

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, June 18, 2018, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, Gerry Monaghan, John O'Neill and Patricia O'Rourke; Clerk/Treasurer Jodi Dake; Attorney William Troy; Planning Board Member Lisa Schlelein, There were approximately 40 additional people in attendance at the meeting.

Mayor Hartill called the Board of Trustees meeting to order at 7:33pm. The Mayor opened the public comment period. He explained that this is for anyone to comment on issues other than what was on the agenda. There is a sign-up sheet if anyone would wish to speak after the Millcroft presentation. Each individual will be given 2 minutes to speak. During this time, please address the Board not the developer. In the past we've had a private debate and it was not productive. The Board was open for general things in the Village other than the presentation.

Carol Klepack stated that she was representing the Community Party. Bill Klepack complimented on the Village parks. He feels the progress is good. As we try to work towards walkable communities and youth problem he hopes we use the opportunities to have youth groups come in and use our sports facility. He also stated that the huge dirt pile is a very popular play spot for kids. Bill is looking forward to it being completed. Hartill stated that it will be completed this summer. We are waiting on top soil and then we will be regrading the soccer field. We are also putting in a pavilion. This past weekend the Mayor drove by and there were 6 cars parked at the Marian Hartill Park and the little playground was very populated. Hartill is very pleased to see people coming to that park. Hartill also stated that dispensers for dog waste will be added to the area owned by the Village on north side of Northwood. We will continue to mow this area in hopes that people will walk their dogs in that area. We haven't maintained this area very well in the past but he hopes to change that.

Schlelein pleaded for landscaping attention all over the Village. This weekend Schlelein was in to water the annuals that she planted around the office, did some weeding and dug up dead trees. It has been very hot and plants are dying. If our Department of Public Works could find time to mulch every spring it wouldn't be so necessary to water. She also suggested share services with the Town for landscaping details that are an added burden to our DPW. In the budget there has been a line item for a summer helper that hasn't been utilized. Hartill stated that we have a contractor that picks up the overflow of our DPW. They did the mulch on our street trees and corner gardens at N. Triphammer and Pyramid Drive. Schlelein feels it is important to make this area attractive so that people want to come there.

Fran Benedict stated that a month ago he walked his dogs and a tree fell across trail. It took well over two weeks to get the DPW to clean it up. Also there was a dead skunk in the middle of the road across from CFCU. It took two days for it to be cleaned up and it was thrown into the ditch. Hartill asked if he spoke with anyone at the Village. Benedict spoke with Adam who said he would relay the message to the DPW. Hartill stated that he will take care of this. Hartill stated that if this happens again the public should contact the clerk's office, the Mayor or Courtney in the Department of Public works.

Motion - To Close the Public Comment Period

Trustee Hardaway made a motion to close the public comment period. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway- Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

The next item on the agenda was to approve the minutes from June 4, 2018

Motion- To Approve the Minutes of June 4, 2018

Trustee Monaghan moved to approve the minutes. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

Public Hearing on Proposed Local Law 2 (2018)-Amendment to Village of Lansing Code- Sewer Rents

The Village of Cayuga Heights (VCH) increased their sewer rate on May 21, 2018 which raises their inside sewer rate to \$2.51 and their outside sewer rate, which is what the VOL is charged, from \$3.59 to \$3.72/1,000 gallons. All outside users pay one and a half times the \$2.51 inside rate that VCH residents pay. Hartill stated that we need to now increased our sewer rate to adjust for their increase. To do this it is necessary to pass a law to acknowledge this.

Motion- To Open the Public Hearing on Proposed Local Law 2 (2018)-Amendment to Village of Lansing Code- Sewer Rents

Trustee O'Neill moved to open the public hearing. Trustee Hardaway seconded the motion. A vote was taken:

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

Trustee John O'Neill-Aye

It was asked when this will go into effect. Dake explained that the law that the VCH passed stated that it would start charging the new rate to all outside users starting with any billing that happens after June 1st, however, Village residents will not see the increase until their October 1st billing. Hartill pointed out that Bolton Point does the billing and it is out of sync with the VCH.

Dake explained that the sewer charge that residents see on their bill is made up of two parts. The Village charges a 25% surcharge amount on water consumption which is used to maintain the sewer infrastructure. Then there is an additional amount that the VCH charges to process the sewage we send to them. This is the rate that is being increased from \$3.59 to \$3.72/1,000 gallons. Based on current usage, this increase will amount to the Village of Lansing paying VCH around \$4-5,000 more per quarter. The total sewer rate that each sewer customer will pay will increase from \$4.83 to \$4.96 per 1,000 gallons.

