



NEWSLETTER

VILLAGE OF LANSING*Incorporated 1974*

**2405 North Triphammer Road * Ithaca, NY 14850 * 257-0424 *
(FAX) 257-3230**

Office Hours: Monday, Wednesday, Thursday and Friday, 9:00 A.M. - 1:00 P.M.

<http://people.clarityconnect.com/webpages/vlansing>

Vlansing@clarityconnect.com

**OCTOBER
2001**

A NOTE FROM THE MAYOR

We continue to make good progress on the N. Triphammer Road reconstruction project. The right of way acquisition is nearly complete and an oversight committee is being set up under Deputy Mayor Larry Fresinski as chair. His article, which is next, describes the process that we are about to begin to complete this much needed improvement to our infrastructure.

In other areas of our infrastructure, there continues to be steady progress on a regional solution to our wastewater treatment problem. The public session for the necessary environmental impact analysis was held at the Town of Lansing Hall on September 6th. This is the first step in the SEQRA process that will take about ten months to complete. Negotiations are making good progress to form a six-municipality partnership and the significant NYS funding already received should help make this regional solution a reality. To meet our immediate needs, the Village of Cayuga Heights issued 14 new sewer units as a result of repair to our sewer collection system this spring. Those units have been issued to residents and businesses in the Village. The work on the sewer main along Hanshaw Road in the Town of Ithaca that is necessary for the Village of Cayuga Heights to release an additional 16 units is complete and we expect those to be issued to the Village in the near future. There are further opportunities for I & I reduction and it is our expectation that more units can be obtained by this mechanism. This strategy should provide sufficient sewer units to satisfy our needs until the regional solution is in place.

It is with sadness that I note the closing of the A & P in the Triphammer Mall. This store has served the region well providing very high quality products in a warm and friendly environment. It was within easy walking distance of many of our residents for their shopping needs. I will personally miss the ease of completing our grocery shopping needs quickly and efficiently as this is my task in our family. There

was a concerted effort by many of our citizens through a large scale petition campaign to try to persuade corporate A & P to change their minds but to no avail. A & P, we will miss you.

During the past year, the Planning Board has been working with Trowbridge & Wolf to develop design guidelines for buildings within our Commercial Low Traffic zone. The process was completed and the Board of Trustees enacted the necessary modifications to our zoning ordinance to accommodate the new guidelines at their July 9th meeting. One of the key features is a uniform 25 ft. setback from the road right of way. This combined with suitable plantings should create a uniform and pleasing look to this important zone in our commercial district.

I would like to make a plea for our residents to get involved in Village government. We have openings for alternate members for the Planning Board and for the Board of Zoning Appeals. In addition, we have one opening for the Youth Commission and one opening for the County Youth Board. Anyone interested in serving in one of these positions, please contact either Village Clerk Dake or myself. We need your help.

Since my last note, I sadly have to inform you that Steven Halevy, who has been a great asset to the Village, passed away on May 27th. As alternate chair of the Planning Board, he steered a steady course during the times that Ned Hickey was away and always provided a balance in resolving the at time complex issues before the Board. As "Village Photographer" he recorded our progress and provided an excellent visual record of the Village. He introduced us to the digital age in photography and was always available for taking care of those extra jobs that always seem to come up. Steven will be missed a great deal.

On a happier note, Janet Waterman who served on the Planning Board for 16 years has retired and moved to Florida. Janet always brought a fresh perspective to Planning Board deliberations and wasn't afraid to ask the hard questions about negative impacts of the proposed development. At the same time, she would help the proponents also list the positive ones. Again, we will miss her but we hope that she gets the itch to get involved in planning in her new community. We wish her the best.

Donald Hartill

Mayor

PREPARE FOR NORTH TRIPHAMMER ROAD RECONSTRUCTION

It is hard to believe that we have been working towards the reconstruction of North Triphammer Road since May of 1996! See the minutes online on our web page:

<http://people.clarityconnect.com/webpages/vlansing/ntrcrc/>

Believe it or not, the project is coming closer to the beginning of actual construction. Follow the instructions in the last paragraph to keep informed about traffic changes.

