

## Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, April 12, 2018, in the Village Office.

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

Mayor Hartill called the Board of Trustees meeting to order at 12:15pm.

Robbs stated that we got word this morning that the State of New York Supreme Court, Appellate Division ruled in favor of the Village regarding the Bomax Property. Permits are coming in on a regular basis, mostly commercial. Robbs is working on some possible code & zoning amendments to bring to the Trustees. The changes involve large scale solar and some small recommended changes to tighten up loopholes. One change would affect developers that want Medium Density Residential (MDR) that would have to come to the Board to allow a cluster housing subdivision. It would be changed for the entire MDR. Development is moving forward in the Millcroft Subdivision. Mr. Miller is in the process of selling his property but the new owners want to look into what is allowed before finalizing the deal.

Courtney asked about a section of land outside of the Village right of way that was still owned by the Jonson's. As he recalls, there was a 12" right-of-way that Jonson's kept after dedicating the road to the Village so that nothing could be developed on the Millcroft land that would exit to the roads in the Lansing Trails development. Robbs stated that he spoke with Mr. Fabbroni, Jonson's engineer, who stated that he recalls this being turned over to the Village. Robbs is going thru court documents to see if a 12 " wide strip that blocked access to Lansing Trails I had ever been turned over.

Robbs has received numerous phone calls regarding fireworks. Companies are looking to get permits. Tompkins County has not opted out of the selling of fireworks "sparkling devices" but the laws have changed and Robbs isn't sure what the county needs to do. Robbs has a call into them regarding this issue. If Tompkins County allows fireworks then it may go to local level to decide. It hasn't been stated yet what the county is going to do.

Robbs has a potential problem with a property on Burdick Hill that was built and has a solar array in the yard. The law reads that a solar array must be 20 yards from the property line. This solar array was actually built 6 feet over the line. Somehow, Moseley missed it. It is going to have to be moved. The property owners signed an encroachment agreement. It doesn't meet our zoning laws. It needs to be moved 20 feet closer to the home, however, that would put it right next to the house. For some reason, things weren't measured correctly. Robbs asked Dubow about it and he didn't know what to do about it now. It will definitely have to be moved. Robbs is unsure if the expense will come to us,

the property owner or the engineers. Splitting the solar array into two pieces would be the only way it can be moved.

Robbs stated that the gentleman at 106 Burdick Hill is overdue on his building permit by a year. Robbs has issued a stop work order and the owner of 106 Burdick Hill has not responded. He has actually refused to accept the certified mail that was sent to him. Online Robbs notice that this gentleman was using our Village logo in his advertising. The house started out as a remodel. There is one wall left from the original house. Hartill stated that it has been a problem for 4-5 years. There have been complaints from the neighbors that lights are on and they hear a dog barking but no one is there. Courtney thinks that Don Edwards still owns the property. It was suggested that Robbs contact our attorney to see how to proceed. Courtney stated that the owner of that property has been real problematic in the past. Dake will look up the tax parcel to see who owns the parcel. (Property is owned by Kaico Ventures) He is also the one that advertised on the internet that he had a shooting range in the Village. He will be difficult to work with. Robbs finds it worrisome to go over there.

While doing an inspection on St. Joseph Lane, Robbs observed two different projects that were taking place without building permits. One lady had a problem with the fact that I drive a beat up car. The Village doesn't provide a vehicle. Robbs spoke with Dake this morning about this. She stated that he may want to make sure that he is always wearing a Village of Lansing shirt/jacket. Courtney added that PSP has our logo. The Board suggested that he also make a badge. Robbs brought up the idea of possibility using one of the Village trucks to go on inspection. Courtney stated that the highway vehicles are always in use and joked that the Village could get him a Prius to drive around the Village.

