

Agenda

**Village of Lansing
Board of Trustees Meeting
In Person and Online via
Zoom Videoconferencing/Teleconferencing*
2405 N. Triphammer Rd.
Ithaca, NY 14850
November 18, 2024 @ 7:30pm**

- 7:30 Call to Order
- Public Comment Period
- Approve Minutes from November 4, 2024
- 7:35 Public Hearing for Proposed Local Law D (2024)- Amendment to Village of Lansing Code-Chapter 129 “Taxation”, Article II “Senior Citizens Tax Exemption”
- 7:40 Public Hearing for Proposed Local Law E (2024)- Amendment to Village of Lansing Code-Chapter 129 “Taxation”, Article III “Alternative Veterans Tax Exemption”
- 7:45 Public Hearing for Proposed Local Law F (2024)- Amendment to Village of Lansing Code-Chapter 129 “Taxation”, Article IV “Disabled Persons with Limited Incomes Tax Exemption”
- 7:50 Public Hearing for Proposed Local Law G (2024)- Amendment to Village of Lansing Code-Sewer Rents
- Discuss Topics for Planning Board
- Mayor’s Comments
- General Discussion
- Adjournment

*If you are interested in attending the videoconference/teleconference meeting contact the Village Clerk to get the meeting link - clerk@vlansing.org.

PROPOSED LOCAL LAW D (2024)

**AMENDMENT TO VILLAGE OF LANSING CODE -
CHAPTER 129 “TAXATION”, ARTICLE II “SENIOR CITIZENS TAX EXEMPTION”**

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

The purpose of this Local Law is to amend Chapter 129 (entitled “Taxation”), Article II (entitled “Senior Citizens Tax Exemption), Section 129-17 (entitled “Schedule of partial exemption”) to increase the exemption limits pursuant to Section 467 of the New York State Real Property Tax Law, adopt a revised sliding scale to allow for reduced exemption percentages to otherwise qualifying senior citizen real property owners, and amend the language of the section to be gender-neutral.

SECTION II. AMENDMENT.

- A. Subsection A of Section 129-17 (entitled “Schedule of partial exemption”), of Article II (entitled “Senior Citizens Tax Exemption”), of Chapter 129 (entitled “Taxation”) of the Village of Lansing Code shall be deleted and replaced in its entirety as provided below:

§ 129-17. Schedule of partial exemption.

- A. Pursuant to the provisions of § 467 of the Real Property Tax Law of the State of New York, real property located in the Village of Lansing owned by one or more persons, each of whom is sixty-five (65) years of age or over, or real property owned by a married couple or by sibling, one of whom is sixty-five (65) years of age or over, or real property owned by one or more persons, some of whom qualify under § 467 of the Real Property Tax Law of the State of New York and others of whom qualify under § 459-c of the Real Property Tax Law of the State of New York shall be partially exempt from taxation by said Village for the applicable taxes specified in said § 467 based upon the income of the owner or combined incomes of the owners. A person otherwise qualifying for such exemption shall not be denied the exemption if such person becomes sixty-five (65) years of age after the appropriate tax status date and before December 31 of the same year. For the purpose of this Article II, the term “sibling” shall include persons whose relationship as siblings has been established through either half blood, whole blood or adoption. Such partial exemption shall be to the extent set forth in the schedule following:

ANNUAL INCOME OF OWNER OR COMBINED ANNUAL INCOME OF OWNERS	PERCENTAGE ASSESSED VALUATION EXEMPTION FROM TAXATION
Up to \$36,500.00	50%
More than \$36,500.00, but less than \$37,500.00	45%
\$37,500.00 or more, but less than \$38,500.00	40%
\$38,500.00 or more, but less than \$39,500.00	35%
\$39,500.00 or more, but less than \$40,400.00	30%
\$40,400.00 or more, but less than \$41,300.00	25%
\$41,300.00 or more, but less than \$42,200.00	20%
\$42,200.00 or more, but less than \$43,100.00	15%
\$43,100.00 or more, but less than \$44,000.00	10%
\$44,000.00 or more, but less than \$44,900.00	5%

SECTION III. SUPERCEDING EFFECT.

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superceded to the extent necessary to give this local law full force and effect.

SECTION IV. VALIDITY.

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. EFFECTIVE DATE.

This Local Law shall be effective upon (i) its filing in the office of the Secretary of State and (ii) ten (10) days after publication and posting as required by law; provided, however that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.

PROPOSED LOCAL LAW E (2024)

**AMENDMENT TO VILLAGE OF LANSING CODE -
CHAPTER 129 “TAXATION”, ARTICLE III “ALTERNATIVE VETERANS TAX
EXEMPTION”**

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

The purpose of this Local Law is to amend Chapter 129 (entitled “Taxation”), Article III (entitled “Alternative Veterans Tax Exemption”), Section 129-23 (entitled “Increased Maximum Exemption Amounts”) to increase the Veterans exemption limits pursuant to Section 458-a of the New York State Real Property Tax Law.

