

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, December 12, 2024, held at the Village of Lansing 2405 N. Triphammer Road.

PRESENT: Mayor Ronny Hardaway; Trustees Susan Ainslie, Carolyn Greenwald, Kathleen Yen; Code/Zoning Officer, Mike Scott; Clerk/Treasurer, Jodi Dake; Supt. of Public Works, John Courtney; MEO, Chris Zavaski and Nick Dean

Zoom: Wolfgang Bullmer

Mayor Hardaway called the Board of Trustees meeting to order at 12:21pm. The meeting started late because we are having a holiday meal.

Scott stated that he has been working on his year-end storm water report. The Stormwater Maintenance Program (SWMP) should be ready to go up on the website fairly soon. This gives information on who to call if illicit discharge is found. There have been quite a few stormwater coalition meetings.

Scott stated that the new Draft 2024 Uniform Code has 280 proposed changes New York State (NYS) is looking to make. At this point they are taking comments from code officers. Yesterday there was a STBOA Meeting, and the general feeling is NYS is not listening to the code officer's comments. The group talked about getting the town/village officials involved by having them respond. Scott stated that he has given the Trustees a copy of the notable proposed changes to the Uniform Code and the Energy Code. There are two big topics they are looking at. They want to require sprinkler systems in single family homes. The problem is the cost. If a property is on a well system, then they would possibly have to incorporate a dry system that is very expensive. This results in a higher cost to build a home. Scott wondered what this would do to the economy and affordable housing which is coming out of taxpayers' pockets. Another issue is if you do a Level 3 renovation in your home, which means the renovation of your home is over 50% of your home, you are required to bring the "work area" up to the most recent Code. It is questioned whether a homeowner would be required to install a sprinkler system in that area. Scott stated that it is not too late for the Board to send comments to NYS to let them know if they are pro or con for this. Hardaway asked if the Code officer would then have to inspect those sprinkler systems in single family homes. Scott stated that a third party would have to inspect the system. There are many unanswered questions such as would the Code Officer have to get an annual certification from every home that has a sprinkler system. Then would you have to have an annual inspection? Do we have to have the certification for every home.

Scott is also concerned with what they are doing with the energy code. Energy Code is increasing the requirements for thermal barriers and the R value in walls and ceiling. It should not affect Tompkins County that much since it is proposed that our county changes climate zones from 6 to 5. This should offset the increase.

NYS is also toying with eliminating all fossil fuels in homes with future code changes. It is possible

that if you need a new system and you have a gas system, you won't be able to replace it with another gas system. Scott is unsure if this will actually go through, but he wanted to make everyone aware of what they are talking about doing.

Scott stated at the beginning of the year he will start prepping for the Annual 1203 Report. This is a report on building codes and fire inspections done in the Village.

Greenwald asked Scott if any of these changes were anything that Scott was excited about. Scott likes a few minor wording changes but in general, no.

Ainslie stated that Taco Bell plans to open on Christmas. Since the Planning Board has not met in a couple of months, Ainslie asked if there was anything else going on in the Village. Scott thinks there will be a couple of special permits coming at the end of January. Bolton Point wants to put in a small building next to their pump station and 20 Bomax, the Transact Building, may be back with a Planned Development Area (PDA). The Warren Road property was sold but there has been no follow up by the buyer.

Hardaway asked if we should discuss the Bolton Estate easements. Courtney stated that there are a lot of cross lot drainage easements which encompass the original outfalls that were on the property. When they developed the property, they cut a road through some of those conveyance systems. It is not something that the Village should take responsibility for since it is something the developer did. Courtney recommended that we do not take responsibility for something the developer created. There is a concern with Lot #1 on Bolton Point which Attorney French sent over. Courtney suggested we keep if we can and if we can't keep it then we have a right of way by use by proving that it has been maintained. This was brought up because the lot is being sold. This easement needed to be decided today, and Courtney's recommendation was to forget the landscape easement and try to encompass the easement back to the Village. On all the other properties in that subdivision, Courtney would like to go through each property to review the easements. Attorney French has requested an official resolution so she could respond to Attorney Marcus.

Resolution #7113 - To Retain the Drainage Easement in the Southwest Corner of that Lot and Not Retain the Landscape Easement in the Southeast Corner of Bolton Estate Property Lot #1

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Hardaway asked Courtney to look at the other properties and bring it to the Trustees. Hardaway asked Courtney how long this process will take. Courtney stated that next week he will zoom in with Dondi, TG Miller, to come up with a plan. Since this is not time sensitive, this item will be placed on the February agenda.

Greenwald asked what the status was with the house that we asked to clean up their yard that is across the street from Rockcrest. Scott stated that the owner has moved everything that is unlicensed, and Scott is satisfied. The bus that is still visible is registered. Scott feels he has made a grand attempt at moving everything except the bus which he is trying to sell. Scott will send Baldini an email and let her know what the status is.

