

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, August 6, 2018, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, Gerry Monaghan, John O'Neill and Patricia O'Rourke; Clerk/Treasurer Jodi Dake; Attorney William Troy; Planning Board Members, Mario Tomei, Jim McCauley and Lisa Schleelein. There were 13 additional people in attendance at the meeting.

Mayor Hartill called the Board of Trustees meeting to order at 7:30pm. The Mayor opened the public comment period. Carla Marceau stated that she was representing the Community Party. There were no other comments.

Motion - To Close the Public Comment Period

Trustee Monaghan made a motion to close the public comment period. 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	

The next item on the agenda was to approve the minutes from June 14<sup>th</sup>, July 12<sup>th</sup>, 16<sup>th</sup> and 30<sup>th</sup>.

Motion- To Approve the Minutes of June 14, 2018

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

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

Motion- To Approve the Minutes of July 12, 2018

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

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

Motion- To Approve the Minutes of July 16, 2018

Trustee Monaghan moved to approve the minutes. 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-Abstain	

Motion- To Approve the Minutes of Special Meeting of July 30, 2018

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

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

Consider PDA Request by Beer Properties, LLC (Millcroft Parcel)

In full disclosure, Troy stated that he is an attorney for Barney, Grossman, Dubow & Troy. Back before the first meeting on this issue, Grossman indicated that neighbors were concerns with their rights .Troy stated that he sat in on a meeting with three families and nothing came of it and the builder was not building. Among the people that came in were the Beers. He didn't realize that it was him until after the June meeting. His firm is not representing them, only talked about the possibility to represent. No other issues were discussed and nothing at all about the situation being discussed this evening.

Hartill stated that we have a formal proposal to establish a Planned Development Area (PDA). PDA's are a way of increasing density while giving up in the other part of the parcel. There needs to be a clear benefit to the Village if we are going to change the zoning. The process starts tonight with a discussion. If we decide to recommend a PDA to the Planning Board, they will go through the process to see what would be involved and then they would come back to the Trustees with their recommendation. Then the Trustees need to decide if it is positive or not. Hartill stated that we need to approach this carefully to make sure it would be a clear benefit to the Village. The pitch is that it provides a housing opportunity that they might not otherwise have. They may be rentals to seniors and a market that might not be seen. We have no way of enforcing senior-only living. Hartill stated that the Village Boards have had a chance to look at the provided information for two weeks. Hartill asked for comments from the Board.

Steve Beer asked if he could first give an introduction of their proposal and explain why they are asking for a PDA. Steve stated that he had hoped that Marcus would be there but couldn't be here because there was a death in the family. Steve stated that after reading the Village's Comprehensive Plan (CP) he has a strong impression that the Village of

Lansing envisions the proposal. He pointed out the following suggested goals in the Village's CP:

1. Encourage development with sidewalks and bike paths.

Their plan is for houses positioned in several neighborhoods. Front yards all face each other with a lot of green space. Residents would take care of plants with encouragement from them.

2. Have limited curb cuts on the major roads of the village.

There would be no new curb cuts just a new road connecting to Leif's Way. In the past there was rejection to having Millcroft Way connect through to Craft Road. Beer stated that they could have only an emergency connection if they didn't want to be connected.

3. Ensure residential developments are independent to discourage through traffic.

4. Consider cluster development.

The whole concept is cluster development. There are 9 clusters.

5. Build housing for the needs of seniors.

That is their basic intention-rental housing for seniors. Municipalities can provide a floating senior residential area on top of whatever zoning is in place. They would seriously consider this for their development.

6. Build smaller more affordable housing.

They envision 800-1200 square feet buildings. They would also have a front porch. Smaller houses would appeal to couples and single individuals. The buildings could be single story or 1 ½ or 2 story. They envision a variety of structures that aren't planned yet. They have already been contacted by interested individuals. Smaller houses are more affordable and make rentals more affordable. Reduce cost of utilities when houses are closer together and more economical and rents could also be more economical.

7. Local zoning strategies.

They are asking for a PDA to allow for an increase in density to add in economical construction. The plan is to have close-knit neighborhoods with lots of green space. Structures would be built with green intentions.

Steve stated that since the last meeting where they gave their initial presentation to the Trustees, they have followed Chapter 145, Appendix A-2.

Hardaway asked what changes they had made since the last presentation. Road access was changed. They eliminated the road across from Janivar Drive and reconfigured the road. They created curvier roads so there is not a long straight roadway. The road that would connect to Millcroft Way is now shown as an emergency access road as opposed to a through road. After listening to the Millcroft neighborhood, they feel these are changes that they would prefer.

