

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, October 7, 2024, in person at 2405 N. Triphammer Road and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees: Susan Ainslie, Wolfgang Bullmer, Kathleen Yen; Code & Zoning Officer, Mike Scott; Attorney Natalie French.

The meeting was called to order at 7:32pm.

Roll Call: Susan Ainslie, Wolfgang Bullmer, Kathleen Yen, Ronny Hardaway

Absent: Carolyn Greenwald

Hardaway opened the public comment period. There was no public in attendance at the meeting.

Motion - To Close the Public Comment Period

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Approval of Minutes

Motion - To Approve the Minutes from September 12, 2024

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Abstained

Bullmer abstained because he zoomed in and was temporarily cut out.

Proposed Local Law A-Solar Law

The next item on the agenda was a continuation of the public hearing on proposed Local Law A (2024)- Amendment of the Village of Lansing Code/Zoning Law to Add a Section on Solar Energy Systems. Hardaway thanked French for providing the new paragraph. Hardaway read the following that will be added to general requirement Section II (D) General Requirements:

- 13. The owner/operator of a Solar Energy System shall be responsible for the removal of incomplete, unused or inactive solar energy systems, the elimination of all safety hazards,

the remediation of the site, and all costs associated therewith pursuant to Subsections (G) and (H) below and the provisions of the Village Code.

French stated that if the Board makes this change, it would not be a friendly amendment so another public hearing would be needed. This addition would be added as #13 and the current #13 would be moved to #14. French stated that the Planning Board is suggestion revisions to show that decommissioning is an important aspect.

Hardway stated that this process has taken such a long time that he hesitates to postpone. However, since it is a substantial change, this is what needs to be done. French clarified for Yen that a friendly amendment would be typographical errors. Yen feels there is no guidance for any energy system. Scott stated that currently when someone comes in for a solar permit, they fill out a building permit and it gets listed as an accessory building.

Yen wanted to adopt the solar law as is because adding the stated language does not substantially change the interpretation of the Code. Then they could set another meeting to incorporate #13 and include other changes such as energy storage, guardrails and guidance. Yen would like to just get something on the books now.

Scott stated that it is not likely that we will get any applications before the proposed law is adopted. He does not care if it is adopted now or later.

French questions whether the Planning Board has provided an updated permit application. Her concern was adopting a law without an updated permit application. Scott has not seen one. We need to have an application ready to use if we adopt the law to be able to enforce it. French would be ok with the adoption without #13 as long as the application had this summary on it. Scott stated that the main reason we wanted this on the application is, so the property owner is aware of their requirements to decommission and is signing off that they acknowledge the requirement.

Bullmer thinks this has been a very long process and waiting a month is not going to make a difference. Bullmer's opinion is it is not a law anyway. He feels it is a recommendation. The Planning Board thinks it is very important to have this amendment so he feels we should wait.

Ainslie would like to keep things easy and simple. She feels it needs to be clear. She does not want to cut corners at this point. She would like to see the tree law and the solar law passed by the end of the year.

When an application is submitted, whatever law is in effect at that time is what the Code Officer will enforce. French stated that a resolution approving the solar application will also need to be done at the next meeting. The Planning Board will be meeting next week so they should have the solar application finalized and ready for the Trustees.

Motion - To Close the Public Hearing on Proposed Local Law A (2024)

Hardaway made a motion to close the public hearing. Bullmer seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

The Trustees decided not to adopt Local Law 3(2024). They officially added #13 and set a new public hearing.

Resolution #7095- To Set a Public Hearing on Proposed Local Law A (2024) - Amendment of the Village of Lansing Code/Zoning Law to Add a Section on Solar Energy Systems for Monday, October 21, 2024, at 7:35pm

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Scott will publish this in the newspaper. The 239 will not have to be revisited because this is not a major change.

Liquor License Waiver

Scott stated that there is an application for a 30-day waiting period waiver from Peter Han for the Korean infused Mexican restaurant that is going in the plaza by Applebee's. This application was received late so the 30-day waiting period is up on October 9th anyways.