Mrs. Kim is selling her property next door. We may have a potential problem with our shared driveway depending on what goes in there. Currently, sharing a driveway is not a problem because there is not much traffic. Robbs had a chiropractor call inquiring about tearing all the buildings down and building a chiropractic office there. If a business like this came in it would be much more traffic. Having 100 people in and out daily would be a significant increase in traffic. Hartill stated that with the pipes in the way, it would be hard to widen the road. It is definitely something to put on our radar. When we rebuilt N. Triphammer Road we minimized the curb cuts by getting rid of Mrs. Kim's driveway, letting her share our driveway and lining our driveway up with Oakcrest Road. Hartill stated that we should explore the piping situation. Courtney remembers that when they dropped down the driveway there was a substantial gas line. The driveway could be widened and readjusted. Courtney recommended that we keep the situation in our minds and wait to see what happens with the sale. He doesn't want the Village to be too proactive. Courtney remembered that there is an agreement between Mrs. Kim and the Village. It was designed potential for a traffic signal in the future. Courtney stated that he recalls that there is an agreement because Dave Putnam was adamant about having that done. He thinks Dubow may have a copy of the agreement. It may be a potential issue. Courtney thinks we can make something happen to make our shared driveway more like a roadway. O'Neill asked about moving Mrs. Kim's driveway to the other side of her property. Courtney stated that this is not possible due to the creek located there. Courtney

will do more research to see if there is any other documentation.

Deanco, the building located next door to the Village, wants to either expand or build a new building.

The Planning Board has approved a special permit for the Lansing Meadows Residential Component. There are conditions regarding timing. Goetzmann wants to turn that road over to the Village but also wants to restrict access to residents. This can't be done. Goetzmann wanted to reduce the right-of-way from 60 feet to 45 feet. Robbs was concerned that this could set a bad precedence. Goetzmann has not had any engineering done only a conceptual drawing. It's up to him at this point to come up with final drawings. He will also want to relocate our sewer line into the roadway. Hartill stated that we have many sewer lines off the beaten path. Our sewer line is located under where he is proposing to place the building units. Hartill stated that he has talked to Goetzmann and he feels we need to extend the line and go across the road. Hartill feels it would be no big deal. His design engineers need to work this out. Hartill spoke with Goetzmann this morning and he is pleased that it has been approved. Goetzmann has 90 days to get a shovel in the ground. The IDA is following this project very closely because they want to go after the money. The Director doesn't want to turn this into a legal battle so they are giving a little leeway. IDA estimates that the amount of money he owes is over \$1M plus attorney fees. The Lansing Meadows PDA project started back in 1997.

Hardaway stated that the Greenway Committee has finished their first round of revisions to the Greenway Plan. It will come to the Board for their approval after the elections so that the new park names can be incorporated. We have designed ballots for the naming of three parks. The front of the ballots has the proposed names and locations of the parks and on back of ballot are some biographies. Hardaway stated that after some discussion with Dake, having the table set up in the foyer would probably not be a good place. If residents want to take time to read the ballot it may block access to the polling. Dake had recommended that we moving the table to the back of the building with signage showing when voters could go to cast a ballot to name Village parks. Hardaway stated that he is proposing that we allow people to take the ballots with them and return them to the Village by May 1<sup>st</sup>. Hardaway will add the ballot as part of an announcement on website to let people know. This will be discussed further at the Monday night meeting after the Board has had a chance to review the sample ballot. The C shape park/trails located behind the Baker residence in Lansing Trails will not be named until the area is officially deeded to us.

Robbs suggested that the developers of Lansing Meadow place an escrow with the Village to cover the future cost of installing a sidewalk instead of having them install a sidewalk that doesn't yet connect to another sidewalk. We can amend the proposal to require an escrow to build the sidewalk at a later date. Courtney stated that with prevailing wage, it is so much more expensive for the Village to build the sidewalk. However, we wouldn't have to pay prevailing wage if we did it in house. Courtney stated that the Village of Cayuga Heights used \$100 per linear foot. Courtney doesn't think it would be a bad thing to install a sidewalk on Bomax and Dart

Drive. Hardaway stated that we have had a request from at least two residents to build a sidewalk on Dart Drive. Courtney thinks we should install a sidewalk there.

O'Rourke has been in England for the last three weeks so she doesn't have anything to report.

Dake distributed to the Board the New York State Department of Environmental Conservation DDP Summary Report for last seasons which was prepared by Bernd Blossey. Blossey felt there was a good sex ratio with 17 males and 30 females taken this season. They continue to see a further decline in herd size based on camera footage from the bait sites. He feels it is slow progress, but steady. The landowners continue to tell Blossey that things are getting better, and some participants told him that they stopped going to their sites because there were easier deer to be had outside of the Village of Lansing. Courtney stated that they hadn't picked up a deer in very long time until just last week; they had to pick one up. Before the hunt started the Village use to pick up 20-30 a year. He feels the hunt is working.

