

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, January 5, 2004, in the Village Office.

Present: Deputy Mayor Larry Fresinski; Trustees Janet Beebe, Lynn Leopold; Attorney David Dubow; Clerk/Treasurer, Jodi Dake

Deputy Mayor Larry Fresinski called the meeting to order at 7:35P.M. and opened the public comment period. There were no comments.

Motion-To Close the Public Comment Period

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

Trustee Larry Fresinski- Aye	Trustee Janet Beebe-Aye	Trustee
Lynn Leopold-Aye		

Next on the agenda was to consider granting Triad a temporary certificate of occupancy at 15 Ascot Place. Ben Curtis, the Village Zoning and Code Enforcement Officer, wrote the following to the Board:

The Construction of the Triad Building is substantially complete. They would like to occupy the building in January. Life safety components for the building have been or will be complete and operational prior to issuance of a TCO. Some work, primarily of a cosmetic nature, remains to be done on the exterior of the building. They would like the binder coat for the paving to weather over the winter before putting down the topcoat and striping. Most of the landscaping is done including the trees planted as a buffer, but the remaining work will have to wait until spring. Storm water runoff protection sufficient to prevent adverse impact to adjoining properties, however, is in place. Based on the above, I recommend that the Trustees authorize a Temporary Certificate of Occupancy for the Triad Building at 15 Ascot Place, which would expire July 1, 2004. Work on this project has proceeded smoothly and the owner has generally exceeded the requirements of the Village. In the interests of consistency, however, I recommend that a nominal security of \$1,000 be required to be placed on deposit with the Village pending completion of the work and issuance of a Final CO. As always, issuance of the Temporary Certificate will be contingent upon satisfaction of all other code and life safety issues.

Janet asked how a security fee is determined. Larry stated that the amount is what it would cost to cover the outstanding work still left to complete. However, for residential properties, Larry explained that we are more sensitive to the cash outlay. Lynn commented that there is nothing stated here about the status of the lighting issues that have been raised by some of the neighbors and what has or will be done to satisfy the requirements of the Lighting Commission. She explained that there is a problem with their parking lot lights shining into the windows of residents on Janivar Drive and that Dennis was supposed to let Triad know but Lynn is unsure where this issue stands. She would like to see a contingency for this in the resolution. David Dubow also pointed out that there are still conditions attached to the Special Permit approval that will also need to be satisfied prior to the issuance of the final Certificate of Occupancy.

Resolution #4017- To Approve a Temporary Certificate of Occupancy for
Triad at 15 Ascot Place with the Following Contingencies:

1. \$1,000 to be deposited with the Village to secure full and proper completion of all outstanding landscaping and site work;
2. Compliance with all Special Permit approval requirements and conditions prior to issuance of final Certificate of Occupancy, including, but not limited to, (i) lighting issues satisfactory to the Lighting Commission and (ii) agreements satisfactory to the Village

Attorney regarding off-premises parking on adjoining property to the north and rights of access in favor of adjoining property to the south.

Trustee Leopold moved this resolution. Trustee Beebe seconded the motion. A vote was taken:

Trustee Larry Fresinski- Aye	Trustee Janet Beebe-Aye	Trustee
Lynn Leopold-Aye		

Next item on the agenda was the approval of the minutes for December 15, 2003

Motion-Approval of Minutes for December 15, 2003

Trustee Beebe moved that the draft meeting notes, as reviewed and revised by the Clerk/Treasurer and the Board, are hereby adopted as the official minutes. Trustee Leopold seconded the motion. A vote was taken:

Trustee Larry Fresinski- Aye	Trustee Janet Beebe-Aye	Trustee Lynn
Leopold-Aye		

Jodi pointed out that there are two sections of the Employee Handbook that need to be changed to reflect budget/resolutions passed. The Village now pays \$1,500 and 80% of additional cost above that amount for individual or family insurance coverage. The section in the Employee Handbook which currently says 55% therefore needs to be changed to 80%. Also, PHP is no longer offered so that reference should be removed. Section 125 Cafeteria Plan needs to be added to the Handbook. As of 1/1/03 the Village offers this Premium Only Plan.

The last proposed change is a clarification suggested by the Mayor. Currently, the job description for the Motor Equipment Operator (MEO) reads-

“Assists, as directed by, Superintendent of Public Works.
Required to maintain a Class C License”.

The Mayor would like the wording to be more along the lines of

“under the direct supervision of the Superintendent of Public Works.”

Resolution #4018-To Update the Following Three Sections of the Employee Handbook

1. Flex Plan (Life & Health Insurance)

Through the Finger Lakes Association, Flex Plan is available to all employees working at least 20 hours per week. The Village will contribute \$1550 per employee annually plus 80% of additional cost above that amount for individual or family insurance coverage to either:

1. Flex Plan
or, if less
2. The cost of family coverage through a spouse's health plan,
plus the dental/life plan offered under the Flex Plan.

Employees enrolled in the Flex Plan without family coverage through a spouse's health plan, may choose from the following options:

1. Life and Accidental Death & Dismemberment Insurance equal to one time salary, maximum \$50,000.
2. First Fortress Insurance Dental Plan
(currently the employee's have dropped this due to non-interest)
3. Blue Cross/Blue Shield of Central NY Health Plan

The Village Clerk will supply the necessary paperwork to eligible employees. The Village Clerk also has claim forms.