Resolution #7096-To Waive the 30-Day Municipality Notification for the Ole' Ole' Restaurant Located at 2300 N. Triphammer Road

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Clean Energy Grant-NYSERDA

Hardaway stated that there needs to be discussion on clean energy projects for the NYSEDA Grant. Hardaway spoke with Courtney regarding having an energy savings audit on the garage. Courtney feels that the building is not that old and when they built the garage it was with energy improvements so this would not be a good use of the funds. Courtney suggested that an electric mower would be a better way to spend the money. Yen asked if the mower the Village currently has is reaching the end of its life. Hardaway stated that he does not think so. The Board would like to have Courtney research this. Bullmer does not think there are good commercial grade mowers available yet.

Hardaway stated that we need to decide on a project by December to have NYSEDA approve or disapprove. We are eligible so it should be something that is already prioritized as a need. Hardaway stated that we have been awarded two \$10,000 grants. We also received a \$5,000 grant

that is not tied to anything. Ainslie would like to see if a Jackary system would be an appropriate use of money. Hardaway will look into this to see if it would be allowed. It must be a battery storage energy system. We do not have to spend this money if we do not have any appropriate needs, we can just let it go.

French asked if the village office had a backup generator. Hardaway stated that the DPW has generators that we could use if necessary.

Yen asked if there was any landscape equipment that may be needed. Hardaway will contact Courtney tomorrow to see if there is a need. Yen asked about light duty vehicles. Hardaway stated that each time we replace a truck we do look to see if that is an available electric option that would meet our needs. Currently, all our pick-ups are F-250 models and Ford only makes electric in F-150. We need F-250 for their hauling capacity.

Bullmer asked if we were done with the LED conversion. Hardaway thinks that is all completed.

NYCOM Reports

Yen and Hardaway attended the NYCOM Fall Training School last month. Yen stated that she came back with a lot of information which she previously shared with the Trustees by email. Yen thinks the Village is in good shape with our policies and procedures. The mandatory policies are all approved by the Trustees each year at the annual organizational meeting. There are other policies that the Trustees may want to look into.

Yen also reported that October is National Domestic Violence Month. Tompkins County Health sent out information on that. The Core Advisory Group is meeting October 15th at 10am on zoom. CDC forwarded a communication from the Health Department regarding a toolkit and resources for emergency preparedness for people with disabilities which is also available on their website.

Hardaway stated that he attended a session on lead service line replacement. All our properties have been identified. The next step is to replace existing lead lines from village property to the start of the property owner. Courtney will report on our progress at the Thursday meeting.

Another session he attended was on protecting municipality with cyber insurance. We could move to a .gov domain but you must have cyber security and insurance which is very expensive. Hardaway feels we should stay with .org. for the time being. Hardaway explained that the village uses a WordPress site which is an open source and there is a company that we purchase a license for annually that monitors our website 24/7. If they suspect any potential virus, they notify the website manager, which is Hardaway.

Hardaway also attended a session on Albany updates. The one thing that he thinks the village might want to look into is a local law to register and collect taxes on short-term rentals. Currently the county is not collecting short-term rental taxes. However, AirBNB is doing it voluntarily.

Hardaway also learned that if the village were to use equipment and manpower on a private property the village would have to charge for it. As a practice the village does not do work on private property.

Hardaway would like to have annual training for the Mayor and Trustees on how to review the monthly vouchers and invoices, and on the budget process. He would like to develop a fund balance policy. He would like to do physical audits of the DPW equipment. He would also like to add a cancer leave policy to the employee handbook allowing for a minimum of 4 hours per year.

Hardaway asked Scott to review our permit fees to see if we are charging enough to cover expenses.

Hardaway highly recommended attending the NYCOM Fall Training School. The presentations are available on the NYCOM website.

Ainslie reported that there was not a quorum at the Youth Services Board meeting, so the meeting was only 15 minutes. Right now, they are working on budgets.

Hardaway thinks our Hazard Mitigation Plan needs to be looked at. Scott has a meeting with Tompkins County next month. (Back in 2014 the Trustees authorized the acceptance and adoption of the multi-jurisdictional all-hazard mitigation plan update for the village. Resolution #6028)

Yen stated that the Department of Labor has a model Emergency Preparedness Law to use and adapt to meet the village's specific needs. The Village currently has an Emergency Preparedness Plan.

Adjournment

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

The meeting was adjourned at 8:59pm.

Jodi Dake, Clerk/Treasurer