Last Thursday a representative from the New York State Insurance Fund did a safety walk through. All in all it was a good inspection. If anyone is interested in the details, Dake has prepared a report and would be happy to email it to anyone interested.

Dake asked the Board to approve the minutes from April 2, 2018. The draft minutes were previously sent to the Board with a slight modification in the proposed In Lieu of Tax dollar amount and sewer assessment. The total budget did not change.

Motion-To Approve the Minutes of April 2, 2018 as Modified

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

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

Dake stated that the 2018-19 Final Budget has been submitted to the State and is also online. There are also printed copies if anyone wants a printed copy.

There have been many questions on the water bills so far this quarter. Many have expressed their appreciation for the Village working to help lower the minimum consumption. There have also been people concerned with why the bill was much more this quarter.

Village elections are Tuesday, April 24, 2018. The Planning Board meeting for that evening has been canceled.

Federal & State Payroll Quarterly Reports have been filed. The New York State Retirement has revamped their Retirement Online and we will start using the new online program to file in April.

Dake stated that the gentleman from Cayuga Sign stopped into the office last week for a permit and she asked him if they did decals for the sides of trucks and equipment and how much they would cost. He stated that it all depended on the sign, size and color. I told him that in my previous conversations with Courtney that he didn't like the birds or the trees on our Village sign and I asked if they could do something simpler like what other municipalities have. He came up with 2 designs which I sent to Monaghan and Courtney. She thought that Gerry, being our artistic guy, may have some other ideas. The Mayor had suggested that Monaghan may want to consult with Courtney on this to see if he has any other ideas. Dake has had inquiries as to why we don't have our Village name on the side of our vehicles to identify them. This winter a resident call the office asking why one of our plows was just sitting by the park on Northwood Road. She was assuming it was our truck because it was a plow but no identification that she could see. Also, Robbs had asked if it would be a possibility for him to drive a vehicle that has the Village name on the side so people knew it was him when he went to do an inspection. This concern arose after his dealings with the guy on Burdick Hill. He feels we should be able to work out a way to share one of the pickup trucks.

Courtney stated that the problem with having our name on the side of our vehicles is they leave marks on the truck and he feels it ruins the resale value. Also, he feels that if they see the Village do something wrong they harassing us. Courtney stated that when he worked for the Town that he lives in there would be someone calling in a complaint any time a stone comes off the truck. He feels it would be a constant battle. He feels it is enough to have Village of Lansing on the license plate. If there is an issue you turn around and get vehicle plate number. If they are at a coffee shop they get constant harassment. He feels it would do an unjust. Monaghan doesn't think we get enough complaints. Courtney stated that there is no law that says we have to do it. He claimed that Tompkins County cars don't have County logos on them. It was suggested that we just get window stick. Courtney stated that it doesn't matter to him, he is proud to be a Village employee.

Hardaway stated that at last NYCOM meeting he attended there was an issue with not having the name on the municipal vehicles. He recalled that if the name was not on the vehicle then it became a benefit and the employee driving would have to claim as compensation. Courtney stated that it is enough to have the Village of Lansing on the license plate. He also claimed that the Town of Dryden doesn't mark their truck. He thinks window decals are good as long as they don't block visibility. Courtney thinks a simple Village of Lansing would be best. It would be easy to do with a Laser printer and you would be able to scrape them off easily. Courtney stated that he never had good luck with Cayuga Sign so he doesn't want to use them. He feels they are hard to work with. Courtney claimed that our DPW staff doesn't sit around.

Courtney stated that they are constantly using the trucks. He doesn't mind if the Village wants to move the pickup truck to Code & Zoning instead of selling it. Robbs stated that people today have no idea who we are. Hardaway suggested getting a clipboard that has his credentials on the back. It was also suggested that Robbs put a magnetic Village of Lansing sign on his personal car. You cannot legally do that.

Dake asked if anyone had any items that the agenda for Monday, April 16<sup>th</sup>. The only issue the Board could think of was to finalize the informal park ballots.

Hartill stated that the roads from campus to downtown are going to be paved this season. State Street is also going to be torn up. They are going to be installing a sewer line. Hartill feels that the roads are not holding up as well as they use to.

