

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, September 19, 2011, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees Patricia O'Rourke, Julie Baker, Lynn Leopold and John O'Neill; Attorney David Dubow.

Mayor Hartill called the meeting to order at 7:34 pm and opened the public comment period. John Spence of Better Housing for Tompkins County stated that he wanted to let the Board know that they are still around and committed to their proposed Lansing Reserve PDA project. He indicated that they still think there is a need for this type of affordable housing and this is a wonderful site for this kind of development. John asked if the next item on the agenda is related to Lansing Reserve. Mayor Hartill stated that the Tompkins County Planning Department proposal involves an agreement to engage the County Planning Department to prepare a scope of services for an area plan. John Spence stated that there was an email from Marty that stated the Village was going to hire a third party planner to help with the accessibility issues. The Mayor indicated that the Village is looking at that whole area to see what we should be doing, acknowledging that we have been somewhat tardy in preparing a plan in the past, and the interest that has arisen from this new proposed project warrants us looking at this more carefully. The approach being taken is to have the County prepare an overview of potential planning needs, after which the Village can pursue the engagement of a professional planning consultant. The Mayor assumes that this process will take approximately three months. The Mayor emphasized that the proposed PDA deserves this additional due diligence and the Village wants to do the right thing.

Jerry Monaghan, who resides at Beckett Way, wanted to give everyone an update on the trail behind the mall that connects trail to Shannon Park. People continue to pull out the wires on the Verizon equipment box and he wonders if there is anything the Village can do. He stated that the Village did come and clean up that trail area; it looks nice but hasn't deterred people from hanging out there. The Mayor indicated that he will talk to the appropriate Mall representatives about these concerns. It's a problem and it is isolated enough that it is an issue. Jerry stated that it's a place where kids like to go and smoke pot. Don asked if the neighbors in that area would be okay with a very bright light. Jerry thought that the residents would not object to having such a light. Don will look into that also.

Motion-To Close the Public Comment Period

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

Mayor Donald Hartill-Aye
Trustee Lynn Leopold-Aye
Trustee Patricia O'Rourke-Aye

Trustee John O'Neill-Aye
Trustee Julie Baker-Aye

The next item on the agenda was to consider Tompkins County Planning Department's Proposal to prepare a 'scope of services' document that can be used to hire a consultant to study the area and make recommendations on future land use in the north eastern part of the Village. The proposal is very specific in what tasks we want carried out. It has to do with our configuration of roadways and the fact that we have a very long cul-de-sac that needs to be addressed. All of the Trustees had a copy of the proposal and its costs. Don feels we should have an electronic copy instead of printed copies because printed copies would be very expensive. The County is very capable of doing all this. They have all the GIS information. The County will compile a list of issues a consultant will study, taking into consideration current Village zoning laws, and plans including the Village of Lansing Comprehensive Plan and The Village of Lansing Greenway Plan. County planners will prepare a base map of the area and prepare a 'preliminary build out' of the study area, as well as a list of issues a consultant will work on. Those issues include access to the proposed Lansing Reserve site and other sites nearby, traffic circulation, infrastructure needs, and open public space. They will suggest things that the consultant should take into account. Mayor Hartill stated that the study will give the Village a better understanding of the relationship between the Lansing Reserve proposal and the existing constraints in that area. That approach will then enable the Village to evaluate and determine the likely evolution of development consistent with whatever the plan suggests so that the Village can move forward from there. Right now we feel that the Planning Board and the Board of Trustees don't have enough information and long term vision as to how this should evolve. Everything is on the table in some sense. The Mayor entertained a motion to authorize him to sign a contract with the TCPD.

Resolution #5785-To Authorize the Mayor to Sign an Agreement with Tompkins County Planning Department For an Hourly Rate Not To Exceed a Total of \$3,000 to Prepare a document To Specify the Work a Consultant Will Perform

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

Mayor Donald Hartill-Aye	Trustee John O'Neill-Aye
Trustee Lynn Leopold-Aye	Trustee Julie Baker-Aye
Trustee Patricia O'Rourke-Aye	

Don will meet with Ed Marx to discuss how to proceed. We will revisit this again when we have a list of possible consultants. We will then select one consultant and move forward. The consultant will be hired before the end of the year. The Mayor hopes to have this whole thing wrapped up by the end of 2011. Don would be happy to answer any questions anyone had on this topic. This will give the Planning Board and Board of Trustees solid information on which to base their legislative zoning decision-making as to whether or not the Lansing Reserve PDA should be authorized.