We still have some final details to work through this year; like hiring the Engineering firm that will do the work and one that will oversee it. If no further governmental rules or processes change, we should be able to begin construction next year...2002! This is a multi-million dollar once-in-a-lifetime type of event. The entire road needs to be dug up from the bridge to Brook Drive as water and sewer pipes need maintenance. The utility poles need to be moved or will come down altogether. Anything within 15 feet of the roadway will need to be modified or moved, and traffic will need to be managed during the entire 18 month project. We want to keep the Village residents and others informed about our progress and particularly about how traffic adjustments will be made. It is very important to us that we make sure that there will always be traffic movement at least one way.

While it is difficult to speculate how this will be accomplished, it is our objective. No matter how the project moves forward, we want to be able to keep you apprised of the events in a timely manner. Email, local signs, and newspaper articles are our best comprehensive way, if not occasional direct mailings. We will do our best to post signs as to what people need to be aware of. However, Email will be the best way to keep many people personally informed quickly. Join the Village of Lansing Email list now. It is moderated so no unsolicited mail will reach you and only relevant information will be conveyed. You can join the list by clicking on this link: [Email to Join](mailto:Vlansing-subscribe@yahoo.com) which will start your Email program. Nothing needs to be entered into the Email message. If this link does not work for you, simply send Email to Vlansing-subscribe@yahoo.com with a blank message and subject.

Larry Fresinski
Deputy Mayor

RECREATIONAL OPPORTUNITIES ABOUND

Did you know that as a resident of the Village of Lansing you are automatically a member of the Recreation Partnership program? The Recreation partnership is a cooperative endeavor by municipalities within Tompkins County that offers a variety of programs all year long. Programs include small fry football, fencing, the Tot Spot, swimming, tin Can Fantasy factory, tournaments, soccer and more.

We actively encourage you to participate in one or several of the programs that are offered. To learn more about the variety of programs offered, you may call the Ithaca Youth Bureau at 273-8364.

Remember, the programs depend on the help of dozens of parents, guardians, and other volunteers willing to share their time and interest with youth. Get involved. Volunteer coaches are needed.

Janet Beebe
Trustee

PLANNING BOARD NEWS

Planning Board activity during the second and third quarter has been moderate but has seemed slow when compared to the busy schedule last year. The most significant action this year has been the completion and adoption of the Commercial Low Traffic (CLT) Design Guidelines prepared by our consultants, Trowbridge & Wolf. This document has been incorporated into the Village's Comprehensive Plan and will be used to assist developers and the Planning Board in preparing and reviewing plans for new buildings in the CLT District along N. Triphammer Road. The Planning Board and the consultants were assisted in the preparation of the guidelines by a focus group composed of property owners, residents and other interested persons who met on several occasions to review parts of the document. The Planning Board is grateful for their assistance.

Special Permits were granted for three buildings. The Montessori School is adding an 11,500 square foot addition which will include a gymnasium, as well as additional classroom space. The building is currently under construction. Mr. Robert Colbert, Jr. was granted a Special Permit to construct an 18,000 square foot office building at 2353 N. Triphammer Road in the CLT District. The new building will replace the vacant house that has recently been demolished.

Transact Technologies, located on Bomax Drive off of Warren Road, has also been granted a Special Permit to construct a 10,500 square foot addition and to convert a 2,270 square foot courtyard into enclosed space for their light manufacturing building. A representative of Transact stated that the additional space was needed because they were closing their Connecticut facility.

Two Special Permits authorizing home occupations were also granted. Susan Schatz was granted a permit to produce custom cakes and party food at her home at 844 Cayuga Heights Road. Davaor Bakula, Chateau Claire resident, was also granted a permit to conduct a computer services and consulting business at his residence.

Lighting plans, sign plans and landscaping plans were also reviewed and approved by the Planning Board. These plans were submitted for approval by Pyramid Mall (signs & landscaping), Tops (lighting), as well as 10 Brown Road and 36 Thornwood Drive, located in the Business & Technology Park, (landscaping & lighting).

It should also be noted that through efforts of the Village's Code Enforcement Officer, Ben Curtis, McDonalds has installed shields on the light bars on the roof, thus reducing glare. Thanks, Ben!

