

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, February 1, 2021, via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, Simon Moll, Patricia O'Rourke, and Randy Smith; Clerk/Treasurer, Jodi Dake; Attorney Bill Troy; Code & Zoning Officer, Mike Scott; Monica Moll and Lisa Schleelein, Planning Board. There were 23 total people in attendance on Zoom.

Mayor Hartill called the Board of Trustees meeting to order at 7:32pm and opened the public comment period. Anne Furry requested that the Village do something to honor the Village founders, Rita & Sy Smidt. Currently, there is a tree dedicated to Rita Smidt right outside the conference room with a plaque. Furry would like to see something inside and a copy of Rita's book "Lansing at the Crossroads" displayed. She would like to see the Village have a good mix of privately owned residents and rentals.

Motion - To Close the Public Comment Period

Hardaway made a motion to close the public comment period. Moll seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Randy Smith-Aye  
Trustee Simon Moll-Aye

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

**Approval of Minutes**

The next item on the agenda was the approval of minutes from January 4<sup>th</sup> & 14<sup>th</sup>, 2021.

Motion - To Approve the Minutes of January 4 & 14, 2021

O'Rourke made a motion to approve minutes. Smith seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Randy Smith-Aye  
Trustee Simon Moll-Aye

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

**Consider Proposed Local Law 1(2021) [Renamed Proposed Local Law A(2021)]**

The next item on the agenda was to consider Amended Proposed Local Law 1(2021) -Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing Portion of the Medium Density Residential (MDR) District Located on Uptown Road to High Density Residential (HDR) District. Cornell Real Estate came to the Village requesting to have their tax parcel 46.1-6-6.22 changed to HDR. The Code Officer had previously suggesting that whole MDR area be changed to HDR. This includes the Village Park and Ithaca Swim Club so that it would not be considered spot zoning.

The Trustees had expressed an interest in not including the swim club. Mike Scott sent a letter to the Ithaca Swim Club to see if they wanted to be included in the rezoning. Scott never heard back from them, so the Swim Club was removed from the Proposed Local Law that is being presented tonight. The next step in this process was to set a public hearing.

Moll asked Scott if it was unusual for the Village to change zoning without the property owner having a plan. Scott stated that he did not have the history of the Village and deferred to Marty Moseley, former Village Code & Zoning Officer that was in attendance at the meeting.

Moseley stated that it depends on what the developers have as far as the plan associated. Sometimes they do not have a plan because maybe certain clientele will not talk to them until such time that the zoning has changed. Then it would not be unusual. There was no plan when Lansing Meadows subdivided off a commercial parcel in the Lansing Meadows PDA. Scott stated that Cornell Real Estate representatives basically said that they want the change because they felt they had someone to come in to do a larger project than to do single family homes. Moll stated that he wants to maintain the Village's aesthetics and limit high density residential but when he looks at that area it makes sense because there is a lot of high density residential around it already, so it does make sense.

Hartill stated that in the case of East Pointe Apartments we actually down zoned the parcel to accommodate the apartment complex. Hartill feels that in this particular case with the health area across the street, Route 13 and part of the property being under the big power lines it does not make it desirable for single family homes. Hartill has concerns with changing density but on the other hand you have to look at the situation and balance those concerns. The public hearing will be a good way to get feedback from local residents.

Hardaway stated that he would like to see some workforce housing where local workers, who typically commute in from outside the area to work in this area, so they can live closer to their work. Therefore, they will most likely spend their personal income closer to home, which would be within the Village and Tompkins County. The density does not bother Hardaway because of the location and the power lines. He feels it is a great location as far as mass transit, the health facilities and proximity to shopping.

Motion - To Set a Public Hearing on Proposed Local Law 1 (2021) [Renamed A(2021)]- Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing Portion of the Medium Density Residential (MDR) District Located on Uptown Road to High Density Residential (HDR) District for Monday, March 1, 2021 at 7:35pm

Moll made a motion to set the public hearing. Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Randy Smith-Aye  
Trustee Simon Moll-Aye

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

**Consider Proposed Local Law 2 (2021)- [Renamed Proposed Local Law B (2021)]**

The next item on the agenda was to consider Amended Proposed Local Law 2 (2021) -Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing Portion of the Commercial Low Traffic District Located on N. Triphammer Road to a Commercial Medium Traffic District. Hartill stated that one complication with this area is that the Drug & Alcohol Council just went through a Board of Zoning appeals process for what used to be the Autodesk parcel. The Drug & Alcohol Council is considered a special care facility. Hartill wants to make sure that that cares through with the potential rezoning. Hartill confirmed that all the other businesses in that zone are still in compliance.

At the Trustees request, Scott will come up with a new Local Law to add “special care facilities” in the Commercial Medium Traffic area. Moll asked if the other four parcels have been notified. They get notified once a public hearing is set along with adjoining property owners.