Courtney stated that there is no asphalt in paving any more. They are cutting down on the percentage. Grind and repaves are not working. They are using 10 % to 20% of regrinding in their mixes. Courtney claimed that this is why we are staying away from using Suit Kote. They roll so dry that it will spider crack. Courtney told the Board about a paving study that PennDOT did over 5 years. Courtney stated that you don't want 20% regrinding's in your mix. The Village will be using Seneca Stone this year because they use 100% native stone. The price will be \$72/ton turnkey which is cheaper than the County price.

Hartill stated that we continue to make progress on sewer. There will be a meeting at the end of the month to get an agreement to go forward. The Memorial for Marian Hartill will be at the County Club of Ithaca on Sunday at 2pm.

Monaghan reported on the Planning Board meeting that took place on Monday. See Planning Board minutes for details. Becket Way ditch needs seeded and there are a ton of rocks. Courtney stated that they will take care of this. He also wants to discuss what to do with the boulevard on Highgate. Monaghan would like to see trees and some kind of surface that would allow people to walk on the island. Monaghan and Courtney will get together to work on this.

O'Neill would like to see our web address listed on the Village sign out front. Dake stated that we do have a sign that states our website that goes up occasionally. He suggested that we consider hanging a permanent sign below our current sign.

O'Neill also distributed a draft agreement to be used when we rent out our Community Hall (old conference room). The Board will review it and discuss at a later date. The attorney will also need to review it. O'Neill asked if the guys had gotten the Community Room cleaned out. Courtney apologized for not getting into the old office to clean it out. He also asked what type of flooring the Board would like to see in there. O'Neill and Courtney will discuss that later. Details will need to be figured out on such items as who will clean the area, will there be a deposit and how people will get in.

Chris stated that he has been getting the plows unharnessed and mowers ready. He stated that this is the longest we've ever had the plows on.

Courtney stated that the speed signs came in. They will put on Oakcrest and Cayuga Heights Roads. Hartill asked if the signs records peak speeds and number of cars because he would like that information. Hartill suggested that we put posts in and attach the signs. Then we can move the signs and leave the posts so that the signs can be moved easily from one location to another. A lot of people go fast after Graham Road so we may want to locate a sign there.

Courtney stated that they are trying to get a grant from the State for the Graham Road Culvert pipe. The project will cost about \$140,000. We were denied the first time. However, the State has allocated an extra \$80 million for CHIPS.

Courtney stated that he submitted the projects he expects to complete in this year's budget to Dake. The price of blacktop is going to be less so he would like to spend \$9,500 on a jackhammer for the back of the backhoe. He stated that rock is getting to be more of a problem. The Village had to rent a jackhammer a couple of times this year. The jackhammer would be hydraulic. They have been using an electric jackhammer. Hartill told him to go ahead and purchase the jackhammer for the mini excavator. It was asked what the life expectancy was for a jackhammer. Courtney stated that it would be 10 years. The bits will have to be replaced more frequently.

Courtney stated that he will be taking the tracker and lawn mower tractor, which have already been surplused, to the Palmira Auction. He is in the process of order a new pickup truck and the color green is not an option any more. White is common and he feels we would get a better resale value. The Board agreed that white would be ok.

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #6465- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 11 for the General Fund, in the amount of \$36,279.64 , is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 11 for the Sewer Fund, in the amount of \$118,773.77 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 11 for the Trust & Agency Fund, in the amount of \$8,952.17 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 11 for the Water Fund, in the amount of \$178,907.98 is hereby approved for payment.

Trustee Monaghan moved that the foregoing Abstract of Audited Vouchers resolutions be adopted and 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      |                            |

Larry Frabboni, the Jonson's engineer, contacted Courtney about closing the ditches and installing catch basins in the road on Nor Way in the area where they will be building the sixplexes. Courtney asked if the Village would consider doing one light at a time. Robbs stated that that can't be done that way because they are mandated by Schedule A to install all the streetlights. Courtney suggested that the streetlights be put in conduit at the same time as they close the ditches to get the streetlights in. O'Neill wants them all to be installed at once. Hardaway is concerned with their procrastination. We should get it done. We also need to get shoulders on that road and delineator.

Motion- To Adjourn

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

|                            |                               |
|----------------------------|-------------------------------|
| Trustee Ronny Hardaway-Aye | Trustee Patricia O'Rourke-Aye |
| Trustee Gerry Monaghan-Aye |                               |

The meeting adjourned at 1:52pm.

Jodi Dake, Clerk/Treasurer