This spring, the Planning Board has lost the services of two dedicated members, Mr. Steven Halevy who passed away, and Ms. Janet Waterman who relocated to Jupiter, Florida. Fortunately, Mr. Phil Dankert, Alternate Planning Board member, has stepped up to fill one of those vacancies but the Planning Board is still in need of an additional member. If the activities described above interest you and you feel that you would like to have an impact on the decisions that will affect future land use in the Village, please consider becoming a member of the Planning Board. Additional information can be obtained by calling any of the Planning Board members listed below.

Ned Hickey

Chairman

Planning Board Members:

Chairman Ned Hickey 257-0865

Member Doris Brown 273-6173

Member Phil Dankert 257-2578

Member Carol Klepack 257-8310

TOMPKINS COUNTY OFFICE FOR THE AGING

The Administration on Aging of the U.S. Dept. of Health and Human Services has established an important new program, which will begin to help over-burdened caregivers. All states will work in partnership with area agencies on aging to provide services for family caregivers. The Tompkins County Office for the Aging will enhance its currently existing Friendly Visitor Program by asking volunteers to choose from a variety of tasks that could help a caregiver. These tasks might involve helping with transportation, or running errands or perhaps assisting with some light housekeeping. The volunteer will choose an area of assistance that is comfortable and workable for them; he or she may simply choose to visit.

Family and Children's Service of Ithaca will provide additional hours of respite for caregivers, and volunteers in the Friendly Visiting program will be trained to do respite work for less medically involved seniors. This program implements the work of the Caregivers Resource Center of the Office for the Aging. Many caregivers are already familiar with the support groups for caregivers as well as individual counseling available through the center.

More volunteers are needed who can give an hour or two of their time to provide a needed break for a caregiver, or to run an errand, or to help take out the recycling, or to help vacuum the living room floor! The possibilities are numerous and the potential for making a real difference in someone's life is enormous! There are many caregivers in our community who would welcome any help at all. Please consider this valuable volunteer opportunity, as there is a great need. For more information, please call Trina Schickel at the Office for the Aging at 274-5491.

Trina Schickel
Office for the Aging

SOLID WASTE DIVISION

Here are two different new programs that the Tompkins County Solid Waste Management Division is starting in September and would like to make you aware of them:

Household Hazardous Waste DEPOT

This program allows TompkinsCounty household residents the ability to participate without the requirements of scheduling an appointment or paying a \$5 fee. These events occur the third Saturday of every month through November.

Old Computers and Related Equipment

This program allows TompkinsCounty residents the opportunity to recycle their obsolete or non-working computers and related equipment at the Recycling and SolidWasteCenter from Mondaythrough Saturday, 7 AM - 3:15 PM. Recyclable items include computers, monitors, keyboards, cables, scanners, printers, mice, hard drives and other peripherals. Residents may bring their computers and other equipment to the Public Drop-off Area at the Center and carefully place the items in the designated boxes. All components will then be sent to various locations for recycling. For additional information, call 273-4496.

Linnett Warner

Administrative Assistant
TCSWMD

NORTHEAST SENIORS

The Northeast Unit decided not to hold summer meetings this year. They are back to their regular schedule of meeting once a month on the second Monday. They meet at St. Catherine of Sienna parish hall. Each member brings a dish to pass to serve ten people, and their own table service. We have some very good cooks, so everything is delicious.

Our first meeting was held on September 10th. Members brought hobbies to show. Helen Howland brought several souvenirs and photos of her world travels. Louise Richards brought examples of her rug hooking and the equipment she uses to do it. Al DiGiacomo brought several photos of buildings he has designed as an architect.

He couldn't bring in the buildings so he showed his work in photos. We had a successful book swap among members and plan to repeat this.

The committee met this summer and compiled a list of interesting programs. We are now in the process of confirming dates for these programs.

Our officers are:

Co-chairs Martje Baldini, Helen Carlson and Elaine Nelson;
Secretaries Ernest and BeverlySchaufler;

Treasurer Al DiGiacomo;
Newsletter Janet Kline;
Sunshine Committee Sylvia Regrut and Jeanne Greene.

We are a happy and convivial group. We enjoy getting together and cooking for each other. We are always looking for new members to join us. Anyone may join by coming to our next meeting or sending \$5 for dues to Al DiGiacomo at 1025 Hanshaw Road, Ithaca.