O'Neill stated that at a previous meeting they stated that they would be maintaining gardens and today they state that the residents would be in charge of maintaining the gardens. Beer clarified that landscaping would generally be their responsibility. If people want to have their own gardens then they could. It is a complex that will need to be maintained. Low picket fences will be used to define spaces and for privacy.

Steve stated that within each neighborhood there would be landscaping provided. In addition there will be a clubhouse and an indoor swimming pool area for the whole complex. They expect to provide amenities outside the residences.

O'Rourke asked if these were going to be rentals. Steve stated that they don't know yet what people are going to want. They may make provisions for people that want to buy. They may designate a particular neighborhood for people to buy. They envision designing the setbacks with individual water/electric meters. Traffic will come out on Craft Road. It was pointed out that Craft Road is highly used. This will add a tremendous amount of traffic.

The plan is to develop in phases. They would probably start with 24-30 cottages. There was a concern with the number of cars that may be parked at each cottage.

Childs asked if these proposed cottages would be owned or rented. Steve stated that they can buy ownership or occupancy to be seniors.

O'Neill pointed out that six weeks ago their intention was to rent to seniors but wanted to leave their options open. Beer stated that if the Village feels designating as a senior zone would be beneficial then we will go in that direction. Steve stated that they have a lot of experience in renting. Many older people would like to be close to nature and other older people.

Child was concerned with traffic. He feels the traffic signal at Craft Road has created more problems. The traffic signal turns red on N. Triphammer Road and traffic backs up to the Village Office. He talked to Courtney who told him the settings come from NYSDOT. Childs feels there is potential for more problems at that intersection.

Monaghan stated that our current requirement for side yard setback is 25 feet and theirs are only 20 feet. Charge rent of \$1800-2000/month isn't affordable housing. He asked if they were to sell how much would they go for. Whatever the market would allow, probably around \$200,000.

O'Rourke asked if the plan was for senior housing. There is already lots of senior living. Steve stated that there is nothing like theirs around. They are proposing to build in stages to see how the demand is.

A Millcroft resident stated that Robert Miller sold to them with a covenant. He feels misled, is concerned with it being a negative impact and puzzled by the lack of benefits. There are several senior areas being currently built. Why flood the market.

Another neighbor feels this new development is worse than High Density Residential. He had also read the Comprehensive Plan and doesn't see the benefit.

Steve addressed the proximity to Millcroft. There is a lot of vegetation separating the Millcroft residents. They plan to respect that buffer. No structures close to subdivision. They could have emergency access only into Millcroft neighborhood if that is what is desired. This is a discussion for Planning Board.

Does it benefit the Village? A Millcroft Resident feels it will hurt his property value. Increase density will increase traffic.

Hardaway was concerned with stormwater management within that area. This is the type of thing that will be discussed with the Planning Board.

Childs pointed out that there is a stream running through that property. There is a 50 ft. setback requirement from the stream. Childs stated that the Village made him follow those setbacks so the Village needs to make everyone else follow those setbacks.

There were no more questions from the Trustees.

Hartill thinks there is enough concern on all sides that one of the things we have to do as a Village is due diligence. Hartill proposed that the Planning Board look carefully at this from the planning point of view and come back with a recommendation. It is going to be fairly difficult to come with a recommendation. Hartill asked for a formal vote to have the Planning Board look at this again. Hartill stated that it is important to go through due diligence and suggested that this matter be discussed further by the Planning Board.

Resolution #6506-To Refer the PDA Request by Beer Properties, LLC  
(Millcroft Parcel) to the Planning Board for Review

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

Mayor Donald Hartill-Aye  
Trustee Patricia O'Rourke-Aye  
Trustee John O'Neill-Aye

Trustee Ronny Hardaway- Aye  
Trustee Gerry Monaghan-Aye

At 8:40 many of the public left the meeting.

#### Discussion on Escrow Deposits for New Sidewalks Along Developments

Hardaway stated that at the last Planning Board (PB) meeting there was an informal discussion about sidewalks. They would like to see sidewalks in future Village developments. The sidewalks would improve the walkability of the Village and remove pedestrians from road shoulders; thereby increasing pedestrian safety. The PB asked Hardaway to propose a change to the Village code requiring an escrow account for future developments where a sidewalk was not feasible for immediate construction. Now it may not be feasible to build the sidewalks because they would not connect but sometime in the future there could be. The idea came up to have developers set aside an escrow that would help the Village build those sidewalks down the road. VOL would assume part of the costs and part of the escrow deposit. He would like to start the discussion on this. Troy can help to write an amendment. Hartill stated that in the past we've had a mixed bag. The Village paid to install the Uptown Road sidewalk and will also be paying for the Northwood Road sidewalk. He feels this is not a simple question.

