

Agenda

Village of Lansing Board of Trustees Meeting

April 21, 2025 @ 7:30pm

In Person and Online via

Zoom Videoconferencing/Teleconferencing*

2405 N. Triphammer Rd., Ithaca, NY 14850

www.vlansing.org

7:30 Call to Order

Public Comment Period

Approve Minutes from April 7, 2025

Updated PDA Request 20 Bomax
-Aleksandr Mergold

Lansing Meadows Easements and Stormwater Discussion

Mayor's Comments

General Discussion

Adjournment

*If you are interested in attending the videoconference/teleconference meeting contact the Village Clerk to get the meeting link - clerk@vlansing.org.

RESOLUTION# AUTHORIZING ACCEPTANCE OF THE STORM WATER CONTROL FACILITY
MAINTENANCE AGREEMENT FROM ARROWHEAD VENTURES, LLC

WHEREAS, Arrowhead Ventures, LLC (the "Owner") is the owner in fee of real property known and designated located in the Village of Lansing, County of Tompkins, and State of New York, and commonly known as 2-40 Blue Heron Way, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.21 and 40 Graham Road West, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.23(the "Property"); and

WHEREAS, in accordance with Chapter 124 of the Village of Lansing Code (titled "Stormwater Management, Erosion and Sediment Control Law"), the Village and Owner are, as required, desirous of entering into an agreement to provide for the long-term maintenance and continuation of storm water control measures at the Property approved by the Village for the following development: Lansing Meadows Planned Development Area (the "Project"); and

WHEREAS, in conjunction with the Project the Owner is required to establish, inspect and maintain certain stormwater management facilities ("Stormwater Management Facilities") to the satisfaction of the Village Engineer to be located on the Property in accordance with a certain stormwater pollution prevention plan entitled "Stormwater Pollution Prevention Plan" prepared by McFarland Johnson, (the "SWPPP"), which remains on file with the Village; and

WHEREAS, the Property is also required to be subject to a certain easement of access, ingress, and egress, permitting the Village to temporarily enter upon that limited portion of the Property as shall be necessary for access to the Stormwater Management Facilities as shown on the plans, and to maintain same in accordance with the SWPPP in the event the Owner does not comply with its maintenance obligations under the SWPPP, all subject to the terms and conditions set forth in the Storm Water Control Facility Maintenance Agreement.

NOW THEREFORE, BE IT RESOLVED,

1. The Board of Trustees of the Village of Lansing approves the Storm Water Control Facility Maintenance Agreement for the Property, authorizes the Mayor to execute the same on behalf of the Village, in substantially the form presented to the Village Board of Trustees, subject to the final approval as to form and content of the Mayor and the Attorney for the Village and the receipt of a recorded corrective easement for the sewer lateral between Arrowhead Ventures, LLC and BJ's Wholesale Club, and to take such further action as may be necessary and appropriate to give full force and effect to this resolution;
2. Village Board of Trustees hereby authorizes and requests that the Mayor, Village Clerk/Treasurer and the attorney for the Village, to take all actions and execute all documents as may be necessary for the purposes of filing and recording the Storm Water Control Facility Maintenance Agreement.
3. Any and all actions heretofore or hereafter taken by the Mayor, Village Clerk/Treasurer and the attorney for the Village within the terms and in conformity with the intent and purpose of the foregoing resolutions hereby are in all respects ratified, confirmed and approved as the proper and authorized acts and deeds of the Village.

**RESOLUTION # -TO ACCEPT EASEMENTS AND DEDICATIONS FROM
ARROWHEAD VENTURES, LLC**

WHEREAS:

A. As part of the special permit relating to the development of the ARROWHEAD VENTURES, LLC's ("Grantor") residential real estate project located in the Village of Lansing, County of Tompkins, and State of New York, and commonly known as 2-40 Blue Heron Way, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.21 and 40 Graham Road West, Ithaca, New York 14850, Tax Parcel Number 47.1-1-17.23, the Grantor was required to offer to the Village of Lansing certain easement rights and dedications associated with certain project components, including sidewalks and sewer mains; and

B. Proposed written easement documents have been prepared setting forth the terms and provisions pursuant to which the Village will maintain, install, construct, reconstruct, use, operate, alter, repair, and/ or remove the sidewalk and sewer mains on the respective granted easement property, which Easements are now being submitted to the Village for final review and approval;

C. Grantor is further offering for Dedication to the Village certain project components being the sidewalk and sewer main, which offers of Dedication are now being submitted to the Village for final review and approval; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village of Lansing Board of Trustees hereby approves the proposed following easements, copies of which has been submitted to the Board and reviewed at this meeting; (1) Sidewalk Easement (2) Sewer Easement and (3) Easement Area C Easement; and
2. The Village of Lansing Board of Trustees hereby authorizes the Mayor to execute said proposed Easements on behalf of the Village, in substantially the form presented to the Village Board of Trustees, subject to the final approval as to form and content of the Mayor and the Attorney for the Village and the receipt of a recorded corrective easement for the sewer lateral between Arrowhead Ventures, LLC and BJ's Wholesale Club, and to take such further action as may be necessary and appropriate to give full force and effect to this resolution; and
3. The Village Board of Trustees hereby accepts the dedication of the sidewalk and sewer improvements as set forth in the Sidewalk Offer of Dedication and the Sewer Offer of Dedication, copies of which has been submitted to the Board and reviewed at this meeting, subject to the receipt of a recorded corrective easement for the sewer lateral between Arrowhead Ventures, LLC and BJ's Wholesale Club. The acceptance date of the dedication shall be the date the recorded corrective easement is received and approved by the Village Mayor and Village Attorney; and
4. The Village Board of Trustees hereby authorizes and requests that the Mayor, Village Clerk/Treasurer and the attorney for the Village take such steps as may be necessary, desirable and/or appropriate to effectuate the intent of the foregoing resolutions; and
5. Any and all actions heretofore or hereafter taken by the Mayor, Village Clerk/Treasurer and the attorney for the Village within the terms and in conformity with the intent and purpose of the foregoing resolutions hereby are in all respects ratified, confirmed and approved as the proper and authorized acts and deeds of the Village.