Motion - To Set a Public Hearing on Proposed Local Law 2 (2021)- Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing Portion of the Commercial Low Traffic District Located on N. Triphammer Road to a Commercial Medium Traffic District for Monday, March 1, 2021 at 7:40pm

Smith made a motion to set the public hearing. Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Randy Smith-Aye  
Trustee Simon Moll-Aye

Trustee Ronny Hardaway-Aye  
Trustee Patricia O’Rourke-Aye

**Consider Proposed Local Law 5 (2020) Lansing Meadows PDA**

Hartill stated that the next item on the agenda was to set a public hearing for Amended Proposed Local Law 5 regarding changes to the Lansing Meadows PDA. There has been a request by Eric Goetzmann, the developer, to table this for a third time. He stated in an email to Hartill and Troy that he wanted to first have a chance to talk to Troy.

Moll was concerned that these delays would affect the project. Scott stated that the Planning Board worded the amended special permit so that if the project is not completed the actual special permit would be voided out. At that point Goetzmann would have to start all over if he does not meet the requirements that are in the conditions in the resolution. The special permit is what allowed Goetzmann to get a building permit so the building permit would go on hold also. He would have to come in and start all over with the special permit.

The Trustees felt that since this was just setting a public hearing and not a discussion so the public hearing should be set.

Motion - To Set a Public Hearing on Amended Proposed Local Law 5 (2020) – Amendment of the Village of Lansing Zoning Law to Change Lot Dimensions and

Protect Greenspace in the Residential B Area of the Lansing Meadows PDA for Monday, March 1, 2021 at 7:45pm

Moll made a motion to set the public hearing. Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Randy Smith-Aye  
Trustee Simon Moll-Aye

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

Appoint Representative to Water Commission

Hartill stated that the Village needed a representative on the Water Commission to replace Michael Newman who passed away.

Resolution #6705- To Appoint Randy Smith as the Village of Lansing Representative on the Water Commission

Hardaway made a motion to appoint Smith. O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Randy Smith-Aye  
Trustee Simon Moll-Aye

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

Budget Transfer

Previously, the Trustees received an email from John Courtney, Supt. Of Public Works, regarding converting the streetlights on Janivar Drive and Leifs Way. Courtney stated in his email that the conversion should reduce the NYSEG energy tariff by more than half and eliminate NYSEG maintenance as we would do the maintenance from now on. This item was not budgeted for in the 2020-2021 Village Budget. It was proposed that a budget transfer be done from the Contingent Account to cover the cost of the conversion.

Resolution #6706- 2020-21 General Fund Budget Transfer for the Conversion of Streetlights on Janivar Drive and Leifs Way

Be it RESOLVED to transfer  
\$9,670 from General Governmental Support, Special Items, Contingent Account A1990.4, to Transportation, Streetlight, Contractual A5182.4,

Hardaway made a motion to do a budget transfer. O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Randy Smith-Aye  
Trustee Simon Moll-Aye

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

### **Mayor's Comments**

Hartill stated that there has been a lot of discussion about recognizing how the Village got started. Hartill proposed that we put a plaque in the main meeting room recognizing both Sy and Rita Smidt. Beside that a copy of the letter from the State recognizing the fact that the Village now exists. Also, we should have a case that would illustrate Rita's book to recognize what they did to get the Village started. A good place may be right next to the large arial picture in the conference room.

O'Rourke stated that she liked Dake's suggestion of starting a gallery down the hallway honoring those that have made significantly contributed to the Village. This would be a way of saying thank you. Hartill asked O'Rourke if she would like to head up a committee for this. Other suggested members included Hardaway, Anne Furry and Gerry Monaghan. O'Rourke will contact these individuals and get back to the Board.

Hartill stated that we are starting the budget process. He is concerned with our income side in the current environment. Hartill does not want to raise taxes. We will have to prioritize, decide what is most important and act accordingly. To get the Trustees involved so they really understand our infrastructure and personnel, he assigned budget sections:

- Smith-Water & Personnel
- Hartill and Moll-transportation
- Hardaway-Water & Sewer
- O'Rourke-Personnel
- Moll & Hardaway-Recreation

All proposals should be to Dake by February 22<sup>nd</sup> so that she and Hartill & can put the first-round budget together. The first official round of budget discussions will be at the March 1<sup>st</sup> Trustee meeting. Dake stated that she will help the Trustees if they have questions. There are a lot of things to consider when putting together a budget.

Hartill stated that we are currently in a state of emergency with the current snowstorm. COVID vaccines are being delayed tomorrow until the afternoon.

Motion- To Adjourn

Hardaway motioned to adjourn. Smith seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Patricia O'Rourke-Aye  
Trust Simon Moll-Aye

Trustee Randy Smith-Aye  
Trustee Ronny Hardaway-Aye

The meeting was adjourned at 8:28pm.

Jodi Dake, Clerk/Treasurer