

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, February 16, 2012, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees Lynn Leopold, John O'Neill and Julie Baker; Clerk/Treasurer Jodi Dake; Code & Zoning Officer Marty Moseley; Supt. of Public Works, John Courtney; Laborers, Adam LaLonde and Nolan Hatfield; Mario Tomei, Planning Board Chair; Keith Ewald, Barton & Loguidice.

Mayor Hartill called the meeting to order at 12:17pm.

John Courtney stated that they went out and salted the roads Saturday night. It was so slippery that Adam lost control on Oakcrest and almost hit someone. It has been a mild winter. The question now is what to do with all the salt we'll have left over. We ordered 1,000 tons for the winter and we have to receive at least 700 tons. We have now used up what we had stored from last year and just got a delivery of 246.48 tons. Jack French at the Town of Lansing told John that he could find room to store 300-400 tons at the Town of Lansing. They have that large salt storage area for which they got funding under the previous intermunicipal cooperation arrangement when they use to also plow Village roads.

John stated that they have been building shelving and a work bench. Stairs were also installed up to the mezzanine so that could be used for storage. He stated that they were running out of things to do. Jodi stated that if they wanted something different to do that Marty needed help organizing all the plans in his office and getting those labeled and into storage boxes.

Lynn Leopold asked when we would start our new office building. Don stated that it would be started as soon as possible. Don stated that we will first need to relocate the utility lines out front. Lynn was concerned with the rain garden. When we dig up the area we will coordinate with Lynn to save the plants to use in a future rain garden.

Don informed the staff that TCOG members are concerned with the State using brine to salt roads. Courtney stated that it is cheap but he doesn't think it is a good product.

Adam LaLonde stated that they have been "playing" carpenter. He thanked the Board for giving him a new position, raise and truck to drive.

Julie Baker has concerns with the planning study but would save her comments until the discussion with Keith later in the meeting.

John O'Neill reported that the Town of Lansing will be repairing all of the old water lines on the west side of East Shore Drive.

Marty reported that he was closing out BJ's permit from last year with a new permit for the remaining work to be completed. The senior housing proposal is coming to the Planning Board on February 28th for special permit review as part of the Lansing Meadows PDA. He has been doing plan review for a medical office restoration, the BJ's fueling stations and Akashi is finalizing. Target alterations should be complete in a month or so. He is working on an informal checklist with the Planning Board and Lighting Commission for himself and applicants that come in. This is a checklist which he uses to make sure all documentation is done for special permit review.

The Fire Inspector is just getting started. Brian Quadrozzi had previously been using his personal computer and backing up to our hard drive, however, a new laptop has been purchased for his use. Brian is getting organized and has started to get out in the field.

The Planning Board is working on some recommendations for Sign Law amendments. Also a Cayuga Mall Planned Sign Area amendment for SUMO Japanese. Marty is working with Tompkins County Planning to clear up special permit requirements in Commercial Low Traffic District Regulations. Don stated that it would be good if we can avoid the 30 day waiting period.

We have implemented a new process for electrical permits. An applicant must pay the minimum electrical permit fee when they get their building permit. There were too many issues in the past and this should solve them. A signing bar has also been added at the bottom of the building permit issued by Marty which the contractors have to sign to show they have read and acknowledged all provisions and conditions.

The Village of Lansing has gone through the special permit process for the new office building.

Mario stated that at the last Planning Board meeting there was a concern with ADA access walk ways, and also with the sidewalk along side TOPS. John Courtney stated that there is signage at the start of that sidewalk stating that it is closed. It was asked if we planned to connect that sidewalk to cross over to the Shops at Ithaca Mall. Don stated that now that N. Triphammer Rd. is complete it is time to revisit a land transfer to straighten that out. Marty will call Eric to open up communications again. John O'Neill asked if anything more had been done pertaining to the sidewalk along side the Mobile Station and Friendly's. Marty stated that a letter went out in December and he will follow up on it. All of the engineering for that sidewalk is complete since it was originally going to be part of the N. Triphammer Reconstruction Project.

Lynn stated that March will be the close of the fiscal year for Stormwater. She will then start on the annual report. She informed John that she would need a list of the inspections of outfalls that had been done for the year. John stated that Dave Herrick has a check list form that John will try and get. Lynn stated that we have a stormwater law but she still needs to put together a stormwater plan for the Village.

Marty stated that he would like to attend a zoning training in Oneonta in March.

Resolution #5818- To Authorize Marty Moseley to Attend STOBA Zoning Training in Oneonta March 7, 2012 for a Cost of \$30 Plus Travel Expenses.

Trustee Baker moved this resolution and Trustee Leopold seconded the motion.

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

Trustee Lynn Leopold-Aye
Trustee Julie Baker-Aye

Don stated that we have received a change order for the 2011 Water System Improvement Project for an increase of \$72,666.00. The purpose of the change order is to extend the water main north and connect to the existing main on the east side of the road. It will also eliminate the last section of temporary water main and change the location of the water main from the existing trench to the center of the southbound driving lane from Cayuga Hills Rd. to north of the cross culver. It also eliminates all paving in the roadway but driveway paving will remain at contract unit prices.

