

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, March 6, 2017, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, John O’Neill, Patricia O’Rourke and Gerry Monaghan; Clerk/Treasurer, Jodi Dake; Attorney David Dubow; Planning Board Member, Mario Tomei

Mayor Hartill called the Board of Trustees meeting to order at 7:36pm and opened the public comment period. There were no comments

Motion - To Close the Public Comment Period

Trustee O’Neill made a motion to close the public comment period.
Trustee Monaghan seconded the motion. A vote was taken:

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

Eric Goetzmann was present to propose changes to the Lansing Meadows PDA. Mayor Hartill characterized the project is making considerable progress in the last 6 months. Mayor Hartill met with the head of TCAD this morning and they talked about this project and the senior housing residential area. She was pleased to hear that good progress was being made, and that we hope to see a shovel in the ground this construction season. The project has been held up for years due to negotiations with the Army Corp of Engineers on the issue of wetlands on the property. There has been a modification of the wetland problem by using a method by which you can participate in the purchase of a wetland somewhere else and get credit for that to decrease the wetland size here. That has happened. There’s a salt marsh that’s now an alternative to the wetland that was here. The map that we have now has a much smaller wetland space. The bottom line is that it will allow something like 24 senior housing residential units compared to the 10-12 original units proposed.

Dubow stated that since this proposed PDA amendment involves some building setbacks, a local law will be required to consider the needed changes. The additional request is to take a portion of the current Residential Area housing and change it to an additional Commercial Area.

Eric Goetzmann has been before the of Trustees and Planning Board for numerous changes to this PDA. In 2014, he was here to change a Commercial Area to a Residential Area, and in 2016 for additional “build to lines” for the PDA build to area setbacks.

Goetzmann explained that he is here today to modify the PDA by adding a commercial component for a potential coffee shop, intended to abut the west end of Ciao! Restaurant's parking lot. He feels that with the wetlands area finally settled, a small business within walking distance of the senior housing is the last piece to be settled as the project comes nearer to finally being realized. The Board was provided with a map of the buildable lines.

As to if and how the Village would allow the new commercial use and setbacks, the Board next needed to determine if this was a major or minor change. The reason a Local Law was needed is due to adding a new commercial portion. These proposed changes involve front and side yard setbacks that are reflected of the map provided. Eric stated that this change will be a buffer between Ciao! and the proposed housing. Eric suggested maybe having shared parking area with Ciao! by having a zero lot line.

Mario Tomei, Planning Board Chair, asked if the Planned Development Area provisions allowed for this to be approved by the Board of Trustees. Mayor Hartill considers this to be a minor change. The patrons for the coffee shop would enter from Hickory Hollow Lane. The Board liked the zero lot line idea. The Board asked if there was a tenant yet. There is not at this time, but there are negotiations going on. Once we figure out if we can do this then they will go after it. Eric doesn't feel this would be a nighttime business like Ciao.

The Mayor stated that the current Commercial part of the original parcel was the BJ's project, and now we are considering adding an additional Commercial area. There are specific categories and uses for the current Commercial uses in that area. One option is to have Eric come to the Board of Trustees with a proposal for uses in the proposed new Commercial area uses. Dubow stated that the Board of Trustees would need to approve those uses. The general guidelines might be a use consistent with Village's medium traffic provisions. The proposal is for a 1,200-1,300 sq. ft. building.

Mayor Hartill doesn't want to pose another hurdle for the senior housing development. Mario asked if we will designate a use and condition. Eric's drawings are done. The initial proposal of a coffee shop is fine, but any other change would have to come back to the Board. Dubow stated that this is generally similar to this PDA and a previous PDA.

Mayor Hartill entertained a motion to classify the proposed change as a minor change.

Resolution#6350-To Classify the Proposed Change to the Lansing Meadows PDA as a Minor Change

Trustee O'Neill made a motion to declare this a minor change. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye

Trustee Patricia O'Rourke-Aye

Trustee Ronny Hardaway-Aye

Trustee Gerry Monaghan-Aye

Trustee John O'Neill-Aye

To protect the Village in the future, it was suggested that there be a modification to the Proposed Local Law stating the use allowed for the commercial component of this PDA.

Resolution#6351- To Set a Public Hearing on March 20, 2017 at 7:35pm for Local Law 2 (2017) To Amend the Village of Lansing Code-Zoning Law-Lansing Meadows PDA Which Will be Modified with an Amendment Stating That the Use of Commercial Component Will be Determined by a Recommendation of the PDA and an Approval of the Village

Trustee Monaghan made a motion to set a public hearing. Trustee Hardaway seconded the motion. A vote was taken:

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

(It was later determined that the proposal must first go to the Planning Board for review so the public hearing was canceled.)

Mayor Hartill stated that as part of the budget process we are proposing a local law to override the tax levy limit. We have done this every year to protect the Village. Mayor Hartill proposes to increase the tax rate from \$1.10 to \$1.30.

Resolution #6352-To Set a Public Hearing for March 20, 2017 at 7:45 on Proposed Local Law 1 (2017) To Allow the Override of the Tax Levy Limit Established in General Municipal Law 3-C

Trustee Hardaway made a motion to set a public hearing. Trustee Monaghan seconded the motion. A vote was taken:

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

The Board then approved minutes.