Tomei stated that this was a concept that was suggested because the first condition on Goetzmann's Senior Project across the street was to have an escrow for sidewalk. Then in future would make as a condition. Schleelein feels we need to plan for future sidewalks. It was questioned how much it would cost to install sidewalks in front of Lansing Meadows. Hartill will get information from Courtney.

Tomei asked if the Millcroft task to the Planning Board was to come up with ideas. Tomei stated that the Planning Board will be looking to the Trustees for help. They do not want this all on their shoulders. It is on everyone. Schleelein stated that she heard no objections. We need to look at this to see if it makes sense and determine if there are any benefits. Troy will speak with Schleelein and the Planning Board about this later. Hartill stated that the Planning Board has a different outlook. What we need to do is look at the project from the point of view that it is a significant zoning change. This is the part we need to look at very carefully. Monaghan agrees with Hartill in that it would be very difficult to do. Stream is a real problem so it is those kind of planning things we need to understand. Tomei will bring Brent Cross into this discussion also. Hartill assured Schleelein and Tomei that the Board of Trustees will give input to the Planning Board along the way. We will make a decision based on the Planning Board.

#### Surplus Equipment

At the July 12<sup>th</sup> meeting Courtney stated that he wanted to surplus two pieces of equipment but a resolution was never requested. He would like the Board to surplus the 2009 CAT Model 420E Backhoe which was replaced with a CASE 321F Compact Wheel Loader with bucket and surplus the 2012 Chevy 2500 Silverado Green Pick Up which was replaced with a 2018 Chevrolet Silverado 2500 White Pick Up.

Hartill stated that we now have a small mini excavator that works well in tight places. Therefore, we no longer need the CAT. Hartill entertained the following motion:

Resolution #6507 - To Surplus the 2009 CAT Model 420E Backhoe and  
2012 Chevy 2500 Silverado Pick Up

Trustee O'Neill moved this resolution. 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	

There have been several requests from Seth Dennis of Tompkins County Recycling that an 8x10 shed be constructed by the back parking area for the Lansing Food Scrap Program. The program is very popular. It has recently been reported by one of their drop spot attendants that there are multiple "off hours" users of the Lansing drop spot. Also, there are reports of contamination in the food scraps bin. This is a great reason to keep things locked up in a nice new shed! Tompkins County Recycling would purchase and place the shed. They will also be covering all costs.

Hartill stated that currently the attendees are out in the weather every Saturday. The Food Scrape Drop Off in the Village of Cayuga Heights has a shed and a heater. Hartill stated that he will work with Courtney to secure a location for the shed. The Board all agreed to allow Tompkins County Recycling to have a shed on Village property for the Food Scrape Drop Off Program. Dake will contact Dennis at Tompkins County Recycling to let him know that the Board has approved the installation of a shed.

#### Community Room User Agreement

Troy would like to review the insurance and make a few minor adjustments. Dake stated that she would contact the Village's insurance. Troy will also call Tompkins and get their advice. The Village just needs to make sure they are covered. If there is an additional fees for insurance coverage it could be add to the cost of fee for usage.

#### Mayor's Comments

Hartill stated that the new pavilion has been constructed. Our DPW Department has started marking out the trail ways. Stormwater retention is the next big thing that needs to be done. We are getting enough soil to do the soccer field.

#### General Comments

Hardaway will share his notes from the last Planning Board meeting via email.

Motion-To Go Into Executive Session for Personnel Issues

Trustee Hardaway moved to go into executive session. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Don Hartill – Aye  
Trustee Gerry Monaghan– Aye  
Trustee John O'Neill-Aye

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

The Trustees went into executive session at 8:55pm.

Motion-To Come Out of Executive Session

Trustee Hardaway moved to come out of executive session. Trustee O'Neill seconded the motion. A vote was taken:

Mayor Don Hartill – Aye  
Trustee Gerry Monaghan– Aye  
Trustee John O'Neill-Aye

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

The Trustees came out of executive session at 9:03pm.

Resolution #6508-Authorize the Mayor to Hire Michael Scott After His Discussion with Marty Moseley

Trustee Hardaway moved the resolution. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Don Hartill – Aye  
Trustee Gerry Monaghan– Aye  
Trustee John O'Neill-Aye

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

Motion to Adjourn

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

Mayor Don Hartill – Aye  
Trustee Gerry Monaghan– Aye  
Trustee John O'Neill-Aye

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

The meeting was adjourned at 9:05pm.

Jodi Dake, Clerk/Treasurer