

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, February 13, 2020, in the Village Office.

PRESENT: Mayor Donald Hartill, Trustees Ronny Hardaway, John O'Neill and Randy Smith; Clerk/Treasurer, Jodi Dake; Code & Zoning Officer, Michael Scott; Working Supervisor, John Courtney; MEO, Nolan Hatfield and Chris Zavaski.

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

Courtney reported that the Village has received our new plow truck and they put it to the test on Friday with the huge snow fall. On Friday morning the snow came so quickly that they ran three trucks at a time to keep the roads open. In the afternoon they did the sidewalks.

Courtney stated that he and Scott have been working on the lighting at East Pointe Apartments. East Pointe did not install the originally approved fixtures and building mounted lights. East Pointe went and sourced a different light which is not dark sky compliant. They are resisting changing back to what was originally on the plans. Their engineer is taking the position that if the bulb cannot be seen from the side it is dark sky compliance. It was asked how many fixtures there are. There are 28 fixtures. Scott stated that East Pointe changed to what they thought was a comparable light and it was not sent to the Village for approval. The original site plan is being used. Scott stated that he will get ahold of Charles and tell him they have to change the lights. Hardaway stated that this is why we have a Lighting Commission. Courtney stated that no glare is stated in the Code. Courtney thinks that the lights East Pointe installed cost \$30 verses \$300 for the lights on the site plan. Final repairs and storm pond excavation will happen in the spring. Scott stated that he extended the Site Plan Permit but will issue a required completion or renewal date. Hardaway questioned why have a Code or Lighting Commission if we are not going to pay attention to it.

Courtney stated that people used to say you could see McDonalds from the Hospital on the other side of the lake before McDonalds changed their lighting. The Shops at Ithaca Mall was retrofitted with dark sky compliance lighting. It has helped a lot. Banks are under federal regulations for safety, so they are pretty bright. Smith asked if the Lighting Commission has resolved the Squeaky Clean lighting situation. Scott stated that they will be dealing with this at the next Lighting Commission meeting.

Courtney stated that he had a meeting with Tompkins County (TC) regarding the replacement of the water main on Warren Road. TC has a new engineer who is strict with his requirements. Courtney feels there is no way to put the water line along the road edge of the highway boundary because we would need easements all along there. If we were to dig up any part of Warren Road, TC would require the Village to mill & fill 100 feet each way from a point of disturbance on the road. Given what needs to be done to install the

water main, we would end up having to pay to pave the whole road.

There was discussion about the Village taking over Warren Road and Brown Road from TC. TC used to own N. Triphammer Road and then gave it to the Village. It was questioned as to why the Village doesn't take over Warren Road and Brown Road. Courtney thinks the Village can handle the extra maintenance. Warren Road was recently updated and is in good shape. Courtney explained that the Village receives CHIPS money from NY State based on how many lane miles the Village owns. If the Village was to take over those roads, he feels that the CHIPS money would pay to maintain those roads. TC currently pays the Town of Lansing to do the snow removal on Warren Road and we are paying to have the water line replaced. Courtney stated that he had dialog with the TC Highway Superintendent and the Deputy Highway Superintendent, and they didn't think it was an issue.

The Village used to own Brown Road but let the County take it over. The Board agreed that the Village should seriously think about taking it back. Dake will look back through the minutes to see why the Village gave TC the road.

Courtney stated that the water system on Warren Road needs to be replaced. Hardaway asked how long it would take to get the road from TC. Courtney thought we could have some kind of an answer in a few months. We have designed the Warren Road waterlines to go next to our current water line and it could be a simple plug and play. We were planning to leave the other water line there.

Courtney thinks that Brown and Warren are 1.7 centerline miles. We own Sapsucker Woods Road which opposite of Brown Road. Brown Road is in bad shape and needs to be redone. We don't have to do anything to Warren Road if we take it over, but Brown Road will need work. Brown Road has catch basins and TC does not regularly maintain them, we would add them to our MS4 inventory. Courtney estimated that it would cost \$75-80,000 to pave Brown Rd. There are also 12 streetlights up there which TC owns. It makes sense for the Village to also take those over. We would get an estimated \$10,000 more a year in CHIPS funding if we were to take over those roads.

Courtney stated that currently the Town of Lansing does the snow plowing on Brown Road & Warren Road for TC. We also pay the Town of Dryden \$500 each year to plow Sapsucker Woods Road for us.