The next item on the agenda was to consider a resolution proposed by SCLIWC

regarding unions. Judy Drake, Human Resource Manager for Town of Ithaca and Bolton Point Water System, has sent over a draft sample resolution that has been brought to each of the member municipalities of the Bolton Point Water System to approve the Commission's recognition of the UAW Local 2300 as the exclusive representative of the non technical, clerical and office staff of the Commission. Judy was present at the meeting and explained that there are 19 employees at Bolton Point, most of which are already in this union. There are 4 administrative staff members that decided this summer that they wanted to also join the UAW Union. Judy stated that each of the 5 Commission member's legislative boards needs to approve the union recognition because all 5 municipalities will have to approve the contract once they get to that stage. Don stated that the reason why the Village Board tabled this issue previously was because Don was not at that particular Commission meeting and he did not understand the process. Now that he understands the process, he more clearly recognizes the need to proceed. Mayor Hartill entertained a motion to approve the following resolution:

Resolution #5786-To Recognize United Auto Workers (UAW) Local 2300 as Exclusive Representative for the Non-Management Technical, Office and Clerical Staff of the Southern Cayuga Lake Intermunicipal Water Commission

WHEREAS, Southern Cayuga Lake Intermunicipal Water Commission received a letter requesting the Commission recognize the UAW Local 2300 as the exclusive representative of the non-management technical, office and clerical staff of the Commission for the purposes of collective bargaining on August 2, 2011, and

WHEREAS, the Commission has determined that it is in the best interests of the Commission, and the goodwill of its employees, to recognize the UAW Local 2300 instead of rejecting the request, for the titles of Account Clerk Typist and Technical Services Coordinator, excluding any seasonal or temporary office or clerical staff; and

WHEREAS, the Commission on August 4, 2011 unanimously approved the recognition of the UAW Local 2300 as the exclusive representative for collective bargaining purposes of all Account Clerk Typist(s) and Technical Services Coordinator, excluding all seasonal or temporary employees;

THEREFORE BE IT

RESOLVED, that the Village of Lansing does hereby approve the Southern Cayuga Lake Intermunicipal Water Commission's recognition of UAW Local 2300 as the exclusive representative for collective bargaining purposes of all Account Clerk Typist(s) and Technical Services Coordinator, excluding all seasonal or temporary employees; and be it further

RESOLVED, that in accordance with the requirements of Section 201.6 of the New York Civil Service Rules and Regulations, the Town Clerk of the Town of Ithaca is hereby authorized and directed to publish a written notice of this recognition of UAW Local 2300 in the Ithaca Journal published in the City of Ithaca, Ithaca, New York, for not less than one (1) day, and to post a copy of same on the Clerk's signboard for not less than five (5) working days.

Trustee Leopold moved this resolution. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee John O'Neill-Aye
Trustee Lynn Leopold-Aye	Trustee Julie Baker-Aye
Trustee Patricia O'Rourke-Aye	

The next item on the agenda was to consider Proposed Local Law F (2011)-Amendment to Village of Lansing Code-Zoning Law-Temporary Commercial Activities and Temporary Non-Commercial Activities. Dubow explained that this proposed amendment is a result of what the Planning Board evaluated and reviewed with respect to the initial request from the Shops at Ithaca Mall to do some outside sales on a temporary basis, and that precipitated further review by the Planning Board as to the overall issue of temporary uses. It was also recognized that there are various temporary events that go on in the Village that may or should come to the Village for approval. The chart lays out what the Planning Board is recommending to the Trustees. They changed some provisions from the earlier draft, and the proposed local law in its current form is what is now being formally introduced to the Board. There are a number of sections in the Village Code that are affected by the changes in this chart are being updated as set forth in the proposed local law. Lynn stated that the Planning Board worked really hard on this proposed law. This proposed law will also have to go to the County Planning Department for a 239 review. Dubow indicated that if the Board wishes to proceed further, a public hearing will need to be scheduled.

