

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, December 1, 2014, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustee John O'Neill, and Trustee Gerald Monaghan; Clerk/Treasurer, Jodi Dake; Attorney David Dubow;

Mayor Hartill called the meeting to order at 7:34pm and opened the public comment period. Marian Hartill was here as a representative for the Community Party. There were no comments.

Motion- To Close the Public Comment Period

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

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

The next item on the agenda was a public hearing to consider Proposed Local Law 7 (2014) to Amend the Village of Lansing Code-Zoning Law-Lansing Meadows PDA

Motion- To Open the Public Hearing

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

Deputy Mayor Lynn Leopold-Aye Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye

It was asked what prompted the change. Dubow explained that the Lansing Meadows PDA has a minimum street frontage requirement of 75 feet. We are eliminating the commercial area frontage and wetland/habitat area frontage requirements, and now only the residential portion of the PDA will still have the frontage requirement. A SEQR will need to be completed. This SEQR will apply to this PDA only. The resulting available area is intended to enlarge the residential area.

Motion- To Close the Public Hearing

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

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

The SEQR review was completed by the Board. Since this is a Local Law action, question #1 of Part I of the Short Environmental Assessment Form was answered “yes”, and therefore the Board did not need to answer any additional questions in Part I. A narrative description of the intent of the proposed action and the environmental resources that may be affected were attached. Dubow explained that Part II is the Impact Assessment. As part of that review, Dubow pointed the Board’s attention to question #9 which asked if the proposed action will result in an adverse change to natural resources due to the fact that this area has a wetland. The Board felt that this action would actually improve the area with a small or no impact on the wetlands. Therefore, upon the completion of the Board’s SEQR review, it was found that this proposed action will not result in any significant adverse environmental impacts and the Short EAF can so indicate that a Negative Declaration has been adopted.

Mayor Hartill entertained the following motion:

Resolution #6115-To Adopt Proposed Local Law 7 (2014) as Local Law 7
(2014)

WHEREAS:

- A. This matter involves consideration of the following proposed action: Adoption of Proposed Local Law 7 (2014), to be designated Local Law 7 (2014) upon its adoption, to (i) amend the current minimum street frontage dimensional provision currently applicable to Area A (the designated commercial area), Area B (the designated residential area), and Area C (the designated wetland/bird habitat area) of the Lansing Meadows Planned Development Area (PDA) so as to eliminate such current minimum street frontage requirement of 75 feet in such Areas A and C as such street frontage is not required; and (ii) amend accordingly subsection E.(3) [entitled “Minimum street frontage”] of Section 145-42.1 [entitled “Lansing Meadows PDA”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code; and
- B. The Village of Lansing Planning Board has reviewed the proposed action and referred it to the Village of Lansing Board of Trustees with a favorable recommendation; and
- C. On November 17, 2014, the Village of Lansing Board of Trustees preliminarily discussed the proposed action and the purposes and intent of Proposed Local Law 7 (2014), and thereupon scheduled a public hearing for December 1, 2014; and
- D. On December 1, 2014, the Village of Lansing Board of Trustees held a public hearing regarding the proposed action, and thereafter discussed and reviewed (i) Proposed Local Law 7 (2014), (ii) the Village of Lansing Planning Board’s recommendation in favor of the proposed action, (iii) all other information and materials rightfully before the Board [including comments and recommendations,

if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-l and -m], and (iv) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations(v); and

- E. On December 1, 2014, the Village of Lansing Board of Trustees determined that the proposed action constitutes an Unlisted Action for which the Board is an involved agency, and thereupon, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), the Board (i) thoroughly reviewed the Short Environmental Assessment Form (the "Short EAF"), Part 1, and any and all other documents prepared and submitted with respect to the proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), (iii) completed the Short EAF, Part 2; and (iv) made a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action and determined that an Environmental Impact Statement would not be required; and
- G. On December 1, 2014, the Village of Lansing Board of Trustees completed its review of (i) the proposed action, (ii) Proposed Local Law 4 (2014), (iii) the Village of Lansing Planning Board's favorable recommendation of the proposed action, (iv) all other information and materials rightfully before the Board, and (v) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations [including comments and recommendations, if any, provided by the Tompkins County Department of Planning in accordance with General Municipal Law Sections 239-l and -m];

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village of Lansing Board of Trustees hereby approves the proposed action and adopts the attached Proposed Local Law 7 (2014), to be designated Local Law 7 (2014).