SECTION II. AMENDMENT.

A. Section 129-23 (entitled “Increased Maximum Exemption Amounts”) of Article III (entitled “Alternative Veterans Tax Exemption”) of Chapter 129 (entitled “Taxation”) of the Village of Lansing Code is hereby deleted in its entirety and replaced with the following:

§ 129-23. Increased Maximum Exemption Amounts.

Qualifying residential real property (as defined in § 458-a of the New York State Real Property Tax Law) shall be exempt from taxation by the Village of Lansing as follows:

- A. The maximum exemption to which a qualified owner (as defined in § 458-a of the New York State Real Property Tax Law) shall be entitled under § 458-a, subparagraph 2(a), shall be \$21,000.
- B. The maximum exemption to which a qualified owner (as defined in § 458-a of the New York State Real Property Tax Law) shall be entitled under § 458-a, subparagraph 2(b), shall be \$14,000.
- C. The maximum exemption to which a qualified owner (as defined in § 458-a of the New York State Real Property Tax Law) shall be entitled under § 458-a, subparagraph 2(c), shall be \$70,000.

SECTION III. SUPERCEDING EFFECT.

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superceded to the extent necessary to give this local law full force and effect.

SECTION IV. **VALIDITY.**

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. **EFFECTIVE DATE.**

This Local Law shall be effective upon (i) its filing in the office of the Secretary of State and (ii) ten (10) days after publication and posting as required by law; provided, however that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.

PROPOSED LOCAL LAW F (2024)

**AMENDMENT TO VILLAGE OF LANSING CODE -
CHAPTER 129 “TAXATION”, ARTICLE IV “DISABLED PERSONS WITH LIMITED
INCOMES TAX EXEMPTION”**

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

The purpose of this Local Law is to amend Chapter 129 (entitled “Taxation”), Article IV (entitled “Disabled Persons With Limited Incomes Tax Exemption), Section 129-28 (entitled “Schedule of partial exemption”) to increase the exemption limits pursuant to Section 459-c of the New York State Real Property Tax Law, adopt a revised sliding scale to allow for reduced exemption percentages to otherwise qualifying disabled real property owners, and amend the language of the section to be gender-neutral and include recent amendments to Section 459-c of the New York State Real Property Tax Law.

SECTION II. AMENDMENT.

- A. Subsection A of Section 129-28, (entitled “Schedule of partial exemption”), of Article IV (entitled “Disabled Persons With Limited Incomes Tax Exemption), of Chapter 129 (entitled “Taxation”) of the Village of Lansing Code shall be deleted and replaced in its entirety including the schedule as provided below:

§ 129-28. Schedule of partial exemption.

A. Pursuant to the provisions of § 459-c of the Real Property Tax Law of the State of New York, real property located in the Village of Lansing owned by one or more persons with disabilities, or real property owned by a married person or a married couple, or by siblings, at least one of whom has a disability, or a person with a disability who has their primary residence in a special needs trust, or a property owner who has a tenant with a disability whose lease provides them with a life interest in the property as long as the tenant remains in residence, or real property owned by one or more persons, some of whom qualify under § 459-c of the Real Property Tax Law of the State of New York and others of whom qualify under § 467 of the Real Property Tax Law of the State of New York, and whose income, as defined in § 459-c of the Real Property Tax Law of the State of New York, is limited by reason of such disability, shall be partially exempt from taxation by said Village for the applicable taxes specified in said § 459-c based upon the income of the owner or combined incomes of the owners. For the purposes of this Article IV, “sibling” shall mean persons whose relationship as siblings has been established through either half blood, whole blood or adoption. Such partial exemption shall be to the extent set forth in the schedule following:

ANNUAL INCOME OF OWNER OR COMBINED ANNUAL INCOME OF OWNERS	PERCENTAGE ASSESSED VALUATION EXEMPTION FROM TAXATION
Up to \$36,500.00	50%
More than \$36,500.00, but less than \$37,500.00	45%
\$37,500.00 or more, but less than \$38,500.00	40%
\$38,500.00 or more, but less than \$39,500.00	35%
\$39,500.00 or more, but less than \$40,400.00	30%
\$40,400.00 or more, but less than \$41,300.00	25%
\$41,300.00 or more, but less than \$42,200.00	20%
\$42,200.00 or more, but less than \$43,100.00	15%
\$43,100.00 or more, but less than \$44,000.00	10%
\$44,000.00 or more, but less than \$44,900.00	5%

SECTION III. **SUPERCEDING EFFECT.**

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superceded to the extent necessary to give this local law full force and effect.

SECTION IV. **VALIDITY.**

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. **EFFECTIVE DATE.**

This Local Law shall be effective upon (i) its filing in the office of the Secretary of State and (ii) ten (10) days after publication and posting as required by law; provided, however that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.

