

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, January 6, 2025, in person at 2405 N. Triphammer Road and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees: Susan Ainslie, Wolfgang Bullmer, Carolyn Greenwald, Kathleen Yen; Clerk/Treasurer Jodi Dake; Supt. of Public Works, John Courtney; Attorney Natalie French.

Public in attendance at the meeting- 6

Zoom: Andy Bodewes, Brian Crandall, James McCauley, Lorrain Capogrossi, Susan Piliero, Lisa Schleelein

The meeting was called to order at 7:31pm.

Hardaway opened the public comment period. McCauley stated that he was the Planning Board liaison. Shawn Wilczynski, Cargill Mine Manager, stated that he is a village resident and has 30 years of mining experience. He was present to answer any questions that may come up during the presentation by John Dennis and his proposed resolution. Hardaway stated that he is welcome to speak when we come to that topic.

Motion - To Close the Public Comment Period

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

The next item on the agenda was to approve the minutes from December 12, 2024.

Motion - To Approve the Minutes from December 12, 2024

Hardaway moved that the draft meeting notes, as reviewed and revised by 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 Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Park Grove Proposal for rezoning across from East Pointe Apartments.

There were several people present to represent Park Grove. Andy Bodewes and Thea Mazzola attended by zoom. Tim Crilly stated that he is VP of Development at Park Grove and Thea Mazzola, a Project Director. They were accompanied by Trevor Haut, the project engineer from Passero Associates. Passero handled the engineering and approvals for East Pointe as well.

They handed out a presentation on a proposed East Pointe II Development on a property located across the street from East Pointe Apartments on Bomax Drive. They are the same developers that did East Pointe Apartments about eight years ago. They are vested in the community. Another project they have done is Chateau Claire and they just purchased the Meadows Apartments.

The group presented the site plan, and they want the village's support to proceed. Borg Warner approached them about purchasing some of their land. Park Grove has a purchase offer agreement with Borg Warner. There is a demand for housing in the area. The project would consist of 13 buildings with 10 units each. They would be the same building design as East Pointe Apartments across the street.

Haut stated that there is plenty of room for stormwater on the property. There is access to public water & sewer in the area. They looked at traffic and the initial calculations show that no new mitigation would be needed, and the existing roads can support traffic. Currently the zoning for the parcel they are looking at is in the Business and Technology District, which would have to be changed. They are proposing that the Village extend the Medium Residential District across the street. It would then be a permitted use with a Special Use Permit and then would need site plan approval.

Greenwald stated that our Comprehensive Plan states that one of our objectives is to provide buffers between the districts. Greenwald would like to see sidewalks and internal trails. There is a large area to the north that would be available for a recreational trail.

Hardaway stated that we have a village park just west of that property. It would be nice if they had a trail that connected to that park. Greenwald pointed out that connections between our trails is also a goal in the Comprehensive Plan.

Each 10 plex will be a mix of 1-, 2- and 3-bedroom apartments. Internal and exterior finishes are being upgraded to meet the green building code. Pricing will be similar to East Pointe which is:

- 1-bedroom -\$2400
- 2-bedroom \$2,800
- 3-bedroom- \$3,400

East Pointe Apartments is at 95% occupancy.

French confirmed that it is not spot zoning, and it fits in the character of the neighborhood. A zoning change would be similar to the Uptown Road rezoning and a similar set of circumstances.

Greenwald stated that this goes along with the Village Comprehensive Plan in that there is a need for housing.

The biggest thing that Park Grove wanted was to get the Trustees feel of this next phase. There is a substantial investment upfront, and they would like a thumbs up for this project to continue.

The Trustees would do the rezoning. The Planning Board would be responsible for all the details of the development.

Hardaway asked Courtney if there are any issues with the water/sewer. The sewer is at Nor Way and Bomax, which may be a slight issue. Courtney reiterated that there are some issues with the East Pointe development with the I&I. Courtney sees more of an issue with water, but Courtney thinks they will capture all of that with the studies.

Crilly stated that because this is just a second phase of East Pointe, Park Grove is prepared to move very quickly.