Helen Carlson
Co-Chair

LANSING OLDER ADULT PROGRAM (LOAP) NEWS

LOAP is a community organization that has provided educational and supportive services for older adults in Lansing. LOAP's mission, to improve the quality of life for seniors, continues since 1973. The fall 2001 Programs began with a Tour & Talk on Labyrinth Gardens. The Labyrinth, a purposeful path, is walking meditation based on the circle, the universal symbol for unity and wholeness. Two beautiful gardens in Aurora were toured and may be offered again in the spring.

Ongoing classes for Arts & Crafts with Barbara Hylwa and Elnora Hoaglin are held on Mondays at 3 PM. Session II will feature Landscape Design on canvas. For more information or to register, call Barbara Hylwa at 533-4626.

"Cooking with Anita" class began on October 3rd at 4 PM. Anita Marinaccio will demonstrate gourmet cooking techniques, make suggestions for meal preparations and share nutritional advice for seniors. She may also disclose some of her best recipes!

Senior Exercise Classes are also held every Monday, Wednesday and Friday from 9:30 – 10 AM. Computer Classes are held on Mondays from 10 – 11 AM.

The LOAP van transports seniors to the Foodnet Nutrition Meal Program on Mondays and Fridays. Join the group for a warm, nutritious meal and enjoy the fellowship. The van is also available to transport seniors to various appointments, grocery shopping trips, banking, etc. Please call LOAP Bus Dispatcher Marion Thompson at 533-7824 to arrange a ride.

LOAP welcomes your participation in these programs! All programs are held at Woodsedge Apts. More information can be obtained by calling 533-4792.

Marilyn Paradise

LOAP Consultant

PYRAMID MALL

Fall Events

November

3 Chemistry Fair

Cornell Am. Chem. Soc.

10 AM – 5 PM

6 Blood Pressure Screening

Visiting Nurse Service

8:30 – 10:30 AM

16 Kettle Kickoff

Salvation Army

17 Beauty Pageant

Gillespie

22 Mall closed

23 Santa's Arrival

10 AM

All events are free and open to the public. For additional information on current events happening at Pyramid Mall, check out www.pyramidithaca.com. There you will find current events, a mall directory of current stores and ones that are coming soon, special sales, coupons to print out, and more!

Erin Eastman

Marketing Assistant

NOTARY SERVICES

Notary public services are available free of charge to Village residents at the Village Office during office hours on Monday, Wednesday, Thursday and Friday from 9 AM – 1 PM.

Carol Willard

Clerk, Part-time

ITHACA NEIGHBORHOOD HOUSING

It is a great time to buy a home. With current interest rates, a complete housing payment is probably less than your current rent. New York has a program, SONYMA, that provides below market interest rates for middle income homebuyers.

Financing a \$100,000 home at the current SONYMA rate of 5.25% would result in a monthly payment, including all taxes and insurance, of under \$900. And the up-front costs are low; a buyer could need as little as \$7,000 for down payment and closing costs.

Other programs, for people who purchase in certain areas or whose income is within certain target amounts, can reduce up-front costs to as little as \$1,000 and further reduce the monthly housing payment.

These programs, and the entire process of homebuying, are completely explained in the homebuyers courses offered by Ithaca Neighborhood Housing Services. These courses are useful for people who will buy homes anywhere – in the city, the county, or even out of state. They are offered in two formats: a four hour FastTrack for people already somewhat familiar with the process and a comprehensive twelve hour course.

The twelve hour course is taught by guest speakers professionally involved in homebuying: financial counselors, bankers, real estate agents, house inspectors, and attorneys.

Participants in the course all:

- ~Build financial management plans
- ~Receive, review, and assess their credit reports
- ~Locate the best loan programs
- ~Meet Realtors who explain their professional services
- ~Tour a house with a professional inspector
- ~Are briefed by an experienced real estate attorney

The next twelve hour course meets on six consecutive Thursday nights from 6:30 – 8:30 PM beginning November 8th. The next two FastTrack courses meet on November 10th and December 1st, each from 9 AM until 1 PM.

For more information, contact Ken Packman of Ithaca Neighborhood Housing Services at 277-4500 or by e-mail at Kpackman@IthacaNHS.org. Visit the website at www.ithacaNHS.org

KenPackman

Homebuyer Education Coordinator, INH

VILLAGE HIGHWAY DEPARTMENT

Brush Pick-Up

The Public Works Dept. will be providing a fall brush and limb pick-up in the Village the week of October 22nd.

