

## Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, October 13, 2016, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Patricia O'Rourke, Gerry Monaghan, Ronny Hardaway and John O'Neill; Clerk/Treasurer, Jodi Dake; Code & Zoning Officer, Marty Moseley; MEO, Nolan Hatfield and Chris Zavaski; Planning Board Member Deborah Dawson.

Mayor Hartill called the Board of Trustees meeting to order at 12:19pm

Nolan stated that they have finished installing pipe on Uptown Road, Monday they will finish the gravel sidewalk and will wait until the spring to pour concrete. Hardaway stated that the area looks really good. Hartill feels it was a much needed improvement. The Mayor added that he was impressed with how much has gotten done this summer. Hatfield confirmed that they had used the spoils from the grindings. Hartill stated that he has gotten positive comments except for Bush Lane.

Hartill explained that one of the reasons for the issues on Bush Lane was that Rizzo's father was hospitalized with heart issues and his son managed the project. There were miscommunications. They had another contract in Auburn so we got the "B Team". There were also two power interruptions during the project, one from a vehicle accident and the other from Rizzo's trailer hitting a pole. When these accidents happened, the fire department rerouted traffic up Bush Lane even though it was under construction. We need to meet with the Lansing Fire Department to determine fire routes. Nolan said that something also happened with Suit Kote during the paving phase. The end product is nice.

Hartill stated that the plan is to start installing pipe on Northwood Road next Tuesday. We are still waiting on some parts to arrive. Next spring curbing and sidewalk will be installed on the north side of Northwood Road. Dake asked if we were planning to rename Woodthrush. Northwood and Woodthrush Hollow Roads are one straightaway. Moseley stated that Tompkins County made a call to us regarding this same issue. Hartill stated that we should first talk to Klepack and Leopold before discussing the change.

Chris stated that he is still mowing. With a dry summer, there wasn't a lot of mowing but now that we have had rain the grass is growing.

O'Neill stated that Tuesday night there was a meeting at the Ramada regarding the proposed project that would be built if the Bomax parcel is rezoned. He feels it was a messy meeting but he will let Hardaway explain since he was also there. People are worried about the traffic study. Hartill stated that the Traffic Study actually included through traffic in the neighborhood.

Moseley stated that the usual number of building permits are going out. With the new Code in affect we will get some additional permits. Windows and siding may now require a permit. There has been a lot of interested from individuals on the rezoning of the parcel on Bomax Drive. Hardaway and Tomei had both asked Moseley about using a Planned Development Area (PDA) as a tool. Moseley stated that it may or may not provide more control. It all depends on how it is written. A PDA is utilized when other zoning options are not available. In this case there are other options available. He is not sure what the advantage would be. Hardaway asked how we can ensure that the developer doesn't build more than the proposed 140 units. A PDA allows for 25% increase in density. The conceptual design is already maxed out at 140 units.

Moseley and many Planning Board members attended a local government training in Dryden. Moseley referenced the EAF workbook. There are two documents, one for applicant and one for lead agency. It gives a good synopsis of when a traffic study should or shouldn't be implemented. It states that 150 units= 100 trips a day. The 2<sup>nd</sup> document states what the lead agency should look at. There is a lot of concern with traffic. Monaghan stated that he would like to go over the document with Moseley. A revised traffic study based on Craft Road has been provided. A 200,000 sq. ft. building could be built on the Bomax parcel being considered for rezoning. Hartill stated that in round numbers, half the site would be hard surfaces.

Moseley stated that he had a discussion with a gentleman from a neighboring apartment complex that was concerned with noise at the Triphammer Apartment Complex. He wants to control when people run equipment. Moseley informed him that his own complex has gotten a permit for roof repair so there would also be noise associated with that. He feels the Village should have more regulations. Moseley informed the gentleman that he has done everything that he can do legally. He also had a 45 minute conversation with a lady today regarding the trees that were taken down in the Triphammer Apartment Complex. People don't understand that there are issues with the roots growing into the lines and many times they have had to have a company come in to remove the roots. The Planning Board approved the garages and office building to be built there. They also want to relocate a water line. Lastly, Moseley reported that McDonalds building permit has been finalized.

