

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, November 7, 2022, in person at 2405 N. Triphammer Rd. and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees Patricia O'Rourke, Carolyn Greenwald, Susan Ainslie, Jeff Dobbin; Attorney Natalie French; Public; Donald Hartill, John Dennis community observer

Zoom: Planning Board Member, Lisa Schleelein,

Hardaway called the Board of Trustees meeting to order at 7:30pm.

Roll Call: Susan Ainslie, Jeff Dobbin, Patricia O'Rourke, Ronny Hardaway

Hardaway opened the public comment period. Donald Hartill of 896 Cayuga Heights Road stated that it is nice to see the sewer expansion project underway. Hartill was also concerned with a comment made during the Planning Board meeting stating that this would be a good opportunity for affordable housing. Hartill stated that the village has probably the largest amount of affordable housing in the area in terms of the apartments. Hartill stated that when the Village was first negotiating this sewer expansion to the Town of Lansing, the Village of Cayuga Heights went along with this with a limited number of sewer connections. Affordable housing is not in that category. One of the agreements was that the lot size in that area would not change. Hartill thanked the Board for going ahead with the sewer. He feels it will save a lot relating to the lake.

Carolyn Greenwald arrived 7:33pm.

Schleelein stated that at the last Planning Board meeting one of the residents suggested that perhaps the Planning Board should consider a different density for affordable housing. She also had asked the Code Officer if her two acres could be subdivided into a couple of parcels. Schleelein stated that they chose this area since it seemed to be fully developed. We have some nice old trees in our area and if we subdivide that would be harmful to them.

Greenwald stated that she was the resident who spoke in favor of taking a pause before the Planning Board readjusts the zoning and she feels her statement was misconstrued by Carla who sends notes to the Community Party. Greenwald was just saying a comprehensive plan and the lack of affordable housing generally in Tompkins County makes her want to pause before we automatically revert to a more restrictive zoning. Hartill thinks the Village should maintain the current zoning for that area to preserve that area. Hardaway stated that if there was ever a change in zoning in that area there would be a lot of public discussion.

Motion - To Close the Public Comment Period

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

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Jeff Dobbin-Aye

Trustee Susan Ainslie-Aye
Trustee Patricia O'Rourke-Aye

The next item on the agenda was to approve the minutes from October 13th & 17th. Dake stated that two separate resolutions were necessary since Dobbin was not present at the October 13th meeting.

Motion - To Approve the Minutes from October 13, 2022

Hardaway moved that the meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes of the October 13, 2022, meeting. O'Rourke seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Jeff Dobbin-Abstain

Trustee Susan Ainslie-Aye
Trustee Patricia O'Rourke-Aye

Motion - To Approve the Minutes from October 17, 2022

Hardaway moved that the meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes of the October 17, 2022, meeting. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Jeff Dobbin-Aye

Trustee Susan Ainslie-Aye
Trustee Patricia O'Rourke-Aye

Unpaid Taxes to Tompkins County

Sixteen taxpayers have not paid their taxes totaling \$10,019.06 plus 8% penalties of \$801.53. Dake explained that every year the Village taxes that are unpaid get turned over to Tompkins County for collection. They are relieved on the Town & County Tax Bill, and the County reimburses the Village in the spring.

Resolution #6895-To Forward the Delinquent Village Taxes in the Amount of \$10,820.59 to Tompkins County

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

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Jeff Dobbin-Aye

Trustee Susan Ainslie-Aye
Trustee Patricia O'Rourke-Aye

All Trustees were asked to sign the Certificate of Trustees to relevy. Dake will mail this to the Tompkins County Finance Office.

Consider Proposed Law H (2022)

French explained that this is just making some very clarifying changes to the law. One, removing conditional approval of a preliminary plat because New York State does not have a mechanism for conditional approval, just approval with conditions. The Planning Board felt that the word conditional approval was causing some confusion with developers. We wanted to make everything was as clear as possible. Also, clarification that the actions by the Planning Board should be taken within 62 days after the close of a public hearing. There was a developer earlier in the year where there was some discussion back and forth as to when that 62-day period would end. The Planning Board wanted to clarify that. And that's in accordance with New York State law. Also, there's some clarifications on the time of submission just to make that language read a little bit cleaner and neater for everybody. Those were the changes that were made.

Motion - To Set a Public Hearing for Proposed Local Law H (2022) Amendment to Village of Lansing Code-Subdivision of Land for November 21, 2022, at 7:35pm

Hardaway moved to set a public hearing. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Jeff Dobbin-Aye

Trustee Susan Ainslie-Aye
Trustee Patricia O'Rourke-Aye

Consider Proposed Law I (2022)-1203

Hardaway stated that the Trustees got a lot of information today from Mike Scott, Natalie French and the Mayor. Hardaway had emailed his review and marked up version of Proposed Local Law I. He had four small spelling corrections that have been incorporated. He highlighted the changes that he saw when comparing the current Chapter 75 to the proposed Chapter 75. Scott sent the redline version to the Trustees this morning which was requested late Friday.

The State changing 1203 is the minimum standards for administration enforcement of the Code. Each municipality needs to adopt their version by the end of the year. The biggest change is the operating permit. It is currently 100 but is changing to 50 people. That will add a lot of operating permits that will require yearly fire inspections. This may double the number of inspections the Village will have to do. There are more clear definitions. There are operating permits. Hardaway thanked French for creating this proposed law.