Residents are asked to leave all materials near the roadside by 7 AM on *Monday* morning. To assist the work crews, all limbs and brush (up to five inches in diameter) should be piled with the cut ends facing the same direction.

Also, the piles should not be tied but should be left loose. It also helps if thorny materials are separated from the rest. Each household is limited to approximately one pick-up size load. Excessive amount will not be picked up and will become the responsibility of the homeowner to see they are removed. Leaves and trash bags will not be picked up.

Dennis Reinhart

Super. of Public Works

DIVISION OF ASSESSMENT

The Tompkins County Division of Assessment has entered into an agreement with the State Office of Real Property Services to maintain a 100% level of assessment throughout Tompkins County. While this is termed *annual reassessment*, the Division of Assessment is not going to revalue each and every parcel in Tompkins County every single year. Instead, the Division of Assessment has developed a routine to *systematically analyze* transfers of real property in order to determine if the market is moving (upwards or downwards) within certain market areas. If there is a trend that is statistically viable, then only those parcels within that market area will be re-appraised for the upcoming roll year. If there is no trend, then the parcels are already assessed at 100% fair market value and no change is necessary.

In the past, the Division of Assessment has performed re-valuations every ten years. Between revaluations, the Division of Assessment tried to maintain a consistent level of assessment using the competent appraiser staff feeling of where the market is moving. While this led to a good product, one that was able to stand up to New York State's Standards on Assessment Uniformity, with today's technology, the Division of Assessment can do much better.

Through the use of Sales Ratio Studies and Multiple Regression Analysis, the Division of Assessment is able to prove that a certain area needs an adjustment to maintain a 100% fair market value assessment ratio. Once an area is proven to be either high or low, the Division of Assessment is able to extract from the recent sales of real property just what piece of data is moving the market and make accurate adjustments based on the analysis.

Annual Reassessment does not mean that your taxes are going to increase each year as a result of this

systematic analysis. What Annual Reassessment does mean, is that you are going to be assessed at 100% market value and that everyone else within Tompkins County is going to be assessed at 100% market value. This leads to the fair and equitable distribution of taxes, whether county, city, town, village or school levied.

Tompkins County was only 1 of 19 recipients of annual reassessment aid for the 1999 fiscal year. Annual Reassessment aid translates into an extra \$66,000 that is available to the office to help better serve the taxpayers of Tompkins County

Irene Kehoe

Real Property Appraiser
Division of Assessment

VILLAGE STREET TREE PLANTING PROGRAMS

Since 1990, the Village, through its Street Tree Planting Program, has been concentrating efforts on developing shade trees in the commercial areas of the Village. This program now extends and amplifies the beautification efforts to include all areas.

The Village has an important commitment to the quality and beauty of the community. The Street Tree Planting Program seeks to encourage the planting of shade trees along Village streets. The Village offers to reimburse homeowners 75% of the cost of a tree, up to a maximum of \$75 per tree. To qualify, please follow these procedures:

- Make application to enter the tree planting program before the tree is purchased. Applications may be picked up at the Village Office or may be obtained by calling the Village Office (257-0424) and requesting an application be mailed to you.
- The location must be mutually agreed upon by the property owner and a representative of the Greenspace Advisory Council (GAC) or Superintendent of Public Works before planting.
- Reimbursement shall take place upon presentation of a receipt from a recognized nursery and approval of the planted tree by a representative of the GAC or Superintendent of Public Works
- Any one property owner will be eligible for reimbursement of up to two trees in any year.
- Applicants will be accepted on a first-come, first-served basis.

Carol Willard
Clerk, Part-time

LEARNING WEB

Youth Serve Community and Pursue Their Interests at The Learning Web! The Learning Web will be

offering its Volunteer Community Service Project (The VCSP) to DeWitt Middle School sixth, seventh and eighth graders this fall semester of 2001. Funded by the Joint Youth Commission of Tompkins County, the group offers youth from the Town of Ithaca, the Village of Cayuga Heights, and the Village of Lansing the opportunity to participate in volunteer projects to benefit their community. The group will meet at DeWitt on Thursdays after school from October through December. The VCSP is unique because the youth members choose, plan and execute their projects. Youth learn teamwork and leadership skills as well as increasing their awareness of issues facing the community and the world.