Resolution #5819 - To Approve 2011 Water System Improvement Project Change Order #4 to Extend the Water Main and Appurtenances at the Contract Unit Price. Add Additional Valves, Hydrants and Services as Necessary. Eliminate Item Pay Item 3c. Remove Roadway Paving from Contract and Retain Driveway Paving. Estimated Additional Amount \$75,606.00. Actual Deduct \$2,940.00. Estimate Net Change \$72,666.00.

Trustee Baker moved this resolution and Trustee Leopold seconded the motion.

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

Trustee Lynn Leopold-Aye
Trustee Julie Baker-Aye

Mayor Hartill explained that the Village of Lansing has hired an outside consultant, Barton and Loguidice, to provide guidance to the Village planning process for the northeastern portion of the Village. Keith Ewald was present representing the firm. Don went on to explain that the area is a combination of businesses in the business and technology park, a large apartment complex containing 172 living units, a smaller apartment complex containing 20 living units, and a large number of duplexes and single family homes along Dart Drive, Coventry Walk and the Lansing Trails subdivision. The present zoning for the area consists of business and technology park, high density residential and medium density residential. There are undeveloped parcels in each of these zones. One of the key challenges in this region of the Village is arriving at a sensible layout for possible new roadways and paths for pedestrians and bicycles.

Mayor Hartill gave Keith Ewald a brief summary about how this proposed study came about. He explained that there was a parcel of approximately 60 acres that was owned by Mrs. Dart. When she passed away her children had it subdivided into three lots. Each

child received a lot. An initial inquiry for affordable housing on the middle lot has generated a lot of community interest. Tompkins County has done an initial study. The developer of the project had a traffic study done by GTS and Fisher Associates reviewed that report on behalf of the Village but was paid for by the developer. Fisher concluded that there wasn't a problem. The most significant problem in that area is a public roadway that is not connected to another public road. Its only connectivity is to a private road which is inconsistent with the Village's regulations. Our law generally requires two means of ingress and egress. In the early 1990's there was a development project that involved the construction of 9 houses and 20 apartment units. The project/subdivision completion was delayed for many years due to a sewer moratorium. To recover the originally anticipated financial benefits of this development, the developers gifted portions of the properties to the Village and took tax write offs. The original plan was for more apartments. The original plat also included a planned roadway connecting to Lansing Trails. Keith questioned why Northwoods would not just give the Village the private section of road (Northwood Road) connecting to Warren Road.

When Warren Road was recently redeveloped the original concept was to have Dart Drive become a cul-de-sac because it is too close to the Warren Rd/Route 13 intersection. All of this was discussed while looking at a large map of the area.

Don explained that the Village plans to create a subcommittee to provide guidance to the consultant. He would like the committee to consist of a volunteer from Dart Drive, a volunteer from the Kensington/Coventry Walk area, a volunteer from Lansing Trails, two of the owners or their representatives of the three undeveloped parcels of the former Dart property, two Planning Board members and two members of the Board of Trustees. Don stated that he will not be part of the group. He would like one of the consultant team members to chair the Advisory Group. Don thinks that it will take three meetings to arrive at a recommendation, with the first meeting to understand the problem, the second to evaluate the various options, and the third to agree on a recommendation that the consultant team can then evaluate in the needed detail.

Keith stated that he drove this area before coming to the meeting. He feels the transition into Northwoods is awkward. Julie Baker mentioned that after visiting friends on Coventry walk the first time, she came out of Northwoods Road on the wrong side of the road. It was very confusing.

Keith stated that after reading an article posted on the Lansing Star last Friday he and his colleagues at Barton & Loguidice questioned what the real intent of this study is. Keith is very familiar with the two companies that did the traffic studies and has reviewed those studies.

Don stated that the Village is looking for confirmation of the results of those studies and impartial planning input. He would like them to look from the outside at possible build outs and scenarios while considering the wetlands in the area, and also look at a variety of less impact scenarios. The analysis should include looking at housing mixes and what would be compatible with the various scenarios.

Lynn stated that what was appealing to her with a possible PDA is having 50% of the middle Dart lot staying forever wild. She does not want to see the forest destroyed. Mario feels that only 50% of that center lot can be developed anyways with the wetlands. The Board wants help from an expert planner.

Keith stated that they would need to somewhat modify their scope of work. What he hears is that some level of land use and connectivity is desired with a public facilitator to take input. Keith feels the process will be, after a new scope of work is determined, to have an initial subcommittee meeting, and then go back and develop a suggested road network. They don't want to duplicate efforts that have already been done. Barton & Loguidice would then come back and present to the committee, after which it would go back to the Board of Trustees and Planning Board. Keith should have a refined scope of work back to the Village by early next week.

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #5820- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the General Fund, in the amount of \$57,183.06 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Sewer Fund, in the amount of \$189.61, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Water Fund, in the amount of \$3,832.24, is hereby approved for payment.

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

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

Trustee Lynn Leopold-Aye
Trustee Julie Baker-Aye

Motion- To Adjourn

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

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

Trustee Lynn Leopold-Aye
Trustee Julie Baker-Aye

Lynn and Don will not be at the next meeting on March 5th. The meeting adjourned at 1:50pm.

Jodi Dake, Clerk/Treasurer