

## Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, December 14, 2017, in the Village Office.

PRESENT: Deputy Mayor Ronny Hardaway; Trustees John O'Neill and Patricia O'Rourke; Clerk/Treasurer, Jodi Dake; Code & Zoning Officer Adam Robbs; Working Supervisor, John Courtney; MEO Nolan Hatfield and Chris Zavaski

Deputy Mayor Hardaway called the Board of Trustees meeting to order at 12:25pm.

Courtney stated that they have been plowing snow the last few days and they finished up Northwood Park for the season. They set a large number of big rocks as a border around the playground equipment and parking lot. They also seeded. It was asked if any grass had come up. It has not. They also did a stormwater shutdown at the park, meaning they stabilize the site to stop erosion until the park area establishes turf. Hardaway stated that the park and rocks look very good. The gravel driveway is also in. They will be laying a straw walkway to the playground. The Highway Department has been dealing with nuisance snow this week. It was slippery this morning when they came in at 4am. The temperature is very low. Besides that they have been working on equipment. Some walks and parking lots still need to be done today before they leave so the Board agreed that the Highway guys could leave the meeting early.

Robbs stated that there are upcoming projects in the works. There are new plan proposals coming up the beginning of the year. CU Suites is starting interior inspections. They are working on closing off the exterior buildings to get it buttoned up for winter. Currently they have two heat sources outside blowing in warm air. Robbs has been working on closing out some old open permits, fulfilling the requirements we need for the current litigation with the potential Bomax Drive project and finding information for the proposed Shops at Ithaca Mall project.

At the Planning Board meeting on December 11<sup>th</sup> there was a preliminary special permit proposal for 1020 Craft Road. There will be a formal presentation at the January 8<sup>th</sup> meeting. The plan is for medical offices and one or more professional offices. There is a possibility they may want to add on to the back of the building. They propose to install a new driveway on the west side of the building and will have 56 parking spaces. They want to work around the oak trees that are there. They currently have a demolition permit. The water line that runs through their property will not be affected. The parking lot will not go over top of the water line.

Jonson's 6 plex on Nor Way is under way. Footers have been poured. A large modular house at 1041 Cayuga Heights Road went in. It has a basement and 2 stories above it. It took the contractors five days to place the modular. At 33 Twin Glen Road a lot of the finishing work is being done. With this project, Twin Glens is heavily traveled by large trucks. Robbs followed up with Casella regarding leaving broken glass and recyclables in

the road. Casella went out and cleaned up the road and asked to be informed any time this happens so they can take care of it. Robbs reported that he has a back log of a lot of stuff that needs to be researched next year.

The Planning Board has required a stormwater review in one survey for the Shops at Ithaca Mall Planned Development Area. They want to know where all the infrastructure is located on the Mall property. Courtney feels the whole place is piecemealed together and that there is no good contact for the utilities. We don't know if the infrastructure there is active or inactive. No one has any idea what is under the Mall. Robbs stated that NAMDAR wants information and we don't have it since it was before we had to maintain stormwater records. There has not been a formal FOIL request, they are just asking for any information we may have. Since Target, Dick's and BestBuy were all built more recently, we were able to get them that information.

Courtney, Hatfield and Zavaski left the meeting 12:45pm.

Robbs was contacted by NYSEG regarding the telecommunications tower they want to install. They sent plans and Brent is reviewing the tower system. This will be discussed at the January 30, 2018 Planning Board meeting. NYSEG is currently adding communication equipment for their smart meters at various points in the Village.

Crystal Mullenix has been in with a building design and is working on getting financial backing for the project. She will be coming in to get a special permit review to show potential investors that it actually can be built. These additional 40 units of medium income housing may start in the spring.

H&J Hospitality bought the old Bookers building. It will be called the Lansing Event Center and is owned by Jamie Ciaschi. They will be using this location for catering and events. There will not be a sit down restaurant. They have converted the old dining room into office space and revamped the kitchen. They hope to be up and running in April.

Robbs has been working on the household definition. He is finding that others are having a hard time regulating this. What he is finding is that anyone can challenge it.

On October 31, 2017, New York State changed the number of allowable unregistered vehicles from zero to two on a residential property. The Village may want to consider making this a little more restrictive after the first of the year.

With the NYSEG gas moratorium, we will be seeing an increase in the number of propane tanks being installed. Robbs would like to have a listing of requirements for residential and commercial properties so that we are uniform and consistent. People are concerned with the truck traffic that is generated with all the propane tanks that may be coming to the Village.

Brian will not have all inspections closed out by the end of the year. He has just one left open.

Tompkins County and Tesla Organization will be installing a solar array up on the east side of the airport property. It is very wet there but not a designated wetland. There is already a solar array on the property and this one is slightly larger than that. Mario Tomei and Robbs are currently reviewing the plans. It is significant in size. There are a significant number of solar arrays being installed in the area and we should look into creating a standard. Hardaway feels we need to be selective about where they go.

O'Neill stated that the Town of Lansing meets Wednesday, December 20<sup>th</sup>. At that meeting they will be holding a public hearing on their Comprehensive Plan and on the Cargill Shaft #4. He will report on that at the January 11<sup>th</sup> meeting.