Section 125 Cafeteria Plan

Premium Only Plan was added to the employee's benefits as of 1/1/03. This Plan is designed to allow eligible employees to choose one or more of the benefits offered through the Plan and, using funds provided through employee salary reduction, to pay for the selected benefits with pre-tax dollars. It is established for the exclusive benefit of participants. By paying for the benefits with pre-tax dollars, you save money by not having to pay social security and income taxes on your salary reduction. However, you still have the option of paying for your benefits with after-tax dollars. See the clerk/treasurer for further details.

Motor Equipment Operator (MEO)

Works under the direct supervision of the Superintendent of Public Works
Required to maintain a Class C License.

Trustee Leopold moved these three updates to the Employee Handbook. Trustee Beebe seconded the motion. A vote was taken:

Trustee Larry Fresinski- Aye
Lynn Leopold-Aye

Trustee Janet Beebe-Aye

Trustee

David Dubow advised the Board that he has received legal documents on an offer of dedication of Sapsucker Woods Road. He explained that Brent Cross has approved the road. We received an offer of dedication in May, and were awaiting the Engineer's approval and the remaining documents from Cornell. A Public Hearing needs to be scheduled for the acceptance of a road under Village Law. Dubow presented the following resolution:

Resolution #4019- To Set a Public Hearing to Consider the Offer of
Dedication of a Portion of Sapsucker Woods Road for Monday
February 2, 2004 at 7:35pm at the Village of Lansing Office

WHEREAS, the Village of Lansing and Cornell University entered into a certain Agreement to Dedicate Brown Road Extension dated June 18, 2001 (the "Village/Cornell Agreement"), providing for certain terms, provisions, requirements and conditions governing the new construction and relocation of Sapsucker Woods Road and Brown Road Extension in conjunction with the construction of a new Laboratory of Ornithology facility, which project is located partially in the Village of Lansing and partially in the Town of Dryden; and

WHEREAS, in accordance with the Village/Cornell Agreement, the Village of Lansing, has received from Cornell University a written offer of dedication by letter dated May 14, 2003 (together with the proposed deed attached to said letter), for the portion of the newly constructed Sapsucker Woods Road (formerly, in part, Brown Road Extension) in the Village of Lansing (the "Offer of Dedication"); and

WHEREAS, the Village Engineer has recommended that the Offer of Dedication be accepted by the Village of Lansing; and

WHEREAS, the Village of Lansing wishes to accept the Offer of Dedication, subject to the satisfaction of certain conditions;

NOW, THEREFORE, be it resolved by the Board of Trustees of the Village of Lansing as follows:

1. The Village of Lansing hereby accepts the Offer of Dedication made by Cornell University, subject to full and complete satisfaction of each of the following conditions:

- a. Delivery to, review by and approval by the Village Attorney of original,executed copies of each and every document required in order to complete conveyance of the subject property in accordance with (i) the Village/Cornell Agreement and (ii) all applicable provisions of the State of New York and Village of Lansing laws, rules and regulations; and
- b. Recording and filing of the bargain and sale deed conveying the subject property to the Village of Lansing, and recording and filing of any other documentation necessary to complete the conveyance of such property free and clear of all liens and encumbrances (except as expressly provided for in the Offer of Dedication), and receipt by the Village Attorney from Cornell University of all required funds sufficient to effect such recording and filing; and
- c. Receipt by the Village Attorney of a satisfactory updated abstract of title and title search for the subject property confirming the conveyance of such
- d. Compliance with all terms, provisions, requirements and conditions of the Village/Cornell Agreement; and
- e. Satisfactory conclusion of the public hearing to be held in reference to the dedication of the subject property.

2. A public hearing shall be conducted in regard to this Offer of Dedication at the next regular meeting of the Board of Trustees of the Village of Lansing, on February 2, 2004, at 7:35 PM, all in accordance with the provisions of Section 6-612 of the Village Law of the State of New York.

Trustee Leopold moved the foregoing resolution to set a public hearing. Trustee Beebe seconded the motion. A vote was taken:

Trustee Larry Fresinski- Aye

Trustee Janet Beebe-Aye

Trustee Lynn Leopold-Aye

David went on to say that this is a more complicated transaction than usual since the new road was shifted to the north and the Village is being asked to convey property back to Cornell where the road used to be.

Larry stated that the N. Triphammer Road Project is on schedule and is over our original budget since we are taking care of the ramps at Route 13. There will be seven lanes in the northern section before the bridge. These slip lanes will allow people to go out of Pyramid Mall and directly to Route 13 south. The whole design is to encourage and enhance safety. We are still looking for NYSEG to look at poles and possibly reduce the number. There will be a double left turn off Route 13 onto N. Triphammer. We are still looking at amenities (i.e. crosswalk material, benches, stone versus brick walls, fences and lighting fixtures). The committee will be going on a road trip to look at other towns and villages lighting. A signage theme still has not been decided. These things will set the tone of the Village forever but we want to do so without burdening the taxpayers. There is a high probability that we'll receive Marchiselli Funds for construction, which is another 15%.

Lynn informed the Board that she attended a meeting of the Stormwater Group. The purpose of this group is to find

ways to work together on Stormwater. They meet at Cooperative Extension once a month.

The Board was advised that there is no meeting on January 19th because of Martin Luther King Day.

Motion- To Adjourn

Trustee Leopold moved for adjournment. Trustee Beebe seconded the motion. A vote was taken:

Trustee Larry Fresinski-Aye
Aye

Trustee Janet Beebe-Aye

Trustee Lynn Leopold-

The meeting adjourned at 8:06pm.

Jodi Dake
Clerk/treasurer