Motion- To Close the Public Hearing on Proposed Local Law 2 (2018)-Amendment to Village of Lansing Code- Sewer Rents

Trustee O'Neill moved to close the public hearing. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

Resolution #6497- To Adopt Local Law 2 (2018)-Amendment to Village of Lansing Code- Sewer Rents

Trustee Hardaway moved to adopt Local Law 2 (2018). Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

The following is a copy of Local Law 2 (2018):

AMENDMENT TO VILLAGE OF LANSING CODE – SEWER RENTS

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

As a follow-up to the prior adoption by the Board of Trustees of Local Law 4 of 2017 which relating to the amendment of Section 111-21 (entitled “Rents for property owners connected to the Village of Lansing water system”) and Section 111-22 (entitled “Rents for property owners not connected to the Village of Lansing water system”) of Article II (entitled “Sewer Rents”) of Chapter 111 (entitled “Sewers”) of the Village of Lansing Code, and which provided for the imposition and collection of sewer rents for the use of the Village of Lansing sewer system and the Village of Cayuga Heights sewer system, it is the purpose and intent of this Proposed Local Law 2 of 2018 to provide for further amendments intended to increase the current sewer rents payable to the Village of Lansing for the use of the Village of Cayuga Heights sewer system based upon the concurrent and like increase by the Village of Cayuga Heights Local Law A (2018) which increased the sewer rate from \$3.59 to \$3.72/1,000 gallons used for treatment of waste water originating from properties located outside of the Village of Cayuga Heights; and more specifically, to amend accordingly (i) subsection A of Section 111-21 [entitled “Rents for property owners connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code, and (ii) subsection A of Section 111-22 [entitled “Rents for property owners not connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code.

SECTION II. AMENDMENT TO THE VILLAGE OF LANSING CODE.

A. Subsection A of Section 111-21 [entitled “Rents for property owners connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

A. Each owner of property that is provided with water service by connecting to the Village of Lansing Water System shall be charged for, and shall be obligated to pay, a total annual sewer rent amount comprised of the following:

- (1) an annual sewer rent charge for use of the Village of Lansing sewer system, such charge to be equal to one dollar and twenty-four cents (\$1.24) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of six dollars and twenty cents (\$6.20) for each quarterly billing (as provided in subsection “B” below); and**
- (2) an annual sewer rent charge for use of the Village of Cayuga Heights sewer system, such charge to be equal to three dollars and seventy-two cents (\$3.72) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of**

eighteen dollars and sixty cents (\$18.60) for each quarterly billing (as provided in subsection “B” below).

The amount charged for use of the Village of Lansing sewer system shall be individually calculated, and thereafter collected by the Village of Lansing for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after July 1, 2018. The amount charged for use of the Village of Cayuga Heights sewer system shall be individually calculated, and thereafter collected by the Village of Lansing (or such other party designated by the Village of Cayuga Heights), for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after July 1, 2018. Each such amount shall thereafter continue until otherwise modified from time to time by further local law adopted by the Village of Lansing Board of Trustees.

- B. Subsection A of Section 111-22 [entitled “Rents for property owners not connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

A. Each owner of property that is not provided with water service by connecting to the Village of Lansing Water System shall be charged for, and shall be obligated to pay, a total annual sewer rent amount comprised of the following:

- (1) an annual sewer rent charge for use of the Village of Lansing sewer system, such charge to be equal to one dollar and twenty-four cents (\$1.24) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of six dollars and twenty cents (\$6.20) for each quarterly billing (as provided in subsection “B” below); and
- (2) an annual sewer rent charge for use of the Village of Cayuga Heights sewer system, such charge to be equal to three dollars and seventy-two cents (\$3.72) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of eighteen dollars and sixty cents (\$18.60) for each

quarterly billing (as provided in subsection "C" below).

The amount charged for use of the Village of Lansing sewer system shall be individually calculated, and thereafter collected by the Village of Lansing for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after July 1, 2018. The amount charged for use of the Village of Cayuga Heights sewer system shall be individually calculated, and thereafter collected by the Village of Lansing (or such other party designated by the Village of Cayuga Heights) for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after July 1, 2018. Each such amount shall thereafter continue until such amount is otherwise modified from time to time by further local law adopted by the Village of Lansing Board of Trustees.