Motion- To Approve the Minutes of January 12, 2017

Trustee Monaghan moved to approve the minutes and Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Abstain
Trustee John O'Neill –Aye
Trustee Ronny Hardaway-Aye

Trustee Gerry Monaghan–Aye
Trustee Patricia O'Rourke-Aye

Motion- To Approve the Minutes of February 6, 2017

Trustee Hardaway moved to approve the minutes 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 Gerry Monaghan–Aye
Trustee Patricia O'Rourke-Aye

Motion- To Approve the Minutes of February 16, 2017

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

Mayor Donald Hartill-Aye
Trustee John O'Neill –Aye
Trustee Ronny Hardaway-Abstain

Trustee Gerry Monaghan–Aye
Trustee Patricia O'Rourke-Aye

The Board then set the Village Elections.

Resolution #6353- To Set the 2017 Village Elections for April 25, 2017 From 12-9pm at the Village Office and Set the Poll Workers Compensation at \$100 and the Poll Manager Compensation at \$130.

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

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

Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye

Budget

Mayor Hartill explained that we have been spending down our Capital Reserve at a rate that is not sustainable. His plan is to increase the tax rate from \$1.10 to \$1.30. In the past few years we have done some big projects such as building a new garage and this administrative office, and we also redid N. Triphammer Road, Bush Lane and Northwood Road. In looking to the future, the Mayor doesn't expect to see those types of big projects anytime soon. We need to increase the tax rate to stabilize and we must come to grips with the expenditure side. Total assessment for the Village has gone down from \$466,442,271 to \$463,175,379. This is due to a \$10 million court order reduction at the Shops at Ithaca Mall assessment. During the 2017-18 budget year, the Village will be

finishing off Northwood Road, improving Graham Road West and replacing some equipment. The total amount for permanent improvements is close to a million dollars. The plan is to also mill and pave Cinema Drive, Millcroft Way, Graham Road, and Warren Road. We will also be building a park between Northwood Road and Dart Drive using Park Capital Reserve Funds. The biggest equipment item in the budget is a new roadside mower. We also plan to replace our one ton dump truck, purchase two traffic control message boards, a z-turn mower and two more speed signs. We will also be finishing the Uptown Road sidewalk. With all this being done, we will also be taking around \$600,000 out of General Capital Reserve Fund.

On the income side, we have no major increases in income. Gross utility tax is steadily going down, franchise fees are stable, and there are no new opportunities for getting more money.

In the Water Fund, the Mayor would like to increase the surcharge from 25% of Bolton's water rate to 40%. Currently, the surcharge is \$1.11 per 1,000 gallons of water. With an increase in the surcharge, it would be \$1.77/1,000 gallons. If we did not increase the Village surcharge, we would have to take a very large draw from our Water Capital Reserve fund.

The Mayor would like the Trustees to review the proposed budget to make sure we have not overlooked anything. At the next meeting he plans to go through the budget line by line.

We have a large Sewer Capital Reserve. We recently lowered our connection fee which decreases our income. The plan for this year is to resolve issues in our sewer line south of Route 13. We are going to get together with the Village of Cayuga Heights and talk about a joint project to bypass that line and go into their line sooner. In the budget, there is a significant amount of money to have engineering done to extend our sewer area and get this process going. In the new sewer area the Mayor will be proposing to the Planning Board that we change the sewer lot size from 30,000 to 45,000 sq. ft. All other sewer lots would be grandfathered in at 30,000 sq. ft. The bypass could be this season, but expansion would be in the following year's budget.

Courtney stated that he would like to amend what he previously thought they would accomplish before the end of this budget year. Courtney is concerned with the proposed park budget. He met with Hardaway and Monaghan today at the new park off Northwood Road to discuss costs associated with the park. They think the current budget is too low. There is storm water and prep work to deal with at the Northwood Park. The budget is currently allocating \$150,000, and they feel it should be at least \$175,000 for parking, pavilion, benches, work at the Shannon Park area and Dankert fence repair. Courtney stated that TG Miller will be looking at stormwater for Northwood Park and do a design. There will be stormwater retention areas.

Remaining this year, we have \$50,000 in A5410.2 to finish grubbing so that TG Miller can get us an accepted design. Originally the plan was to do the Northwood Park parking area, but Courtney would like to back the parking area out and use that \$23,000 to install the play structure we have already purchased for the Community Park. The company that we purchased the playground equipment from is available to do the installation after April 15th. This changes his remaining expenditure to \$175,000.

Monaghan would like to see two streetlights to light up the Becket Way path be added, and also a proposed line item for the Uptown Road solar light installation. He would also like to see us add benches in Shannon Park.

Nick would like to be involved in the park planning. Mayor Hartill stated that we have a Greenway Committee. Trustee Hardaway chairs that committee and residents are welcome to attend. Hardaway stated that we have previously solicited for input. We have people outside of the Boards that have helped us to design the park. What we need from the public is help with landscaping. Nick does landscaping and would be great for input.