Resolution #5787-To Set a Public Hearing to Consider Proposed Local Law F (2011)-Amendment to Village of Lansing Code-Zoning Law-Temporary Commercial Activities and Temporary Non-Commercial Activities for Monday, October 17th at 7:35pm

Trustee Leopold moved this resolution. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee John O'Neill-Aye
Trustee Lynn Leopold-Aye	Trustee Julie Baker-Aye
Trustee Patricia O'Rourke-Aye	

Lynn introduced Jay Boulanger from Cornell University. Lynn hopes that everyone has been getting the chain of emails on how we are hoping to proceed with the possible NYS DEC deer nuisance proposal. Lynn stated that we have received 70 DMAP tags from the DEC this year. Bernd Blossey, also from Cornell, would like to have fewer hunters involved. He would like to see hunters come in for a few days and then lay off for a few days. Lynn has no idea at this point how many hunters are involved. This year we pretty much have the same properties involved as last year. This year's DMAP program is set to go but the Board has not had a chance to discuss the additional possibility of nuisance permits. Jay explained how the nuisance permit program works. Jay spoke with Steve Joule, NYSDEC Region 7, and he thought the SEQR process was not necessary but it is up to the Board whether they want to do it for the social aspect or not. Julie asked if Jay had been involved in this type of program before. Jay stated that he had but only in an agricultural setting. Julie was concerned with the way hunters would feel about other hunters that got special permission to do this supplemental hunt. Once the Village of Cayuga Heights starts culling deer then maybe between the two municipalities we can start to make a dent in the deer problem.

Jay also wanted to talk about the semantics of what we are doing with the DMAP hunt. He indicated that he has been advised that any deer hunting that happens outside of season is considered by the DEC as "culling". After a brief discussion of the possible SEQR review process, the Mayor indicated that he would like to see how the DMAP Hunt goes before discussing the nuisance permit process. Each year we kill about 30 deer with cars in the Village. That is based upon what our highway crew has picked up, but there are probably a lot more that haven't been confirmed. The Mayor's goal is to try to take about 100 deer each year.

The Board still needs to approve the Cornell sponsored hunt on its properties that goes on in the small section by Brentwood. Jay has sent the information to Lynn. David stated that historically the Board has done a Short EAF SEQR review as to this program as part of their evaluation and approval process. It was determined that the necessary actions to be taken can be done at an October meeting. Our local law prohibits everything except for a wildlife officer, the DMAP Program and any other sort of program that is between the landowner and the Village. If we plan to pursue a more comprehensive nuisance permit process sometime in the future, we should incorporate that into our local law.

Susan Lustick, a resident of Pembroke Lane, stated that it sounds like the Board wants to do this hunt without the Village residents knowing. The Board stated that that is not accurate. John stated that this process has been undertaken for a number of years and is always discussed by the Board at open public meetings. Lynn stated that if you want to have a hunt on your property you must get signed permission from your bordering neighbors so this ensures that all affected property owners are fully informed. If they don't grant you permission, then you can't hunt. Susan asked if the areas that will be hunted will be known by the public. Lynn stated that it is all part of the Village Plan that we put together and had to submit to the NYSDEC. There is also a list of the hunters that will be hunting on these properties. It was asked if there would be hunting on Village owned land. Lynn stated that the parcels that we own are too small or not appropriate for hunting on. Lynn also stated that we may have a problem with people coming in and

pouching. She has heard about this in the past years. Residents should report any suspicious activity to the Tompkins County Sheriff. Jay stated that the DMAP Program has been well publicized. It was in the Lansing Star and the Ithaca Journal so people know about it. Lynn stated that we are very aware of what is going on to the south of us. There is a lot of information out there and it's easy to see that this is an ecosystem wide issue. There is so much damage being done and we need to manage this.

The next item on the agenda was to look at the plans for a new Village Hall. This was previously discussed at Thursday's meeting, so now that the Board has had a chance to think about it the Mayor would like the Board's input. The primary issue is placement of the building. Lynn stated that moving lines out front will add another \$50,000 to the price tag. Don stated that there is no way of avoiding moving the lines if the building is placed out front. Julie asked what was budgeted for the building. Don stated that once it is all said and done it was about \$400,000.