Last year, DeWitt's VCSPers did a variety of fun projects, including entertaining residents at Lakeside Nursing Home, cookie baking for Loaves and Fishes, bailing hay for animals at the Cayuga Nature Center, helping AIDS Work prepare for World AIDS Day, and more. Examples of service from DeWitt's VCSP in previous years include painting a community center, building a brick courtyard, and playing Bingo with residents of the Reconstruction Home.

In addition, The Learning Web is pleased to continue offering career exploration activities including tours, job shadowing, and paid and unpaid apprenticeships under the one-to-one guidance of adult mentors to all youth ages 11-21. Apprentices, guided by individually tailored learning agreements, regularly meet with their work-site mentors after school, approximately 3-12 hours a week. At-risk and economically disadvantaged youth may be eligible for paid apprenticeships. Youth have apprenticed in areas as varied as veterinary medicine, bike repair, plant science and ceramics.

Interested students or parents should call Sue Schwartz at The Learning Web at 275-0122 or e-mail Sue at sue@learning-web.org. Interested students at Ithaca High School can contact Sue during her office hours on Wednesday mornings between 10:45 and noon in Room D16A.

Sue Schwartz
Youth Works Coordinator

REPORT OF COUNTY BOARD OF REPRESENTATIVES

Airport Security

In the aftermath of the World Trade Center horror, changes have been made nationwide in airport security. One such change requires a 300-foot "clear zone" between any parked public vehicles and the terminal. For Ithaca-Tompkins Regional Airport, this 300-foot distance encompasses almost our entire short-term parking lot, so you will certainly notice this change when you next use that facility.

North Triphammer Road

In conjunction with the Village's work on its portion of North Triphammer Road, the County has scheduled reconstruction of North Triphammer Road (County Route 122) between Route 34B and the north Village line. Our project includes upgrading the pavement, paving shoulders, improving drainage, and replacing the 71-year old Gulf Creek bridge immediately south of the intersection with

Asbury Road. (This bridge was flagged in 1997 for structural deterioration.) In February of this year, NYSDOT approved the design report, but since then, we have experienced delays. We can not begin work until DOT approves the right-of-way valuation report, which they have not done in time for us to begin work this year.

This more than \$3 million project is funded through the Federal Highway Administration (FHWA) programs (ISTEA and its successor, TEA-21); FHWA will reimburse 80% of the costs. Historically, NYS has reimbursed 15% of these costs through its "Marchiselli" program, but those funds are committed annually when the state budget is known. (Enough said...) The balance, 5%, is locally funded. Tompkins County has chosen to administer the project locally, which allows county staff to be directly involved with design and construction and allows us to guarantee public and local government participation in project development. However, local administration requires the County to commit to pay all initial project costs and then seek reimbursement.

We had planned to do this project in 2001 and 2002, but now it can not begin until 2002.

Elections

I have been waiting a long time for a resolution to the County's redistricting situation, and chose not to announce my election intentions until that was settled. However, the election calendar marches on, and I did file petitions to run again, presumably in the new District 10 that still includes the Village of Lansing, but has lost the southwestern quadrant of Cayuga Heights (which has been added to a City District!). I will be running on the Democratic and Green lines.

Budget

Each fall I get to tell you about the County budget situation. After five years of benefitting from unanticipated surpluses – and funding some ongoing costs with those one-time monies – the County Board will have to face up to what amounts to deferred tax increases, estimated by our County Administrator to total above 20%. We are likely to deal with this by developing a plan that spreads this out over several years.

I am in the uncomfortable position of having voted against the use of the one-time monies for ongoing costs that got us into this position, but now having to help decide what/where to cut to keep taxes "reasonable". I hear colleagues mentioning such possibilities as no longer having a local DMV office or not funding an aquifer study (which would tell us how much water is where underground, and thus where wells could support development or how to protect this drinking water supply, currently used by nearly half of county residents). This is definitely not an easy budget year, and I hope many of you will take the opportunity to read about and participate in our deliberations.

Dooley Kiefer
District # 10 Rep.
257-5453