SECTION III. SUPERSEDING EFFECT.

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION IV. VALIDITY.

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. EFFECTIVE DATE.

This Local Law shall be effective upon its filing in the office of the Secretary of State.

The next item was an informal presentation on the proposed Millcroft property development also known as Lansing Village Cottages by Beer Properties Inc.

Steven Beere stated that he along with his wife Beverly and son David are the main people behind this proposal. Steven handed out smaller versions of his presentation showing the plan that they have for a portion of the 41 acres of Millcroft land. Beere Properties has a contract with Robert Miller to purchase the property. This area was originally, Millers Phase II which was approved 10-12 years ago. They have been working with a profession engineering firm to develop a series of pocket neighborhoods. The proposal is for a total of 9 pocket neighborhoods. Their idea is to build small

residents that facilitate interaction of the residents. The plan includes a lot of green space and trails. The advantage is that the residents don't have to worry about maintaining it. Beere Properties would take care of that. The plan is primarily for rentals in the first pocket neighborhoods but sales could be arranged in other pockets. Millcroft area has several large lots with big houses. In contrast, the cottages would be very close together. Each cottage would have a front porch that promotes socializing with neighboring houses. In the future they are planning a club house and indoor swimming pool. They hope to appeal to empty nesters, couples with no children and seniors. Each cottage would be 800-1200 sq. feet that would be either one story or could be 1 ½ stories. Details of actual structures haven't been worked out yet. They would like to target the 55+ population but it was pointed out that one floor for seniors would be more attractive.

O'Neill questioned how they knew it would be mainly seniors. Our plan is to be rentals for the most part. Like Horizons is presently. If there is demand for sales then we may designate one or more of the pocket neighborhoods so that they could be sold. If the homes were privately owned they would have some sort of home owner's organization. Troy stated that if you had a home owner's situation you could let in anyone that wanted unless it was written into an agreement.

David stated that they are marketing to the 55+ group. The project would be done in several phases. The plan is to do two pocket neighborhoods first. Pocket neighborhoods are closely spaced structures so by design they are in close proximity to facilitate interaction between neighbors. Medium Density Residential (MDR) is close but because they want small homes on smaller lots there will be a need to change the zoning either as a PDA or other avenues that are allowed in the Village Code. There would be substantial green areas in the pocket neighborhoods. Overall density is not far from what MDR allows. David stated that they recognize their responsibility as to the most appropriate way to introduce this new sort of construction for the Village. From their reading of the code it could be done by PDA or to alter some existing zoning district. The area is zoned MDR and they are proposing on the order of a PDA. However, they would like the Board to decide what is most appropriate. David stated that they met with the Planning Board last week and they had many useful comments. David stated that they haven't changed their plan based on those comments but may after tonight.

David stated that they came up with this concept of developing pocket neighborhoods mostly because of his interest after seeing them in our area and other parts of the country. Bruno Schickle's Boiceville Cottages uses this general kind of density in Slaterville. They aren't focused on pocket parks like our development is, however, he suggested that people can go out there and get a feel for this kind of density, because density there with one and two bedroom cottages is part of what they are proposing.

A PowerPoint presentation was done that showed examples from different states. David stated that since World War II we've moved out to rural areas. Like downtown, it would be a close together community. Real estate values on these neighborhoods have increased. It promotes close knit communities. By design, structures can offer layers of privacy in landscaping and buildings being offset from one another. Floor plans could be

such that dining areas would be oriented on the front of the house and private areas to the rear of the house. He feels it would diminish the impact of cars on the area. It would be an environmentally friendly community. They would utilize solar heat for the pool and would design them with electric heat pumps and other energy sources with the gas moratorium. The pathways and bike ways would attach to the Village trails. They are also considering a dog park area.

O'Neill asked what the cost would be to rent a 1-2 bedroom cottage. David stated that it could be just under \$2,000 for one bedroom and just over that for a two bedroom. They have looked at the market and that's in line with what they are paying for Horizons next door. They expect it to be two years before the cottages would be available. It is a long process. The proposal is to have 30x30 compact cottages, which are small. Some people desire this type of property.

Monaghan asked if they would be on a concrete slab or have basements. They haven't gotten that far yet in their planning. There will, however, be a variety of designs. It will have a substantial amount of character. The setback they would be proposing would be 7 ½ feet which is quite different than our current 25 ft. setback from neighbors. They want to create a close net community.