French stated that this is in conformance with the State updating the 1203. It needs to be enacted by the end of the year. All the changes conform to the new 1203 from New York State. We did add in under the operating permits, annual inspection of hotels and motels and apartment complexes.

Motion - To Set a Public Hearing for Proposed Local Law I (2022) Amendment to the Village of Lansing Code-Chapter 75 (entitled "UNIFORM FIRE

PREVENTION AND BUILDING CODE ADMINISTRATION AND ENFORCEMENT” for November 21, 2022, at 7:40pm

Hardaway moved to set a public hearing. Greenwald seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye	Trustee Patricia O’Rourke-Aye
Trustee Jeff Dobbin-Abstain	

Dobbin explained that he abstained because he did not get to review all the material before the meeting since the redline versions did not come from Hardaway or Scott until today.

ARPA Fund Transfer

Resolution #6896- To Authorize a Transfer of ARPA Funds from the General Fund to the Sewer Fund in the Amount of \$186,973.79 as Per the Budget for the Sewer Expansion Capital Project

Hardaway made a motion to approve the transfer of ARPA Funds. O’Rourke seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye	Trustee Patricia O’Rourke-Aye
Trustee Jeff Dobbin-Aye	

Waive Penalties

There are two requests to waive the late fees on water accounts. Both have never been late before and are requesting a one-time courtesy waive. There has also been a third request from Ithaca Apartments Management to waive the late fee for M1656. They were late in both April and July. Dake pointed out that we previously did a one-time courtesy penalty waive for over 20 of their other accounts back in March. After some discussion the Trustees decided to not waive the penalties for M1656 since this was not the only time they were late. In the past, late fees have been waived if it was a onetime occurrence. The Trustees did not want to set a precedence by allowing a one-time courtesy discount to someone who was late twice.

Resolution #6897 - To Waive the October Late Fees for Account N1796 in the Amount of \$42.69 and Account N1840 in the Amount of \$13.25 as a One Time Courtesy and Deny Waiving Late fees for M1656

Hardaway made a motion to approve this resolution. Greenwald seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye	Trustee Patricia O’Rourke-Aye
Trustee Jeff Dobbin-Aye	

Discuss Little Free Library Liability/Approve

There has been a request from Mackenzie Torelli of Northeast Elementary to add Little Free Libraries to Dankert and Hartill Parks. Dake checked with Bailey Insurance, and they do not think there will be any liability issues with having the Little Free Library in the Village parks. Hardaway thinks it is a good program as long as they are maintained. The Village will install them in Dankert and Marian Hartill Park. Hardaway asked when they would get installed. Dake stated that they are here ready to go in so whenever the public works department get to it. She also pointed out that the park benches are still sitting behind the garage, and she asked them to get those installed also since they are in our Greenway Plan as amenities. Hardaway hopes this can be done before winter sets in.

Resolution #6898 - To Have the Village of Lansing Highway Department Install the Little Free Libraries in Dankert and Hartill Parks with the Understanding that They Will Be Maintained

Hardaway made a motion to approve this resolution. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Jeff Dobbin-Aye

Trustee Susan Ainslie-Aye
Trustee Patricia O'Rourke-Aye

Discuss Videoconferencing Policy

Hardaway stated that this issue came up because Hardaway did not allow Dobbin to vote when he zoomed in from a work trip. He had informed the Trustees that he would not be able to attend in person because he was out of town for work but would zoom into the meeting. Dobbin was not allowed to vote at that meeting but when he zoomed in he thought he would be able to.

The whole point of the video conferencing is to get the whole Board to participate if possible. Dake pointed out that this policy came about because of Covid and is only in effect until 2024. The Trustees discussed whether they should change the policy to add more conditions. They decided to interpret it liberally and let people participate if gone for a valid reason. The Board will still need to have a quorum in person. Hardaway asked the Board to let Dake know in the future if they will not be attending a meeting in person so we can plan.

O'Rourke stated that she will be out of town for the Thursday, November 17th meeting. Dobbin stated that he would be able to attend Thursday's meeting but needed to leave by 12:50pm for another work meeting. Greenwald stated that she would most likely not be present at the Thursday meeting because her husband was having hip surgery.

Schleelein added that she would like to see the Village establish standards for people coming in to present plans at Planning Board meetings in person.

Mayor's Comments

Hardaway stated that he received an email from John Courtney this afternoon stating that they are securing an easement to allow a new sewer path for future Uptown Road development within the

Village boundaries to connect to Village sewer lines. French stated that the easement was signed by an agent, and we are looking for authority for the agent to sign the document. Basically, this would allow the Village to put the sewer path within village boundaries so we do not go through the Town of Ithaca's sewer lines. Once all the information is ready Hardaway would like authorization from the Board to sign the Uptown Road Sewer Easement after Attorney French has approved.

Resolution #6899 - To Authorize the Mayor to Sign the Uptown Road Sewer Easement Document Once Approved by Attorney Natalie French

Hardaway made a motion to approve this resolution. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye	Trustee Patricia O'Rourke-Aye
Trustee Jeff Dobbin-Aye	

Hardaway stated that tomorrow is voting day. Please get out and vote.

Adjournment

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Patricia O'Rourke-Aye	Trustee Greenwald-Aye
Trustee Jeff Dobbin-Aye	

The meeting was adjourned at 8:20pm.

Jodi Dake, Clerk/Treasurer