Bodewes stated that they want to work with the Village, and they want to know if the Village wants them to move forward. Park Grove doesn't want to go through the process and have an uphill battle. They want to know if this is the kind of thing the Village would like to see in this area before they move forward and start getting their professions working diligently. If possible, Park Grove would like to start this summer or fall.

Hardaway asked if the Trustees were ready to give a first impression. Yen asked if this was presented to the Planning Board yet. They have not. Ainslie pointed out that many of the Planning Board members were currently zooming in to watch the presentation.

Ainslie stated that she has lived in East Pointe Apartments for five years and she is in favor of the project.

Bullmer stated that he lives down the street from East Pointe and is not 100% in favor of more housing going in. He already has an issue with dogs in his front yard, lots of cars, and he feels East Pointe completely changed the character of the neighborhood. Adding another 130 units will probably not be that big of a deal. Bullmer added that he is always against destroying wetlands and forests.

Greenwald thinks it would be in keeping with the Comprehensive Plan in creating buffer zones between districts. She would support rezoning.

Yen stated that all our decisions are based on the Village Comprehensive Plan. She would like to have seen an informal discussion with the Planning Board.

Hardaway agrees with a majority of the comments that the first East Pointe project has provided good housing, good upkeep, full occupancy is a good sign, expanding would help the village with more housing. Hardaway's only concern is affordability, but he understands that it is hard to do workforce housing. From what he is hearing, Hardaway thinks it is ok to move forward. He would

like Park Grove to contact the Planning Board and present the same information to them. The video will also be available for them to watch. The Planning Board will have more technical questions.

Presentation by John Dennis Regarding Cayuga Lake/Cargill/DEC

John Dennis has submitted a draft resolution to the Trustees regarding Cargill's permit application for the Cayuga Salt Mine. This is regarding the Cayuga Salt Mine Permit Modification. NYSDEC as lead agency has issued a Negative Declaration pursuant to the State Environmental Quality Review (SEQR) Act and a Notice of Complete Application for Cargill, Inc.'s proposal to establish additional water storage capacity on the 6-Level of the Cayuga Salt Mine due to lack of capacity in areas previously utilized for water storage on the 4-Level.

Dennis feels that salt mining imposes risks to Cayuga Lake and shoreline communities. Dennis wants the Trustees to pass a resolution to have DEC rescind Cargill's negative declaration and have Cargill do an Environmental Impact Statement (EIS). Dennis also wants a public hearing to get more community input. Lastly, he would like Cargill to have a reclamation plan and accompanying bond.

Dennis gave a PowerPoint presentation. (If interested in the discussion that took place, the video is available on the Village of Lansing YouTube channel.) Wilczynski, Cargill Mine Manager, was present to answer questions.

Dennis is concerned with whether our water is getting saltier over time. Dennis wants Cargill to do more studies. Salinity is currently higher than recommended but road salt is a large contributor to that.

Attorney French stated that in addition to the Town of Lansing decision to just write a letter, the Town of Ulysees and the Town of Dryden passed the proposed resolution as written. She noted that on the DEC website the public comment period was extended until January 19, 2025. It was originally set to expire December 20, 2024.

Hardaway asked the Trustees how they felt about the resolution that Dennis is proposing.

Greenwald is concerned with water quality but feels she is not qualified to say some of the things in the proposed resolution.

Bullmer would defer to DEC since they reviewed the permit for 17 months.

Yen doesn't think a decision is warranted this evening. Our responsibility is to the health and safety of our residents. She would want additional input. The Village is a member of CWIO who has already submitted something. Yen would also want more data before a resolution was considered and public comments from Village residents. Yen would also like a copy of the PowerPoint. She feels we are not in a position to vote tonight.

French clarified that since there was a negative declaration after a full SEQR review, an EIS was not necessary.

Ainslie was not in favor of a resolution.

There was no support for a resolution or a modified resolution. However, anyone can submit a comment through the website if they wish.

Hardaway recommended that this proposed resolution be tabled.

Motion-To Table the Resolution Presented by John Dennis

Hardaway entertained a motion to table the proposed resolution. Ainslie seconded the motion.