Hardaway stated that the youth meetings this month were celebratory so there was nothing to report. Hardaway has been attending meetings of the Association of Non-pipe Alternatives. The group is looking at non-pipeline energy alternatives. The group hopes to solve our heating problems. We are the first area in the state to do this. They are working with NYSEG. Hardaway explained that he is sitting in to see what is going on with this group. NYSEG has never written a RFP for something like this. NYSEG is admitting that they need to do something. He feels people are not looking at the benefit they are only looking at what affects them. If NYSEG wants to run a gas line down West Dryden Road there will be a lot of litigation. We need to be updated on what is going on with NYSEG with all these propane tanks going in. The RFP will address the County wide problem. At this point Hardaway feels there is not enough information to know. The ultimate goal is to have something in place by the end of 2019. It has been questioned why CU Suites was able to get gas when others in Lansing could not. The reason was because they are on the other side of Route 13.

O'Rourke will be attending the TCCOG meeting this afternoon. There is nothing to report from last month because with the Thanksgiving holiday the meeting was canceled.

Dake stated that it was requested by the Planning Board at their last meeting that we somehow post on our website if a meeting was canceled. If a meeting is to be canceled it is listed under announcements until the meeting date has passed. The procedure that is currently in place is to leave the agenda up until the minutes are approved. Once the approved minutes are put online the agenda is taken down. Currently, minutes are not posted online until they are approved. With all the pending litigation, the Planning Board has requested that we start posting their draft minutes online. The Planning Board has gotten behind quite a bit with their minutes with the change in Code Officers. After January 8<sup>th</sup> they should have all the minutes approved. We now have Brianna Sullivan transcribing Planning Board minutes so that there is a quick turnaround. Dake has gone in and created links for all meetings that have been canceled or scheduled holidays so that it is more clear to the public. There is already a section on the Village website that states when the meetings are held. Now under the minutes you will see if a scheduled meeting didn't take place.

The Village accounting audit has been completed. We are just waiting on the draft to come back to review.

There have been 33 deer taken so far this season.

Jonson's have filed another Article 78 proceeding regarding the Planning Board Special Permit and SEQR. Dake has been working on that for Attorney Bill Troy.

Dake stated that she contacted Don Barber who is the head of the Health Consortium. She sent him our current health insurance information for him to do a comparison. If the Village joined the Consortium they would save approximately \$16,000/year in total premium. It was explained that in the last few years when other premiums were increasing by 10-15%, the Consortium increases were much less. To join the Health Consortium it was suggested that we start the process in July so all administrative responsibilities are completed in October and then the soonest that coverage could start would be January 2019. If the Board would like more information Don Barber has agreed to come talk to the Board. Dake recommended that with this kind of savings, for almost the exact same coverage, that the Village should be considering joining the Health Consortium.

In November the Board was given copies of the financial reports, Dake asked if anyone had any questions. The Board had no questions or comments. In response to our insurance audit recommendations, it has been reported to Selective Insurance that we will not be participating in the LENS program and that we have adopted a Prior Written Notice of Defect Procedure.

Deputy Mayor Hardaway entertained a motion to approve the vouchers.

Resolution #6446- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the General Fund, in the amount of \$47,015.74, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Sewer Fund, in the amount of \$1,877.37 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Water Fund, in the amount of \$1,225.63 is hereby approved for payment.

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

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

Trustee John O'Neill-Aye

Motion-To Approve the Minutes of November 20<sup>th</sup> and December 4, 2017

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

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

The Planning Board has made a recommendation that our current Planning Board Alternate, James McCauley, become a regular member of the Planning Board. Hardaway entertained a motion to appoint James McCauley to the Planning Board to replace Deborah Dawson.

Resolution #6447-To Appoint James McCauley as a Regular Planning Board Member Starting January 1, 2018 to Fill the Remainder of Deborah Dawson's Term Ending May 2019.

Trustee O'Neill moved to appoint McCauley to the Planning Board and Trustee O'Rourke seconded the motion. A vote was taken:

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

It has been posted on the Village website that we need Village residents to serve on either the Planning Board or Board of Zoning Appeals. The Board will continue to spread the word. You must be a resident of the Village of Lansing to serve on any village board. The Community Party has also sent out an email to see if anyone is interested.

Dake stated that we are still waiting on Dawson's official resignation letter and asked when Dawson's final pay should be. Dawson's last meeting was December 11<sup>th</sup> and the December 26<sup>th</sup> meeting was canceled. Since the Planning Board has recommended that the Trustees appoint McCauley as of January 1<sup>st</sup>, 2018, Dake asked whether the Board thinks Dawson should be paid for the December 26<sup>th</sup> meeting. Hardaway stated that since December 11<sup>th</sup> was Deborah Dawson's last meeting she should not be paid for the December 26<sup>th</sup> meeting that has been canceled. Dawson is resigning because she has been elected to the Tompkins County Legislature. She will be sworn in on January 2, 2018.

Resolution #6448-To Pay Deborah Dawson through the December 11, 2017 Meeting

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

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

It was suggested that the Monday, December 18, 2017 meeting be canceled due to a lack of agenda items.

Resolution #6449-To Cancel the Board of Trustees Meeting for Monday, December 18, 2017

Trustee O'Rourke moved to cancel the meeting Trustee O'Neill seconded the motion. A vote was taken:

Trustee Ronny Hardaway-Aye  
Trustee John O'Neill-Aye

Trustee Patricia O'Rourke-Aye

Motion- To Adjourn

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

Trustee Ronny Hardaway-Aye  
Trustee John O'Neill-Aye

Trustee Patricia O'Rourke-Aye

The meeting adjourned at 1:22pm.

Jodi Dake, Clerk/Treasurer