recognized that as a Trustee you are concerned with whole Village.

The Board discussed issues related to a Planned Development Area and Home Occupation zoning provisions. PDA's, like Zoning districts, can include Home Occupation uses. Times have changed and we are now much more connected at our homes. The Board feels they need to come up with clear definition of a home occupation. Is it only a business if customers come to your house? Leopold thinks we

need to figure this out. Hartill thinks if your home address is used as a legal address for your business, then a home occupation does apply. The Mayor suggested the Planning Board review this and provide guidance to the Board.

Nolan stated that some catch basins were cleaned today. Leopold questioned whether they were cleaned every year. Courtney stated that he did a download of sewer data and in one of the catch basins there was a deep fryer. We do have a program where we go out and check, but we only clean them on an as needed basis.

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #6066- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 12 for the General Fund, in the amount of \$33,636.36 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 12 for the Sewer Fund, in the amount of \$4,882.22, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 12 for the Capital Projects Fund, in the amount of \$1,252.73, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 12 for the Water Fund, in the amount of \$2,768.17, is hereby approved for payment.

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

Mayor Donald Hartill-Aye  
Trustee Patricia O'Rourke-Aye  
Trustee Gerry Monaghan-Aye

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

Motion- To Adjourn

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

Mayor Donald Hartill-Aye  
Trustee John O'Neill -Aye  
Trustee Gerry Monaghan-Aye

Trustee Lynn Leopold-Aye  
Trustee Patricia O'Rourke-Aye

The meeting adjourned at 1:40 pm.  
Jodi Dake, Clerk/Treasurer