

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, November 19, 2018, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, Gerry Monaghan, Patricia O'Rourke and John O'Neill; Clerk/Treasurer Jodi Dake; Attorney William Troy; Planning Board Member Carolyn Greenwald. There was one additional person in attendance at the meeting.

Mayor Hartill called the Board of Trustees meeting to order at 7:31pm. The Mayor opened the public comment period. There were no 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 Gerry Monaghan-Aye	Trustee John O'Neill-Aye
Trustee Patricia O'Rourke-Aye	

The next item on the agenda was to approve the minutes from October 23rd and November 5th. Dake stated that looking at the minutes from the joint meeting on October 23rd it looks like the Board just listened in on the meeting and didn't call it to order or adjourn. Therefore, it was suggested that the Board not approve the minutes and just let the Planning Board approve them. The Board agreed that it was a Planning Board meeting and they were all invited to listen in on the Millcroft Proposal.

Motion- To Approve the Minutes of November 5, 2018

Trustee Hardaway moved to approve the minutes as amended. Trustee O'Neill 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-Abstain	

Consider Rezoning Request

Marty Moseley, Municipal Relations Consulting LLC was present to ask the Board to consider a rezoning of parcels 47.1-3-5 and 47.1-3-6 from Commercial Low Traffic District (CLT) to Commercial Medium Traffic District (CMT). The address of these lots

are 2343 and 2329 N. Triphammer Road. He had previously provided a letter to the Board of Trustees discussing the proposal.

The Board asked who owned the parcels. Moseley stated that they are owned by Lama Brothers and Marina Manunts. In the Lama building located at 2343 N. Triphammer Road there are currently doctors' offices and the Lama Law Firm. In the building at 2329 N Triphammer Manunts runs her dental practice.

Moseley directed the Board to page 4 of the letter he sent dated October 21, 2018 that shows the map where the parcels are located. Moseley stated that previously he presented to the Board of Zoning Appeals requesting a use variance for the Lama's property. They were requesting low traffic food and beverage to be added back in to the Commercial Low Traffic District (CLT). After financial information was requested they withdrew their request. Now Moseley is before the Board asking to change two parcels to Commercial Medium Traffic District (CMT) because asking for one property would be spot zoning. These two lots are the only two lots in the CLT that are situated in such a way that they are not contiguous to a residential district and are contiguous to the CMT District. Manunts building sits back on the hill beside Cayuga Mall. Moseley also included a SEQR Part I and II in his letter.

Moseley's client would like a sit down restaurant. It was asked if they had a restaurant to go in the Lama building. Moseley stated that they cannot formula a meeting with anyone until the zoning allows the use. The rezoning in 2015 removed the restaurant use out of those areas. Moseley stated that the April 8th minutes show that it was removed because of concerns with Craft Road traffic and light pollution.

Moseley stated that Manunts is not aware that he is here asking for the zoning change to her property.

Hardaway would not be comfortable rezoning without knowing the use. They would still need to go through the Planning Board process to get a special permit approved. Hardaway's concern was that they are simply adding another lot just to make it not spot zoning. Troy feels it has an odor to it. Moseley reiterated that these are two unique parcels. The reason is to provide more flexibility for the Lamas to do what they want on their parcel. Troy would like to know what kind of current businesses are allowed. This can be found in the Village Codification.

O'Neill asked how the Lama's would accommodate a restaurant. Moseley stated that the current businesses would go away and they would reduce the overall footprint and maybe add an outside seating area. The building could also be small scale retail.

There was a discussion over what the rezoning would do to the assessed value. Monaghan suggested asking Manunts if she wants her taxes increased because of the change in zoning. Dake will contact Jay Franklin at Tompkins County Assessment to find out what the repercussions would be for changing the zoning on the properties. She will

share this information with Moseley. Nothing additional was needed of Moseley at this time.

Mayors Comments

There has been a fair amount of confusion about the airport. Bolton Point was approached by the Tompkins County Airport for a plumbing permit. One of the communications was it had to do with the hanger. The good water has to go somewhere and there is a question about oil going into the sewer system. We have strict rules about grease and oil separation. The airport does not have any sewer permits. Hardaway stated that they cannot find any permits. The County has agreed to do it right so all is good in this respect. There is sensitivity that building permits would be good for the Village. Today we made progress in understanding and have a path forward. This is the first time we have had the County come to the table. The stance that we took finally came through that we need to play by the rules.

Hardaway stated that Mike Hall, airport manager, would like to get more involved with the Village. This process of permits will open up new avenues of communication. Hardaway feels we need to figure out who has zoning control over the airport. Moseley stated that the County can self-enforce but they must have code officers and laws to enforce building code in their own agencies. Dake will share the 1996 Memorandum of Understanding with the Board.

Hartill reported that the Village of Cayuga Heights received a \$2.8 million grant from New York State for improvements to the wastewater treatment plant. The reason for the 10% proposed sewer increase in January is because the first phase will cost \$3.3million. They have to fix the plant and focus on Inflow & Infiltration. There are other things that need attention for a total of \$10 million. There may be an additional increase in June; however, with this grant we may not have an increase. The Village of Cayuga Heights is meeting tonight regarding this increase. They have finally faced up to deferred maintenance that has been going on for the last 20 years.

Hartill has not heard anything additional on our sewer expansion project. It is contingent on the NYSDOT giving us permission. Hartill will contact NYSDOT after Thanksgiving if he does not hear from then before then.

General Discussion

Dake stated that our copier lease is up in 4 months. Our Xerox representative has sent us a proposal for a new copier that has all the same features as our current copier but with newer technology and it is \$20 less per month. Dake asked if the Board was ok with her doing a new lease now. The Board agreed.

At the Thursday meeting the Trustees had a discussion with the representatives from Tompkins County Recycling. Dake asked if the Board would like to go ahead with having the shed installed. Monaghan thinks that a shed is a good idea and having a

transition period where we have a container left outside would be nice. Hardaway likes the fact that if the shed does not work out then the County will remove it.

Bill Troy stated that he would like to disclose that he is the Deputy County Attorney. In the airport case there could be situations that there may be a conflict of issues. Hardaway thinks that once the communication is started it should be ok. Troy just wanted to make the Board was aware of the possibility.

Hartill stated that at the Thursday meeting Courtney brought up the proposal from Frabboni requesting changes to the Lansing Trails II Subdivision Conditions. The Board did not vote on it. It was suggested that Troy draft a formal resolution for the next meeting with a proper easement where sewer comes through. Hardaway stated that if Courtney and Scott are ok with the proposed changes than he is ok with it.

Motion to Adjourn

Trustee Hardaway moved to adjourn. 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 meeting was adjourned at 8:11pm.

Jodi Dake, Clerk/Treasurer