Monaghan stated that he is learning from this process. There is compelling evidence in favor of rezoning and then there are people that don't want it and they are the ones voting for me. He would like to ask the Planning Board which gives us a better Village. Hardaway stated that we already have a similar neighborhood off Woodthrush Hollow Road and this is almost a mirror image.

Hardaway stated that he has done some research and found that the tax implications are much more positive with residential than with commercial. There is not a need for building businesses when they can't find a place to live. The more professionals we can attract will give us a hybrid of residents. As Hardaway makes a decision he will consider the effects on the entire Village.

Dawson stated that when the Planning Board was making their review and recommendation they considered the gradual decrease in density of that strip and also the increase in tax revenue. The current assessment value on that property is \$2 million and with the change it would increase to \$15-16 million. Dawson has looked at County data and there is not much of a demand for single family homes. IJ Construction had Lansing Trails planned for \$300-400,000 condos. There is no one to buy them. The costs of single family homes are the most expensive. They see this as a net loss if the parcel is rezoned MDR. The Planning Board considered this in their discussions. Our Comprehensive Plan also considered those. There is a lot of MDR areas not developed and not much HDR to develop. Our consideration was the needs of the Village and County. Monaghan will review the minutes from the Planning Board meeting when they discussed the rezoning.

Hartill stated that our Monday night meeting will be an interesting one. There has been a lot of conversation. One assumption is that there is other B&T available so they think this will stay forever wild and it's not going to be developed. Hartill will propose that we have the same format as last meeting with everyone that wants to talk signing in. Each person will be given three minutes to talk. There will be no debates. We will not vote on Proposed Local Law 3 on Monday evening. We will wait until November. Hartill is seriously considering having all the correspondence posted on our website. Dake agreed to do that.

One of the issues is that one's property value in Lansing Trails will go down. We received a letter from a licensed real estate agent in Lansing Trails that claims the value of the homes will go down. A National study says just the opposite. We've received a letter from Tompkins County Assessment Department stating that there will be no affect. The Mayor intends to start the October 17<sup>th</sup> meeting by outlining ground rules and what the current zoning really implies. Our choices are a Business & Technology or High Density Residential property. If it gets developed as a Business & Technology property, there will be a lot of traffic at lunch time to Ciao! and the mall area through the development.

Hardaway stated that he attended a Common Council meeting and they had a 3 minute timer on an ipad to ensure everyone got 3 minutes to speak. Moseley will look into getting the application and setting it up for the next meeting. Moseley added that all apartments currently in the Village are well over the current density requirement because they were built before the Village was formed. It is not similar density.

Dake informed the Board that the newsletter has been mailed, posted on the webpage and on the sign out front. Water payments are due by the 20<sup>th</sup>. There have been a lot of calls regarding the new meters and questions on bills that needed to be referred to Bolton Point. Our accountants will be here next week for a full audit. There have been many letters and emails coming in both for and against the rezoning of a parcel on Bomax Drive. Copies have been forwarded to the Trustees and a complete file is being kept. Dake requested that if the Board has received any additional correspondence on the issue that they forward it to her. All of this should help the Board to make an educated decision.

Dake stated that in addition to Henriette Bullmer resigning from the Joint Youth Commission, Naveen Thuramalla has also sent in his letter of resignation as a Village Representative on the JYC. Dake asked the Board if they would like to appoint a Trustee to the Commission and continue to look for a second representative. Hardaway is currently on the Youth Services Board and volunteered to take over temporarily.

Resolution #6317-To Appoint Ronny Hardaway as the Village of Lansing Representative on the Joint Youth Commission

Trustee Monaghan moved this resolution be adopted and Trustee O’Neill seconded the motion. A vote was taken:

Mayor Donald Hartill –Aye	Trustee John O’Neill –Aye
Trustee Ronny Hardaway-Aye	Trustee Patricia O’Rourke-Aye
Trustee Gerry Monaghan-Aye	

Dake asked if we were going to change the name of Woodthrus Hollow to be Northwood Drive. It doesn’t make sense to have part of the straight road have a different name, especially since no one lives on that section of road. Moseley added that Tompkins County also asked this question. Hartill would first like to check with Lynn Leopold and Carol Klepack since they were part of the original discussion on naming that road section. Dake will email both of them.

