

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, December 3, 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. There were 8 additional people 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. Carol Klepack stated that she was the Community Party observer. There were no additional comments.

Motion - To Close the Public Comment Period

Trustee Monaghan made a motion to close the public comment period. 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 next item on the agenda was to approve the minutes from November 15th and 19th.

Motion- To Approve the Minutes of November 15th and 19th

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 Gerry Monaghan-Aye	Trustee John O'Neill-Aye
Trustee Patricia O'Rourke-Aye	

Lansing Trails II Subdivision Conditions Amendment

Hartill stated that the proposed changes were straight forward. Troy had suggested that the changes to the Conditions of the Final Plat Approval for Lansing Trails II first go to the Planning Board for review. Hartill feels that the Planning Board will have a positive response. The topic will go on the December 10th agenda of the Planning Board and if they are in agreement we can approve the changes at the December 17th Board of Trustees meeting. The proposed changes include taking "the road to nowhere" off the books and a minor change to the sidewalks. Hartill sees no difficulty but it needs to go through the Planning Board.

Proposed Zoning Change

The next item on the agenda was to continue the discussion on proposed zoning changes for 2343 & 2329 N. Triphammer Road as presented previously by Marty Moseley, Municipal Relations Consulting. Hartill stated that we have had push back from the 2329 N. Triphammer Road property owner, Dr. Marina Manunts. Manunts contacted Mike Scott, Code & Zoning Officer, and was quite angry that she heard the Village was going behind her back to change the zoning on her building. Scott assured her that nothing has been done yet. The Board of Trustees was just listening to the request. Scott also suggested that she attend the Monday meeting. Dake stated that an email was sent to her today explaining that it was just an initial proposal presented by Moseley of Municipal Relations Consulting on behalf of the owner of the property located at 2343 N. Triphammer.

One concern was that the owners of these two properties may be subject to higher property. Dake stated that she called Jay Franklin at Tompkins County Assessment and asked him if the assessed values for the two properties would increase if they were changed from Commercial Low Traffic (CLT) to Commercial Medium Traffic (CMT). Franklin answered that if they were vacant land then yes, they would be evaluated on their highest and best use. Since they already have buildings on them then their assessed value would not increase just because of a rezoning. If there are improvements to the property then they would obviously be increased. Hardaway clarified that if the use changed to CMT then the taxes could also go up.

Hartill suggested to Moseley that he meet with the owner of 2329 N. Triphammer Road before going any further. Hardaway again voiced his concern with attaching a second property to the first just to say it is not spot zoning.

Mayors Comments

Hartill stated that there has been a move by a number of municipalities to put in LED Street lighting. The Village of Lansing has already switched to LED and we are negotiating with NYSEG to see how we can lower costs.

Another issue is that Bolton Point needs to expand their lakefront building. They are installing new pipe and would need to add new pumps. They also are in need of additional storage space for chemicals. Bolton Point is out of room in their current lakefront building. Steve Riddle, Bolton Point, and Hartill have been discussing how to resolve this issue. There is a 7 acre lot for sale just north of the pump station with 250 feet of lake frontage, a steep slope and a flat spot to build a house. They are looking into a combination of Bolton Point and the Village buying the parcel. Jointly we would subdivide off what is needed for the plant and then the Village could retain the remaining steep slope as a Village park. It would help Bolton Point and would have some advantages for the Village. Hartill stated that he is starting negotiations with the railroad to arrange to have a pipe go under the railroad. Hartill thinks as part of this we can get access to this parcel and across the tracks to Poison Ivy Point which is owned by the Village. It was asked how much the lot would cost. Riddle has gotten the owners down

from \$495,000 to \$450K if Bolton Point purchases the lot. The lot is a steep slope and has some nice lake frontage. The Village already maintains the access road that goes down to the pump station and Poison Ivy Point.

Hartill spoke with NYSDOT at the Transportation Committee Meeting regarding the Route 34 sewer easement line. Monaghan asked if there was any talk of moving Cayuga Heights Road where it accesses East Shore Drive. The land in that area belongs to Ken Horowitz. One of the things we had talked about was moving Cayuga Heights Road a little to the east to make the intersection with East Shore Drive/Route 34 a right angle access. There may be an opportunity where we can have both the road relocated and add a pump station in that area. We have to get NYSDOT on board first.

Hartill stated that there has been a long history in our relationship with Tompkins County regarding building and code. We have made very positive process with getting them to follow the rules for water and sewer permits. It appears that the Village of Cayuga Heights did not know how many sewer units the County had in the airport area. Dake created a spreadsheet for the Village of Cayuga Heights to let them know how many sewer units they had. It is a good forward movement.

Hartill stated that we will have to expand the Town of Lansing sewer district. We also have an opportunity to get more capacity in the Cayuga Heights Sewer Plant by fixing our infrastructure. NYSDEC will not let us build a bigger sewer plant.

General Discussion

O'Neill thanked Dake for writing a letter to Marina Manunts. He asked if there was an update on the Village acquiring Graham Road. Hartill stated that there has been no motion. The only pot holes in the Village are on Graham Road and we don't own that road. It was asked if we would consider eminent domain. Hartill stated that he has been very careful not to use that in all the years he has been Mayor.

The two problematic areas that the Mayor is working on are Graham Road West and the access road to Sevanna Park. If the Village owned the private road that goes into Sevanna Park then we could close off the second access to the M&T Bank. The Mayor approached them back in August and they didn't want the Village to take over the road. Hartill has been in communication with their legal counsel.

The Village Holiday Party was set for Thursday December 20th from 5-7pm.

Hardaway asked if we had heard anything more on the installation of a shed for the Food Scrape Program. They were going to contact John Courtney to work out the details but we have not heard anything yet. The Mayor assumes it will most likely not be installed until spring.

Motion to Adjourn

Trustee Monaghan moved to adjourn. 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 meeting was adjourned at 7:52pm.

Jodi Dake, Clerk/Treasurer