PROPOSED LOCAL LAW G (2024)

AMENDMENT TO VILLAGE OF LANSING CODE-SEWER RENTS

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE AND INTENT.

As a follow-up to the prior adoption by the Board of Trustees of Local Law 1 of 2023 which related to the amendment of Section 111-21 (entitled “Rents for property owners connected to the Village of Lansing water system”) and Section 111-22 (entitled “Rents for property owners not connected to the Village of Lansing water system”) of Article II (entitled “Sewer Rents”) of Chapter 111 (entitled “Sewers”) of the Village of Lansing Code, and which provided for the imposition and collection of sewer rents for the use of the Village of Lansing sewer system and the Village of Cayuga Heights sewer system, it is the purpose and intent of this Proposed Local Law E of 2024 to provide for further amendments intended to increase the current sewer rents payable to the Village of Lansing for the use of the Village of Cayuga Heights sewer system based upon the concurrent and like increase by the Village of Cayuga Heights Local Law 4 (2024) which increased the sewer rate from \$6.96 to \$7.59/1,000 gallons used for treatment of waste water originating from properties located outside of the Village of Cayuga Heights; and an increase in the Bolton Point water rate resulting in an increase in the Village of Lansing charge; and more specifically, to amend accordingly (i) subsection A of Section 111-21 [entitled “Rents for property owners connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code, and (ii) subsection A of Section 111-22 [entitled “Rents for property owners not connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code.

SECTION II. AMENDMENT TO THE VILLAGE OF LANSING CODE.

A. Subsection A of Section 111-21 [entitled “Rents for property owners connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

A. Each owner of property that is provided with water service by connecting to the Village of Lansing Water System shall be charged for, and shall be obligated to pay, a total annual sewer rent amount comprised of the following:

- (1) A quarterly sewer rent charge for use of the Village of Lansing sewer system, such charge to be equal to one dollar and sixty-eight cents (\$1.68) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of eight dollars and forty cents (\$8.40) for each individual multiple dwelling unit for each quarterly billing (as provided in subsection “B” below); and**
- (2) A quarterly sewer rent charge for use of the Village of Cayuga Heights sewer system, such charge to be equal to seven dollars and fifty-nine cents (\$7.59) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a**

minimum charge of thirty-seven dollars and ninety-five cents (\$37.95) per each individual multiple dwelling unit for each quarterly billing (as provided in subsection “B” below).

The amount charged for use of the Village of Lansing sewer system shall be individually calculated, and thereafter collected by the Village of Lansing for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after January 1, 2025. The amount charged for use of the Village of Cayuga Heights sewer system shall be individually calculated, and thereafter collected by the Village of Lansing (or such other party designated by the Village of Cayuga Heights), for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after January 1, 2025. Each such amount shall thereafter continue until otherwise modified from time to time by further local law adopted by the Village of Lansing Board of Trustees.

B. Subsection A of Section 111-22 [entitled “Rents for property owners not connected with Village of Lansing water system”] of Article II [entitled “Sewer Rents”] of Chapter 111 [entitled “Sewers”] of the Village of Lansing Code is hereby amended so as to read in its entirety as follows:

- A. **Each owner of property that is not provided with water service by connecting to the Village of Lansing Water System shall be charged for, and shall be obligated to pay, a total annual sewer rent amount comprised of the following:**
- (1) A quarterly sewer rent charge for use of the Village of Lansing sewer system, such charge to be equal to one dollar and sixty-eight cents (\$1.68) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of eight dollars and forty cents (\$8.40) for each individual multiple dwelling unit for each quarterly billing (as provided in subsection “B” below); and**
 - (2) A quarterly sewer rent charge for use of the Village of Cayuga Heights sewer system, such charge to be equal to seven dollars and fifty-nine cents (\$7.59) for each one thousand (1,000) gallons of water, or portion thereof, used by such property owner, with a minimum charge of thirty-seven dollars and ninety-five cents (\$37.95) for each individual multiple dwelling unit for each quarterly billing (as provided in subsection “C” below).**

The amount charged for use of the Village of Lansing sewer system shall be individually calculated, and thereafter collected by the Village of Lansing for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after January 1, 2025. The amount charged for use of the Village of Cayuga Heights sewer system shall be individually calculated, and thereafter collected by the Village of Lansing (or such other party designated by the Village of Cayuga Heights) for all quarterly billings commencing with the Southern Cayuga Lake Intermunicipal Water Commission/Bolton Point quarterly billing after

January 1, 2025. Each such amount shall thereafter continue until such amount is otherwise modified from time to time by further local law adopted by the Village of Lansing Board of Trustees.

SECTION III. SUPERSEDING EFFECT.

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION IV. VALIDITY.

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

SECTION V. EFFECTIVE DATE.

This Local Law shall be effective upon its filing in the office of the Secretary of State.