O'Neill asked about traffic. Putting in 109 units would create a lot of traffic for Craft Road. David stated that the primary exit would be via Craft Road which has a new traffic light at the N. Triphammer intersection. To minimize pavement they have two exits from the neighborhood. Lansing Trails is a nice community

Bill Troy stated that the PDA concept is new in the Village. Most development would seek relief from zoning. Troy asked what else would need to be lessened. David stated that setbacks and lot sizes would need to be changed.

Hardaway asked if they had contacted Brent Cross regarding sewer units. The Village of Cayuga Heights sewer plant is near capacity but changes are being made to change that. Steve stated that according to Cross, 25 units a year is not impossible.

At this point the Mayor opened the discussion up to the public. Each person will be allotted 2 minutes to address the Board with comments.

Fran Benedict, 1 Janivar Drive, stated that there are three residents on Craft Road. The road they are proposing would come out to his driveway. He questioned why it didn't line up with Janivar Drive. There would need to be plantings along road. There is no privacy to their neighborhood. He feels we need to protect those homes. David stated that the distance from Craft to the first resident is 89 feet and they could maintain the landscape. Benedict wants protection on their property.

Michelle Benedict-Jones, 1016 Cayuga Heights Road is in support of the project. She stated that she is 55 and would love low maintenance with greenery walking. She feels

this is a fabulous concept. She also feels that they should help the current residents with traffic.

Bill Troy asked the presenters to take notes.

Carol Driscoll, 3 Leifs Way, turned it over to her husband to comment. He stated that his concern is with traffic, headlights and worried about their home values. He doesn't see any positives in this. He knows all his neighbors. He questioned whether if 55+ was not a strict rule, would we get students flying thru our neighborhood.

Chuck Childs, 12 Millcroft Way, asked what the step by step process would be as to what happens after this meeting. Mayor Hartill stated that what happens is we listen today if there is some interest we ask the Planning Board to do a much more thorough job. They would look at traffic and figure out if it makes sense. If they have a positive statement then we will go through a similar process and ask if this is an enhancement to the Village if the answer is yes then it goes back to the Planning Board. Tonight is an informal listen. No decisions will be made tonight.

Chuck Childs stated that we don't know who can rent these. Studies will be needed. He bought his property in compliance with the Millcroft Subdivision Protective Covenants. For lots on Millcroft Way, a house must have a minimum 2,400 sq. ft. and now at the end of the street they want to build small cottages. Childs stated that they did their part and now he feels that Millcroft is throwing them under the bus. He suggested that they leave Millcroft Way a dead end street.

David Erickson, 9 Millcroft Way, thanked the Board for making this a great community. When he bought his house he also was under the Protective Covenants and this is not in the scope of what he thought when he moved to this community. Traffic is a concern. They are a tight knit neighborhood and they don't need many houses. They all know their neighbors. He does not think this is a better idea.

Jodi Sibert, 16 Millcroft Way, stated that the rental units would be in her back yard. She has small children and is concerned with her property value. They can already see Borg Warner's lights in the winter. She feels renters are transient not close knit. Renters' being dumped into a homeowner's neighborhood doesn't seem beneficial.

Diane Childs, 12 Millcroft, asked why would you want to bring this community to the Village of Lansing. Lansing is a great place to live, a quite community with nice homes and now you want to add rentals which she thinks will be college students and feels it would down our community. She stated that she moved here to have space. She stated that if she wanted to be close she would move.

Justin Jonson, 11 Millcroft Way, bought into the type of development and character of the original Millcroft Subdivision. He made an extensive investment. The proposal is out of character with the surrounding area. He feels it is bad for property values. What is

being presented is a pretty pictures but how do we know that in reality it will be low quality. He has no good reasons to support.

Muhammad Wattoo currently leaves at 2 Yardley Green but is in the process of building a house on Lot 23 on Millcroft Way. He lived in a rental property for 10 years. He thinks it is a wonderful plan but in the wrong place. This is a family oriented community. If he knew that this type of development may go in he wouldn't have purchased the property on Millcroft. He feels we need to preserve the community.

Amanda Howley, 2 Millcroft Way, stated that they made a huge investment in that neighborhood. They bought into Millcroft Phase 2-3-4. She would like to see that finished. She is concerned with the road connection.

Renee McCarthy, 41 Janivar Drive, likes the front porch concept. She questioned what it would look like from the street with garages being all you would see. She didn't think that would be aesthetically pleasing to the neighborhood.