Smith reiterated that the downside is the cost, but Courtney feels CHIPS will make up for it. Courtney stated that taking over those two roads would allow us to maintain our infrastructure without having to first notify and get approval from TC. Currently, the Village has to contact TC any time we have a break in their road ROW. The way it works with State owned roads is we fill out a permit once a year to work in their ROW. Courtney stated that he wants to put numbers to it if we are going to proceed with trying to take over these two roads.

Smith stated that it sounds like we cannot replace the waterline on Warren Road in the

most cost-effective way unless we own the road. Courtney stated that the water line on Warren Road that needs to be replaced runs from Route 13 to the TC Jail. These two roads we have a lot of utilities under the road. Courtney doesn't feel that TC is not working with the Village like another municipality should be. Smith stated that the Village of Cayuga Height (VCH) has received a Grant to put sidewalks along Cayuga Heights Road. Smith wondered what process they went thru to do that and why the VOL didn't do that. Courtney stated that when you get a grant you must go with their specifications of the grant and have all the easements. With grants you have to pay up front and then get reimbursed for the work that was done and usually involves matching funds. Hardaway stated that an additional concern is once you get the grant it could be another year before the money is paid to the Village. Courtney stated that there are many strings attached to a grant.

The Board recommended that the Village continue to explore taking over Brown & Warren Roads. Courtney will start dialog now.

Smith also wondered why the Village has not gotten support from Cornell University if they own Thornwood Drive.

Hartill stated that he noticed that when our new tractor is plowing the sidewalk on the Route 13 bridge, one side is in the street. Courtney stated that the narrow sidewalk on the east side of the bridge over Route 13 is tough to plow.

Zavaski stated that they have been doing some Spring cleaning at the shop

O'Neill feels the cost for the small houses in the proposed Solar Village are very steep. Scott stated that Solar Homes has done their analysis. Once Solar Village has sold 15 of the 19 homes they plan to start as Phase 1, they will then plan to begin Phase II. The emergency access road to Dart Drive is not required until there are 20 units. It was asked if they would be tapping into the sewer on Dart Drive and if they were, would they go ahead and do the emergency access road at that time? Scott stated that at one of the first meetings with Solar Village, Courtney, Scott and Cross recommended that Solar Village connect to the sewer at Dart Drive since the Dart sewer line can accept more flow.

Scott thinks the new energy code is going to kill the new home market.

Dake stated that if the Trustees were interested in seeing where our infrastructure is, Courtney has maps in his office. Scott's office also has older sewer map & water maps on the wall. Courtney stated that the highway guys have maps of the infrastructure on their phones for when they have to go out and do UFPO's.

Hartill stated that there was a sewer meeting with the group of 6. They are trying to approach the I&I situation as a group. The Ithaca Area sewer plant is willing to act as a data gathering center. All the Village of Lansing has to do is replace the heads on our 3 meters which will cost about \$1,000/each. These new meters will allow us to remotely read the meters so we no longer would have to go out and read them. Hartill asked Courtney to replace those meters. Courtney stated that Dondi is all ready to do that. Hartill also thinks

we need to buy a laser which runs about \$10,000. We may ultimately switch over to lasers anyway. Hardaway asked if the group of six has all agreed to this new head system. Hartill stated that they have. We are making progress and have a plan to go forward, a way of getting data and accessing it.

Hartill stated that another issue is residents hooking their septic or footer drains into the sewer system which is illegal. What the VCH has done is changed their law so that if you have a building permit then the Village is entitled to inspect your building to check for illegal connections. Hartill stated that we will be up against capacity. Having illegal sump pumps hooked into one's sewer results in the unnecessary processing of ground water.

Mayor Hartill entertained a motion to approve the vouchers. Courtney asked for voucher #279 to Steel Sales to be pulled. He said that they have miss billed us and he will work it out.

Resolution #6635- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the General Fund, in the amount of \$42,670.34 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Sewer Fund, in the amount of \$42,584.78 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Water Fund, in the amount of \$5,696.16 is hereby approved for payment.

Trustee O'Neill 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 Randy Smith-Aye

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

Dake stated that Bolton Point contacted the Village to let us know that they billed Borg Warner incorrectly for the January billing and Borg Warner is due a \$90,157.82 refund. This will result in a refund back from the Village of Cayuga Heights in the amount of \$29,506.19.

Hartill stated that with the budget we have a short timeline. Since there is not a second meeting in February, we will have our first full budget discussion at the March 2nd Board meeting. Hartill requested that everyone have all their data to him very shortly so that he can put together the first budget round. Courtney stated that he would get his proposed budget to Hartill by next Thursday. Hartill asked Trustees O'Neill and Smith to meet with staff to discuss salaries. Courtney stated that he doesn't want a raise just post-retirement health insurance.