Hartill added that the sign regarding the sidewalk on the TOPS side of Pyramid Drive needs to be removed. The no outlet signs on Craft Road should also come down.

Dake stated that Change Order #1, a time and material change order for the 2016 Bush Lane Water System Improvement Project, was approved at \$51,624.30. The Change Order was to install a true and leveling asphalt concrete course over the existing asphalt concrete road and shoulder widening. Price and material include a tack coating to existing pavement surface. Official tonnage was to be determined from the asphalt plant weight tickets. However, now it is coming in at \$61,085.85. Jeff Mastrovino, a Construction Administrator from TG Miller, was collecting tickets on the job and can provide documentation to reconcile the amount. Change Order #2 has also been submitted for an increased amount of \$2,375 to replace three driveway culverts. The Village has supplied the culverts that Rizzo installed. Any additional ditching on either end of the culverts that is required to slope the ditch to drain will be tracked and paid separately for time and equipment use. Dake noted that the current payment application does not note net change by Change Order #1 and it lists the additional quantities which makes some line items appear to be completed at more than 100%. This gives a false impression since the Balance to Finish is then listed at (\$11,719.91).Dake met with Dave Herrick, TG Miller, this morning and he agreed that a Quantity Reconciliation Change Order will be done for final quantity changes representing either an increase or decrease over the approved bid amount. This will keep it very clear for the auditors.

Resolution#6318 -To Approve The Increase in the 2016 Bush Lane Water System Improvement Project Change Order #1 for \$51,624.30 to \$61,085.85 and to Approve Change Order #2 to Replace Failing Culverts in the Amount of \$2,375 and Authorize the Mayor to Sign the Change Order.

Trustee O'Neill moved this resolution be adopted and Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill –Aye	Trustee John O'Neill –Aye
Trustee Ronny Hardaway-Aye	Trustee Patricia O'Rourke-Aye
Trustee Gerry Monaghan-Aye	

After today's bills are approved, the Water Fund F8340.4, Transmission & Distribution, Contractual will be overspent by \$2,280.57. It was recommended that a budget transfer of \$5,000 be done from F1990.4, Contingency. So far this year we have had 6 water breaks according to timecards. It was questioned whether the lines were breaking due to the drought.

Res#6319-To Do a Budget Transfer from General Government Support, Special Items, Contingent Account, F1990.4 to Transmission & Distribution, Contractual, F8340.4 in the amount of \$5,000

Trustee Monaghan moved this resolution be adopted and Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill –Aye	Trustee John O'Neill –Aye
Trustee Ronny Hardaway-Aye	Trustee Patricia O'Rourke-Aye
Trustee Gerry Monaghan-Aye	

It also should be noted that the voucher for Dynamic Surface Applications, LTD which was the previously recommended bid approved by Resolution #6293 for the estimated sum of \$88,844.37 came in at \$89,746.17. This is due to actual measurements.

Dake recommended that we did not renew our BJ's membership. Originally we got the membership so we could buy gas but they do not do tax exempt on gas so we didn't get the benefit of tax being removed. I have received a print out of our purchases and in reviewing this, I can't justify spending \$50 of Village money for the few times we've done purchases for the Village. I personally have an account there and would be happy to make purchases for the Village.

Cintas has come in to renew our contract. Dake and Courtney will review the items we currently get from them to see if we need what we are currently receiving. As you may recall we had a previous contract with a minimum delivery of \$30 which carried over when Coyne sold the business to Cintas. We get government pricing from Cintas and Dake doesn't believe it is necessary to commit to a contract.

Hardaway questioned the voucher for purchasing Gatorade and water on the Village credit card. Hatfield could not explain why 10 drinks were purchased for a crew of three. The purchase was made by Courtney and he was not present to explain. Unallocated insurance was also questioned. Dake explained that unallocated insurance includes general insurance through Bailey Place Insurance, Lovell and The State Insurance Fund Workers Compensation.

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #6320- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 5 for the General Fund, in the amount of \$270,783.28 , is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 5 for the Sewer Fund, in the amount of \$205,769.55, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 5 for the Water Fund, in the amount of \$244,058.10, is hereby approved for payment.