Suzanne Aigen, 49 Janivar Drive, was concerned with traffic and density issue. On top of the 140 units on Bomax, 60 senior apartments behind small mall and 107 units downtown in senior housing, there is lots of places going in and she doesn't see a need. We have families that walk with kids on bikes. She would hate to see people get hurt. Personally, small box doesn't appeal to her. She questioned how it would impact this neighborhood. She feels it is a great concept but doesn't fit our neighborhood.

O'Neill asked who would manage these cottages. David stated that they plan to manage the cottages. They've been in this business for a long time and have no plans to move. They currently have 70 other rental units in Ithaca. This would be an expansion of that.

Suzanne Aigen questioned why they wanted to build rental properties where there are residents. Apartment rentals aren't filled in the area.

Muhammad Wattoo asked the Board to consider if there is a long term benefit and if it fits with the neighborhood.

Monaghan asked when the Millcroft Subdivision Protective Covenants would expire. The Covenants is for 24 years so it wouldn't expire until 2040.

When we bought our house in the Millcroft Subdivision we looked at having a neighborhood of 40 homes as opposed to 107 units. We wouldn't have bought or built if we'd had known these 107 units would come in. Traffic is an issue. Children play on our dead end street. This would be a significant change in character.

Monaghan stated that there is only one car garage proposed. If there was more than one car it could be in the driveway.

Steven stated that MDR is zoned there and asked what could be built there. Hartill stated that the current Millcroft plan could be built there. This proposal would be a substantial change and would need to be carefully considered. Hartill stated that the problem that was faced with the original development was they needed larger lots with septic systems because of the sewer moratorium. People bought into this lot size. Steven stated that times change. Hartill stated that on the other hand they anticipated with when they bought. The originally thought was that once all of the lots were sold in Phase I then Phase II could start. Steven stated that the property has been for sale for three years. The market wasn't there to develop the type of homes in the Millcroft Development. He feels there is a demand for the proposed design.

It was asked why not have them own their home instead of rent. Neighborhood model is they own their homes. Why not have condos more in line with neighborhood. Single unit family homes to fit with neighborhood. Owners take more pride in their property than most renters.

Steven stated that they will take the comments presented this evening and make modifications as much as they can.

Most of the public left.

O'Neill has prepared a draft of rental procedures for the Community Room. There were some good suggestions made on issues concerning monetary gains, music, must be a resident of Village or municipal use. Troy would like to review the agreement again and make some changes for the next meeting.

Next Tuesday the Democratic Primary will take place at the Village Office and the Planning Board will hold their meeting in the Community Room. Hartill stated that he will have them turn the pumps off during that meeting. Schlelein stated that she thinks it is great that we have two rooms now and are able to accommodate both.

Ed LaVigne also recommended that the Village reach out to the Lansing Recreation Department to see how they deal with renting out space.

Mayor's Comments

Hartill is concerned with sewer and how we will get thru this problem. There is a group of 6 that will be meeting. He is encouraged that the group is working again. Everything else is going reasonably well. The plan is to complete the Marian Hartill Park by mid-August and then dedicate the park after that. He is very pleased with the level of activity in the park. There is a delay with getting the soccer field leveled. Seeing all the kids playing on the dirt pile there makes it look like having a hill would be a good feature. Hartill stated that the Greenway committee has done a nice job with the Greenway Plan. We will have a public hearing on the Plan on July 2nd.

The Mayor stated that he appreciates the discussion we had tonight. It gives the Board a lot to think about.

General Comments

Monaghan asked if we have had any feedback from The Shops at Ithaca Mall. Hartill hasn't heard anything on Graham Road. If it takes money it isn't going to happen.

O'Neill stated that he has received three emails regarding the Millcroft Proposal. Hartill stated that he has also received a couple. They will forward the emails to Dake.

Steven Beere asked if they can expect an opinion from the Board of Trustees or will it come from the Planning Board. Hartill expects to have an understanding of where we are heading in the next couple of weeks and then a discussion will take place with the Planning Board. Hartill stated that we will get back to you.

Motion to Adjourn

Trustee Hardaway moved to adjourn. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Don Hartill – Aye
Trustee Gerry Monaghan – Aye
Trustee John O'Neill-Aye

Trustee Ronny Hardaway – Aye
Trustee Patricia O'Rourke – Aye

The meeting was adjourned at 9:28 pm.

Jodi Dake
Clerk/Treasurer