Hartill wants to stay within the tax limit. Dake stated that the Village lawyer recommends the Village do a tax levy override resolution as a safeguard even if they do not go over. Hartill stated that we have done this every year and will continue to do so.

Hardaway wondered how the Village dealt with maintenance that increased in cost as part of the budget process. Dake explained that when we figure the budget we do research on the costs and how they might change. A cost of living increase is usually taken into consideration as we plan. Hartill pointed out that we also have a contingency account. Courtney stated that he usually has a project that doesn't go through. Hartill stated that he uses the appropriated cash surplus as a guide to how we are doing.

Hardaway stated that he was disappointed that there was not much turnout on February 3rd for the increase in the water & sewer rates. Hardaway stated that he could not find anything in the Ithaca Journal about the public hearing. Dake explained that the legal ad was in the paper for the sewer public hearing as required by law. The voucher to the Ithaca Journal shows where the Village is paying for the legal ad. A public hearing is not required for the increase in water rates because it is not part of the Codification. In the past we have rarely had anyone attend the public hearings. This is because the Village is doing a good job. People show up when they are not happy.

Dake stated that the public hearing that the Planning Board held on Airbnb was very well publicized and only a couple of people showed up for that. There were ads placed in The Ledger and Lansing Star along with the Village website. Dake also sent out a notice to all Village residents that receive our agendas and newsletters and those that have signed up for the Village yahoo group. Hartill stated that the problem is we do our job very well and people just take it for granted.

Scott stated that permits are down, and Board activity is up. The Board of Zoning Appeals (BZA) met last night and granted minor setbacks to Nissan. The BZA will be meeting again on March 4th to meet with The Council. Scott thinks there may be quite a few people here for that.

Scott stated that on Tuesday, February 25 the Planning Board will have two public hearings. The Dermatology Associates of Ithaca located at 1051 Craft Road are applying for a Special Permit to install a paved dumpster pad with surrounding wooden fence and plantings. The proposed pad encroaches on a buffer strip required by the Village of Lansing for a Commercial Low Traffic (CLT) property and a neighboring residential district. The second public hearing is for a Special Permit for 20 Blackchin Blvd. Roberts-Sedorus Construction is proposing to build a 5,867 square foot two-story single-family residence with an attached 3-car garage on Lot 8 of the Bolton Estates Subdivision. As per Village Code Section 145-48, the applicant is required to apply for a Special Permit because the lot is within 50 feet of a designated steep slope area. Scott also reported that the owners of a parcel on Esty Drive may be coming back to divide the parcel into four lots. Courtney reminded Scott that the Village has a PRV pit down in that area.

Scott stated that he has also been closing out permits and scanning files to the TC website. Scott asked the Trustees if they would approve him going to another stormwater training session.

Resolution #6636- To Authorize Mike Scott to Attend the Central New York Stormwater Management Training on Illicit Discharge, Pollution Prevention Programs and the New MS4 Permit in Syracuse on May 13, 2020 for a Course Fee of \$250

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

Mayor Donald Hartill-Aye
Trustee Randy Smith-Aye

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

It was asked how Scott liked the new Williams Law Book Code Program. Scott stated that the new code program is great.

Scott stated that he has not heard from the Beers since November. Hartill thinks that money has been so cheap and there has been a lot of building and it is going to come home.

Hartill stated that one problem for village government is with the Village being mostly rentals and typically they don't care about getting involved in running the place.

Hardaway asked if Scott had heard anything more from Bellisario about adding another duplex to his property on Dart Drive. Scott stated that they did ask if they could attach a garage with an apartment above it with a breezeway to the current duplex.

Smith wondered if The Council's request was still being classified as a hospital. Scott has classified their proposal as a hospital use which is not allowed in Commercial Low Traffic or Commercial Medium Traffic. Therefore, The Council will be coming before the BZA on March 4th because hospitals are only allowed in the Commercial High Traffic District. There will be a special permit process. The Council will have to do a lot of upgrades to the building. Smith stated that he is concerned with the safety of Village residents. Scott stated that Dr. Wattoo has also voiced his concern with this. Hartill stated that all the other counties have said no to allowing this facility. It is scary how much addiction has happened in the last 25 years. It is only going to get worse.

Motion- To Adjourn

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

Mayor Donald Hartill-Aye
Trustee Randy Smith-Aye

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

The meeting adjourned at 1:37pm.

Jodi Dake, Clerk/Treasurer