Courtney stated that they had a 3rd water break of the year on Oakcrest. It is a fairly new water system which was constructed in 1996. They have had a couple of snow and ice events. They pulled wires for the new streetlights on Graham Road West. NYSEG has turned it into their line department, and they should be activated soon. There was an issue with the sewer lateral at 18 Dart Drive. The contractor, RB Robinson, fixed it today. We will not have to pay for that. The problem with sewer laterals that service the Village is that they do not maintain their clean outs. We cameraed the line again and it is all clear now.

Courtney ordered all the wire for Dart Drive streetlights today. It will be a metered service instead of energy only.

Courtney stated that people are connecting to the new system on Cayuga Heights Road and East Shore Drive. Soon we should create a formal resolution that lets residents know they have 3 years to connect. Attorney French will come up with language on the criteria that would allow them to get an extension or reasons you would not be required to connect. The age of a septic system and the lay of the land would also be things to consider.

There is interest in two outside sewer users in the Town of Lansing. One is on Arrowwood and Brentwood Dr. The second is on the Miller's vacant lot. This is off the Borg Warner line. Everything is in the Town of Lansing.

Dake pointed out that everyone in the Village that connects to the sewer has to pay a connection fee, however, those connecting outside the Village are not paying a connection fee. There have been a lot of new houses and apartments that have connected to the sewer from the Warren Road Sewered area. In the past when we had a sewer bond we were paying off, the Town of Lansing properties contributed to that. Now that our debt is paid off, they are only paying O&M. Courtney suggested an addendum to the Cherry/Warren Agreement be done so that the Town of Lansing sewer customers pay. The new area that we just ran a sewer line to is considered Sewer District #1. The connection fees are something that needs to be worked out. Courtney stated that he thinks that since we no longer have any debt repayments that we need to add a capital reserve portion back to the rate we charge the Town of Lansing (TOL). Courtney stated that there previously was a zoom meeting regarding this with Greenwald, Hardaway, Courtney, French and Dondi. We should consider renaming the amount for debt consideration to capital reserve for future projects. Courtney's biggest concern is that the Town only pays around \$20,000 each year for using miles and miles of our sewer system. It would be millions of dollars if they had to install their own treatment plant. This also limits the growth in the village because we now don't have that capacity in the pipe.

Another concern that Courtney brought up was that the TOL is oversizing their sewer lines. They are proposing putting in a 12-inch main to connect to our 8-inch main. This concern was

communicated to the Youngs and their engineer. Courtney hasn't had a chance to move forward with this issue. The agreement is that they are allowed 30,000/gallons a day and a 12-inch pipe handles 80,000/gallons a day. If the line is too big, we will not get accurate flow meter readings. Plus, there are maintenance issues.

The next step is Courtney going to the TOL with Dondi and he will talk to Herrick. Hardaway thinks that we should be able to charge the TOL if the size of the lines causes an issue. We can't measure flow with the larger pipes. Flow meters are not designed for that size line. Hardaway thinks they should be informed that we can't support anything larger than an 8 in line. We may or may not allow additional capacity. Courtney will forward emails to Hardaway and Greenwald on this. Yen would like to have a copy of both the original and amended agreement between the TOL and Village sent to all the Trustees. Courtney stated that all he has is the appendix. In the past Mayor Hartill and Dave Herrick dealt with this. Courtney stated that he only got involved in the last 2 years. Hardaway asked Courtney to collect information and get this going.

The water break on Cayuga Heights Road blew a hole in the top of the pipe. Typically, this happens when the pipe is scarred by a backhoe. We have highly corrosive soils in the Village.

Hardaway asked if the traffic cameras will be up this week. Courtney stated that they should be up this week, and he will send Hardaway a viewing link to put up on website.

Zavaski stated that he just got done servicing the loader and they have been cleaning up after a busy summer/fall.

Dean stated that he has been maintaining trucks between snows and helping to clean up.

Hardaway asked if we are going to be able to take care of plowing the Dart Dr sidewalk. Dean stated that it only adds a couple of minutes to his route. There was a complaint about the ice on the sidewalk. Courtney stated that we usually do not salt sidewalks. Hardaway stated that if he gets any calls in the future, he will tell them that they are at their own risk. Courtney stated that we have salted the sidewalk several times. We need people to tell us their complaints and concerns because they don't always catch them.

Dake has been collecting information regarding the January 13th Joint Meeting and will be sending out an update this week. The plan is to do this again at the beginning of January to report any updates. The goal is to get as much done as possible before the meeting, so we have a very productive meeting on January 13th.

Dake contacted Geoff Dunn at Tompkins County about the Siren Program. Tompkins County SIREN is the official mass notification system used by Tompkins County, the City of Ithaca and local towns and villages to communicate with community residents during emergencies. Residents can sign up at tompkinscountyny.gov/siren. Dunn set us up with an account. The Village can use the system to notify residents of pertinent information related to road closures, water main breaks, tree down, street cleaning and weather-related closings and interruptions. Anything that would cause a delay. There is also a category for Village Announcements. This will fit in very nicely with the Comprehensive Plan goal of better communication with residents. Dake will contact Dunn and

have the Mayor and Supt. of Public Works added to those allowed to post. Dake has already prepared an article for the spring newsletter. Dake can also forward that article to Greenwald, and she can send it out to her survey email list. Dake feels this is a very easy way to communicate with our residents. The system is supported by Tompkins County and there is no fee to us. Hardaway would like the mayor, deputy mayor and Supt of Public Works to get signed up in addition to the Clerk/Treasurer.