Hartill stated that the proposed park starts east at the end of Northwood Apartment Complex and extends to the end of Northwood Rd. There is access to the park from Dart Drive next to the Dankert's house.

Mayor Hartill stated that the managers of Northwood Apartments are very enthusiastic about the park, and it will be featured in their advertising. The park will be the size of Dankert Park, and the rest will be forever wild. There will be a path that connects Dart Dr. to Northwood. The park will be constructed in a new recent growth area. We have gone through and grubbed the underbrush. There is a stream that will have a bridge across it.

O'Rourke asked about work on the current Village Park. Mayor Hartill stated that we will not do the Northwood Road parking in lieu of installing the playground equipment at the Village Park across from Dankert Park.

The Mayor asked the Trustees to review the tentative budget to see if we left anything out or if there is something in the budget that they feel we can do without. At the next meeting, we will go through the proposed budget line by line and make sure we have everything.

O'Neill asked about including funds to turn the old office into a public space. Dake stated that Moseley has discussed the project with George Breuhaus and he has provided us with a proposed contract to design a fire-separation in the old Village Office. This would allow for us to have a secure record retention area and a public meeting space.

Resolution #6354- To Authorize the Mayor to Sign a Contract to Spend Up to \$3,000 for Professional Design Fee for Fire Barrier Wall at Former Village Hall

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

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

Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye

Mayors Comments

Mayor Hartill stated that he met with the head of TCAD this morning for an hour to discuss senior housing. TCAD is concerned with getting good jobs into the area.

The company Macom was planning to build in the Business and Technology Park. They have one production line here in the Business and Technology Park and wanted to add another line. They couldn't get natural gas so they decided to build the second line in Massachusetts. They will keep the current production line here in Ithaca, but the second line which would have added 100 jobs is gone. The Mayor is concerned because getting good jobs and it is tightly coupled with our energy situation. It is only the Town of Lansing that is under the gas moratorium. It should be everyone in Tompkins County and not just Lansing. This has motivated the Mayor to get involved with the Tompkins County Energy group. It is time consuming but important.

Another discussion was of the general condition of our electrical infrastructure. Cornell recently lost power along with parts of the City and Town of Ithaca. We have a maintenance issue in some of our electrical infrastructure. Power companies are focused on the bottom line. We are part of the area where NYSEG Smart meters will be installed.

Our salt usage is down quite a bit this year. Courtney stated that we have reached our quoted for the year. Last year he lowered the amount we would order by 30% so we don't have to take any more salt deliveries this year.

General Discussion

O'Neill stated that he attended the Recreation Partnership meeting. The multi-party municipal agreement is up next year and they will begin discussions on this in 2-3 months.

Monaghan has spoken with John Reese about getting photographs which he took from the first Village meetings and protest meetings. Monaghan would like to see the Village budget \$550 this year and next to receive 30-40 pictures a year. Purchasing the pictures would also allow us to use digital copies. Reese was the person that covered the meetings back when the Village was formed. He would also like to share these pictures with the Lansing Historical Society. Hartill stated that he would enjoy looking at the old meeting photos.

Monaghan stated that on the other side of Route 13, which would be the south side of Triphammer Mall, there is a lot of erosion. Courtney stated that it is State property, but it is our stormwater. Monaghan stated that you can easily see the erosion from the Triphammer Mall parking lot. Courtney will check it out.

O'Rourke stated that she attended the TCCOG meeting presentation on solar. On April 1st, they will be doing another presentation at the Town of Lansing. There are many subjects covered during the TCCOG meeting. There will be a presentation to have an after-hour central arraignment. There are continual discussions on shared services by municipalities. Cuomo has a proposal to reduce property taxes.

Monaghan stated that at the last Planning Board meeting they discussed parking for the Mosque on Graham Road. He would like to see the Village accommodate their needs for parking. There is a BZA meeting regarding this tomorrow night. They want to move their building forward and put parking behind as recommended by the Planning Board.

Nick stated that there was a meeting last Thursday by Heatsmart. Five people attended the meeting, and Mayor Hartill was one of them. Mayor Hartill added that heat pumps were also discussed. It turns out that they save on air conditioning costs, but that is not a huge issue in Ithaca. Geothermal is another option but that has expensive drilling costs. A website is available to look at estimates from the three providers. Hartill feels it is very expensive and not attractive economically. We need an affordable path. The economics of large solar farms here in Tompkins County are not that good. The electric costs here are low.

Mayor Hartill entertained a motion to go into executive session to discuss multiple personnel matters.

Motion-To Go Into Executive Session To Discuss Personnel Matters

Trustee O'Neill moved to go into executive session. 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	

The Board went into executive session at 8:58pm

Motion-To Come Out of Executive Session

Trustee O'Neill moved to come out of executive session. 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

The Board went out of executive session at 9:29pm

Resolution #6355 -To Hire Robb Adams as a Temporary
Zoning/Code/Fire Officer for a 90 Day Period Starting at a Rate of \$

Trustee Hardaway moved to hire Robb Adams. 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

Motion-To Adjourn

Trustee Hardaway moved to adjourn. 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

The meeting was adjourned at 9:33pm.

Jodi Dake
Clerk/Treasurer