Trustee Monaghan moved this resolution. Trustee O'Neill seconded the motion. A vote was taken:

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

The following is a copy of Local Law 7 (2014):

AMENDMENT TO VILLAGE OF LANSING CODE–ZONING LAW–LANSING MEADOWS PDA

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

SECTION I. PURPOSE & INTENT.

It is the purpose and intent of this local law to (i) amend the current minimum street frontage dimensional provision currently applicable to Area A (the designated commercial area), Area B (the designated residential area), and Area C (the designated wetland/bird habitat area) of the Lansing Meadows Planned Development Area (PDA) so as to eliminate such current minimum street frontage requirement of 75 feet in such Areas A and C as such street frontage is not required; and (ii) amend accordingly subsection E.(3) [entitled “Minimum street frontage”] of Section 145-42.1 [entitled “Lansing Meadows PDA”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code.

SECTION II. AMENDMENTS TO THE VILLAGE OF LANSING CODE.

A. Subsection “E(3)” [entitled “Minimum street frontage”] of Section 145-42.1 [entitled “Lansing Meadows PDA”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code is hereby amended in its entirety so as to read as follows:

- (3) Minimum street frontage.**
 - (a) Area A - Commercial area: none**
 - (b) Area B - Residential area: seventy-five (75) feet.**
 - (c) Area C - Wetland/bird habitat area: none**

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 (i) its filing in the office of the Secretary of State and (ii) ten (10) days after publication and posting as required by law; provided, however that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.

The next item on the agenda was to approve minutes from November 3rd & 13th.

Motion- To Approve the Minutes November 3rd & 13th

Trustee O'Neill moved to approve the minutes. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye

Trustee John O'Neill-Aye

Trustee Gerry Monaghan-Aye

Mayor Hartill explained that the appropriate person at NYSDOT has acknowledged that they do own Catherwood Road. What we will have to do is accept Catherwood Road from NYSDOT and provide a resolution accordingly. After that we will be able to continue negotiations with the Shops at Ithaca Mall regarding other pending road and access matters. We are making progress. They have asked us to provide a confirmation that we do in fact want to take over the road. For that purpose, Dubow will prepare a resolution similar to our customary road dedication resolutions. The Board endorses that intention. Dubow explained that once we have ownership of the road, we will have obligations and also opportunities to improve the road. When originally set up, Pyramid Drive was a Town road and Catherwood was a State road. We've been maintaining Catherwood Road all along. This is just the final formalities. The State manages all the traffic signals on N. Triphammer Rd. except the traffic signal at Graham Rd.

Hartill stated that we are getting close to finalizing and obtaining the needed easements for the Village/SCLIWC Route 13 joint water main project, and once we receive all of the easements, we can proceed with the project. The new main will have valves so that if Bolton Point's line ever fails this line is capable of processing their water along with ours. This has been an interesting challenge to get a legal agreement involving all of the involved parties. Doing this project jointly will save both entities hundreds of thousands of dollars. Hartill stated that the notice to proceed for the contractor will be signed after the final easement is obtained.

Hartill stated that we are making progress with finding a replacement for Lalonde. Today he and John Courtney looked through the 17 applications we received. They will need to be reviewed, and the initial timetable deadline may have to be extended. There are a large number of farm employees who have applied. The Mayor feels we need to seek qualified applicants who have experience with roads. Courtney and Monaghan will go through the applications tomorrow and talk about setting up interviews. Monaghan is available about 11:30am tomorrow.

Hartill feels we should try to arrange for safe winter maintenance provisions for Nor Way pending the finalization of the dedication and conveyance of the road. Courtney should be in touch with the owners. It was acknowledged that there was a meeting among the developer, Dubow, Moseley, Fabbroni, Cross and Courtney to facilitate and complete the road dedication and conveyance. Nor Way is the road that connects Bomax to Janivar Drive.

Hartill stated that he will be out of town next week, but email will work.

O'Neill informed the Board that the Town of Lansing has also approved the Village/SCLIWC Route 13 joint water main project Agreement and has adopted a resolution accordingly. Dubow stated that four of the five member municipalities have now provided their approvals and the Village of Cayuga Heights is intending to do so at their Board meeting next Monday.

Motion- To Adjourn

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

Mayor Donald Hartill-Aye
Gerry Monaghan-Aye

Trustee John O'Neill-Aye Trustee

The meeting adjourned at 8:05pm.

Jodi Dake
Clerk/Treasurer