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

2025 Municipal Cooperative Agreement (MCA)

New York State Department of Financial Services (DFS) approved the 2025 Municipal Cooperative Agreement (MCA) for each municipality to review and approve and will be effective 1/1/25. As a multiple municipal cooperative organization, it is mandated that each addition made to the agreement, including new members, must be approved by resolution by the local municipal governing body. Each year we are asked to review and approve the changes that have been made. Although the Board approved several changes for the 2025 agreement, the resolution represents only changes to the CFO from Comptroller of City of Ithaca to Finance Director of Tompkins County and the addition of 14 new members. All other changes are still under review. Once those changes have been accepted by DFS, they will submit them with the next annual update.

RESOLUTION#7117-Approval of the 2025 Amendment to the Municipal Cooperative Agreement for the Greater Tompkins County Municipal Health Insurance Consortium

WHEREAS, the Village of Lansing is a Participant in the Greater Tompkins County Municipal Health Insurance Consortium (the "Consortium"), a municipal cooperative organized under Article 47 of the New York Insurance Law, and

WHEREAS, the municipal participants in the Consortium, including this body, have approved and executed a certain Municipal Cooperation Agreement (the "Agreement"; effective date of October 1, 2010), and

WHEREAS, Article 47 of the New York Insurance Law (the "Insurance Law") and the rules and regulations of the New York State Department of Financial Services set forth certain requirements for governance of municipal cooperatives that offer self-insured municipal cooperative health insurance plans, and

WHEREAS, the Agreement sets forth in Section Q2 that continuation of the Consortium under the terms and conditions of the Agreement, or any amendments or restatements

thereto, shall be subject to Board review and upon acceptance of any new Participant hereafter, and

WHEREAS, the Municipal Cooperative Agreement requires that amendments to the agreement be presented to each participant for review and adopted by a majority vote by its municipal board, and

WHEREAS, the Village of Lansing is in receipt of the proposed amended Agreement and has determined that it is in the best interest of its constituents who are served by the Consortium to amend the Agreement as set forth in the Amended Municipal Cooperative Agreement, now therefore be it

RESOLVED, that upon receipt and review of the amended Agreement, the Village of Lansing approves at a meeting of the governing body held on January 6, 2025, and authorizes the Chief Elected Official, Ronny Hardaway, to sign the 2025 Amendment to the Municipal Cooperative Agreement (Effective 1.1.25) of the Greater Tompkins County Municipal Health Insurance Consortium as recommended by the Board of Directors.

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

Mayor Ronny Hardaway-Aye
Trustee Kathleen Yen-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Hardaway signed the signature page, and a copy of this resolution will be sent to Lynne Sheldon at the Tompkins County Health Consortium.

Mayors Comments

Hardaway had nothing to report. Thanked everyone for a good meeting discussion.

General Discussion

Greenwald stated that the Comprehensive Plan review has begun. The following is Greenwald's timeline:

Jan-March they will do factual updates,
March-May work on policies.
To Boards in early summer
Incorporate everyone's feedback in the fall.

Hardaway stated that he will write a summary after the Plan is updated.

Yen announced that the upcoming Climate Smart Committee (CSC) meeting is January 16, 2025. Yen stated that she forwarded the minutes from the Dec. 17, 2024, Tompkins County Core Advisory Group meeting that focused on mass care and sheltering.

Executive Session

Motion- To Go Into Executive Session to Discuss a Future Contract

Hardaway motioned to go into executive session. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye	Trustee Wolfgang Bullmer-Aye
Trustee Carolyn Greenwald-Aye	

The Board went into executive session along with Dake & Courtney at 9:19pm.

Motion- To Come Out of Executive Session

Hardaway motioned to come out of executive session. Bullmer seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye	Trustee Wolfgang Bullmer-Aye
Trustee Carolyn Greenwald-Aye	

The Board came out of executive session at 9:31pm. There was no action taken.

Adjournment

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye	Trustee Wolfgang Bullmer-Aye
Trustee Carolyn Greenwald-Aye	

The meeting was adjourned at 9:32pm.

Jodi Dake, Clerk/Treasurer