One option was to move the building back where the water tank was, but that creates issues with access of heavy equipment getting in and out and issues of handicap access. We would probably spend half of the potential \$50,000 utility relocation costs by complying with ADA requirements. A location directly behind the current building would present problems for Bolton Point's ability to access its equipment. The alternate old water tank site would create parking and access issues that would require handicapped ramps and level areas be incorporated into the design. It was acknowledged that our Zoning Law regulations for the Low Traffic Commercial District provides for buildings being constructed close to the road with parking in the rear to create a more "village" feel. In that sense, constructing a building further back from the road could be contrary to the Village's regulations.

The Mayor stated that the only real issue with placing the building out front is the overhead power line. Don was surprised that it is \$50,000 to plant one new pole. It was mentioned that actually NYSEG owes us because we paid at least \$100,000 extra on the Triphammer Road construction project -- probably more like half a million -- because they didn't move their poles in time. We had to lower the drains because we couldn't complete the final paving in one season.

Don stated that he would also like to look at the floor plan. Lynn thinks that the second story over the center of the building is a lot of wasted space. Don likes the modern look of the glass and the natural light it provides. Lynn stated that she really liked the Town of Caroline Building as far as energy efficiency. Don stated that the building will be well insulated and incorporate energy efficiencies. There will be a sidewalk that connects the current building to the new building. The old building will be used for record storage. There will be parking parallel to the building. The rain garden would have to go away.

Dan Veanor asked if the project will cost Villagers any additional taxes. Don stated that borrowing or bonding will not be necessary because it is his policy to save money for projects before undertaking them. He says the money for this project is in the bank.

Don stated that we have a staff that works very hard for us and they deserve a comfortable place to work. Don came in Thursday and the adjacent Bolton Point pumps were running because of moisture concerns. When the pumps are running (Village Clerk Jodi Dake) has a vibra massage. I've measured vibration levels here that are just unacceptable. The pumps belong to the Bolton Point Municipal Water System, which supplies water to the Towns of Dryden, Ithaca, Lansing, and the Villages of Cayuga Heights and Lansing. Bolton Point has a substantial pumping station in the back of the building. After new pumps were installed a few years ago the noise and vibrations got worse. Work was done to the building to reduce the impact, and Bolton Point agreed to run the pumps for the most part at night, but that has proven to be a rickety solution. Mayor Hartill stated that we can get by with just running the pumps at night but it's an inconvenience for Bolton Point, and it's an inconvenience for us to have to deal with it. Don feels it's time to fix that.

As far as the floor plan, Lynn feels that the Mayor's office is too big. She also questioned the height of the ceiling.



Architect's rendering of a new Village of Lansing Hall to be built on Triphammer Road in front of the current Village office building

The Trustees informally decided that the new 2,662 square foot Village Hall would be best located in front of the current facility on Triphammer Road. The office building is being planned for construction beginning next spring. Mayor Donald Hartill says the plans should be completed before the end of this year.

During Mayor's Comments Don stated that he met with Ivar Jonson. Ivar wants to complete the roadway down to Janivar in the spring. He wants to do the road base with a shoulder, and dedicate the road to the Village. Then the Village would go in and do the 1" topcoat after the heavy equipment is done going in and out of there. It is the same amount of asphalt if he does the shoulders. Don stated that, as the Board will recall, when he did the other roads in the development he did not install shoulders and the Village went back in and added shoulders for pedestrians and bikes. This is a way of getting the shoulders, having the road proof rolled and getting a road without a top coat. The Village will come out ahead.

During General Discussion John O'Neill provided the Board members with the Town's recent meeting agenda and related documents with a brief update regarding the Town's perspective on possible Bolton Point water rate increases.

As to the proposed budget from SCLIWC, Don feels that the currently proposed 13% increase reflects a period in the past where the increases were too low. Don stated that we should have enough reserve for emergencies and some long term plan for repairs. A final proposed budget will come to the Board later which they will need to approve. Don read off the water rates for other municipalities in the area.

Lynn gave an update on the Hydrilla Plant that was found in the inlet and the seriousness of the issue.

Motion- To Adjourn

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

Mayor Donald Hartill-Aye
Trustee Lynn Leopold-Aye

Trustee John O'Neill-Aye
Trustee Patricia O'Rourke-Aye

The meeting adjourned at 9:06 pm.

Jodi Dake
Clerk/Treasurer