Trustee Hardaway moved that the foregoing Abstract of Audited Vouchers resolutions be adopted and Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill –Aye  
Trustee Ronny Hardaway-Aye  
Trustee Gerry Monaghan-Aye

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

Back in July, Courtney lost 20 hours comp time because he went over the 75 hours maximum stated in the Employee Handbook. It was suggested that if the Board wanted they could authorize the Clerk/Treasurer to change the PTBA time he used in July to comp time used so that time is not lost.

Res JO PO comp.

Resolution #6321 –To Authorize the Clerk/Treasurer to Change 20 Hours of PTBA Time Used By John Courtney in Pay Period #16 to Comp Time Used

Trustee Hardaway moved this resolution be adopted and Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill –Aye  
Trustee Ronny Hardaway-Aye  
Trustee Gerry Monaghan-Aye

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

O'Rourke stated that we have talked about and thought about what is good for the Village and not have one group of people dictating what the Village as a whole should do. She feels the rezoning may be good for the Village down the road. Development would increase the tax base. The property is going to be developed and we need to determine what would be best. There is still other property there that can be developed for business. You can't please everyone. She is happy to not vote on Monday.

Monaghan stated that all evidence is that this is good for everyone. He wants to explore everything a little further.

Hardaway referenced a letter that was received from Gert Jensen on Dart Drive concerning the speeding on Dart Drive. Lots of people are upset with how fast people go down the road. We aren't ignoring this but it is a hard problem to solve. It was previously suggested to Courtney that we place one of our flashing speed signs on Dart. The problem is people don't obey the law. It was asked if the speed sign clocks the speed of traffic or if it does traffic counts. These are questions for Courtney. The worst time of day is usually around lunch time. People speed down the street to get to the mall area on their lunch breaks.

Hardaway gave an update on the Greenway Committee. He will be soliciting two more quotes for the Village Park playground equipment. He already has one from an OGS Contractor which is equipment only. Hardaway stated that Monaghan has asked to be removed from the Greenway Committee and Larry Bieri would like to join. The Board has to approve new members. Hardaway will speak with Bieri and will ask for an appointment at the November meeting.

Hardaway and O'Neill attended the Lansing Trails meeting at the Ramada. Attendance was less than optimal. There were good questions. It was more subdued than our Board meeting. Using a Planned Development Area was an interesting question. Dawson stated that she was disappointed that only 22 people were there. It was a chance to be informed and few people showed up. Tom and Andy gave their vision for the property. They emphasized the greenspace, rules for behavior, targeting downsizing seniors and young professionals. Our Comprehensive Plan supports the adjacent HDR property and the gradual change. It was asked if the land was surveyed for wetlands and drainage. It was pointed out that most of the wetland was on the south perimeter of the property and not where they would like to build. Drainage was a big concern. They may look into permeable paving. Moseley stated that the NYDEC will allow no more outflow than they currently do. They claim there will be no negative impact on contiguous properties. Ponds, rain gardens and permeable pavement are all runoff measures. O'Neill feels that most of the questions asked at the meeting were good. They are willing to reconfigure their proposal to try and accommodate the concerns there were with the buffer. O'Neill's wife is worried about students.

Hartill stated that another aspect is that you would have another reason for TCAT to go down and back out of that area. Dawson questioned if where Nor Way ends, can that road

be connected. Could they all work together to get connecting roads? It would benefit IJ directly. Hartill stated that he has a meeting with Lisa Bonniwell and Janet Jonson tomorrow. Monaghan stated that this is their life's work and he respects that. They also have other development projects. They make money from rentals.

Hardaway gave a summary of the last Planning Board meetings.

Brian reported that fire code enforcement efforts for businesses are going well. He thanked the Village for adding an article about changing the fire alarm and smoke detector batteries to the newsletter.

Motion- To Adjourn

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

Mayor Donald Hartill-Aye  
Trustee Ronny Hardaway-Aye  
Gerry Monaghan-Aye

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

The meeting adjourned at 1:19 pm.

Jodi Dake, Clerk/Treasurer