Dake asked if there were any questions before approving vouchers.

Resolution #7114- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the General Fund, in the amount of \$50,344.71 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Sewer Fund, in the amount of \$2,448.99 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Water Fund, in the amount of \$15,751.55 is hereby approved for payment.

Hardaway moved that the foregoing Abstract of Audited Vouchers resolutions be adopted, and Ainsley seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Wolfgang Bullmer-Abstain

Trustee Kathleen Yen-Aye
Trustee Susan Ainslie-Aye

Ainslie stated that Youth Services met and there was not a quorum. They are looking at updating the youth needs in our community. There is not a winter plan for at risk youths other than what the county does. There are a lot of mental health issues that they are unclear how to meet those needs. Ainslie feels our service providers are doing the best they can.

Greenwald spoke with General Code regarding the Code update. The Village needs to decide if we want to hire someone or update the Code ourselves. There is a specific format that General Code follows. Greenwald asked Metcalfe to come to the January 13th meeting to give us a presentation. The Boards can review what services they would provide. Greenwald asked the Trustees to go to the Town of Ithaca website and log into ecode to see an example. With the size of our village this may be less essential. There would be formatting and review costs. Dake wondered why we went with General Codes in 1996 but then turned around in 2005 and did the Code ourselves. Greenwald stated that the Planning Board has been looking to update the inconsistencies in the code in the past. Greenwald thinks that it would be a benefit to the Village to have them review our Code to look for inconsistency. Dake asked if the Planning Board could do this. Greenwald feels it is an issue of time and expertise. Scott stated that ecode is very helpful when he is looking up information in the New York Uniform Code, which is seven books of information. Scott is not sure if it is necessary for our size municipality.

Greenwald reported that the Comprehensive Plan Committee will ramp up in January. There have been 145 residential surveys completed, and the business surveys are up slightly. The main business concern expressed in the surveys was zombie property legislation. This is one of Greenwald's priorities. Dake will get zombie legislation from NYCOM. Hardaway asked what the definition of a zombie property is. Greenwald was unsure of the "official" definition. Hardaway pointed out that what we think is a zombie property may not be a zombie property. Let's try to solve the problem. Scott stated that he can't do anything about the structure if it is safe. Greenwald wondered if we can be stricter about parking lot maintenance in the Village. Greenwald wondered if there was anything in our code for this. Hardaway wishes there was something we could do to make some properties in the Village not such an eyesore.

Yen stated that there were good NYCOM webinars on Article 78 Drafting Decisions and ethics as well. CWIO co-hosted a program on the new Cayuga Lake's new Clean Water Plan. The presenters were Anthony Prestigiaco from NYSDEC, Finger Lakes Watershed Hub, Greg Albrecht, NYS Dept. Agriculture & Markets and Dr. Matthews.

Yen asked the Board to pass a resolution to approve submissions for Climate Smart Communities and Clean Energy Communities online documentation system as proof that we had created artifacts that support these programs. She would like to submit Local Law 2-2024 which amends the Code to add Chapter 80-Illicit Discharges, Activities and Connections to Separate Storm Sewer System and Local Law 3-2024 which added a section on Solar Energy Systems to the Code.

Resolution #7115- To Authorize Yen or Hardaway to Submit Local Law 2-2024 and Local Law 3-2024 to Climate Smart Community and Clean Energy Community Documentation Systems

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Hardaway will remove reference to a Climate Smart Communities meeting in December since it was canceled.

Hardaway asked all the Trustees to prepare for the joint meeting so that it is as efficient and productive as possible.

Greenwald will ask the representative from General Codes, Todd Metcalfe, to zoom in to the January 13th meeting at 7pm to give a 10-minute presentation. Revising the code is a main priority for the Planning Board. Deciding if we want to hire someone else to update the Code makes a big difference in what we talk about during the meeting. Scott stated that the Planning Board is pushing topics that can be quickly revised.

Motion-To Approve the December 2, 2024, Minutes

Trustee Hardaway moved that the draft meeting notes, as reviewed and revised by the Clerk/Treasurer and the Board, are hereby adopted as the official minutes.

Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Since there were no items for the agenda the Board decided to cancel the December 16th meeting.

Resolution #7116- To Cancel the Board of Trustee Meeting on Monday, December 16, 2024

Hardaway moved to cancel the next meeting. Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Hardaway wished everyone Happy Holidays since there are no meetings until January 2025.

Motion- To Adjourn

Hardaway moved for adjournment. Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

The meeting adjourned at 1:52pm.

Jodi Dake, Clerk/Treasurer