

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, February 3, 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 Peter Grossman.

Public in attendance at the meeting-Michael Wallisch, John Dennis

Zoom: Planning Board member, Lisa Schleelein; Cargill Manager, Shawn Wilczynski

The meeting was called to order at 7:33pm.

Hardaway opened the public comment period.

Michael Wallisch of 46 Nor Way stated that he was here regarding the Borg Warner line change. Wallisch is the Secretary of the Homeowners Association. He stated that he has respect for Borg Warner, and they are a great asset to the community. Wallisch biggest concern with the proposed apartments going in is potential noise from a pickleball court, dog park or pool. His house is one of ten that borders this lot. He had questions about setbacks and putting up fences. Hardaway stated that bordering residents are contacted as they prepare to build. Code Enforcement Officer Mike Scott is the person to contact to answer his questions on setbacks. Scott may also have the proposed plans. Schleelein stated that this project has not come to the Planning Board yet. When it does, Wallisch and his neighbors can go to the public hearing to voice their concerns. Any concerns will be considered as they go through the approval process. Wallisch made it clear that he was not against the development.

Motion - To Close the Public Comment Period

Hardaway made a motion to close the public comment period. Bullmer 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 January 13th (joint meeting) and 16th.

Motion - To Approve the Minutes from January 13th & 16th, 2025

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

The next item on the agenda was to consider a new proposed resolution presented by John Dennis relating to Cargill. Hardaway motioned to consider this resolution and Ainslie seconded.

Hardaway told Dennis that this was the time for him to give his one-minute comment. Dennis read the last sentence from a January 6th letter from Richard Yager, a retired research hydrologist of the USGS. “The potential widespread effects of a catastrophic mine collapse are too severe to allow a private company to assess its own practices.” Dennis stated that an EIS would be a third-party study of the entire mine.

Wilczynski responded to Dennis’s concerns about the potential of the mine collapsing. There are no aquifers that have been identified below the lake level. After the Retsof mine collapse of 1994, Cargill and DEC both did research to make sure this couldn’t happen to them. This involved seven years of work which is similar to an EIS. This included a public comment period which no one showed up to. Wilczynski concluded that all the same processes have been done. NYSDEC public comment period closed on January 19, 2025. Wilczynski spoke with Tom Rigly from NYSDEC, and he verified that any further comments would not be permitted.

Greenwald stated that she believes Yen would support a resolution, and she might support a modified resolution, but she didn’t think the Board should discuss it if there was not support from the other Trustees.

Yen stated that she would favor a resolution of support for an EIS because it has not been done. The mine is under Cayuga Lake which provides our drinking water. Yen thinks the fact that it was not required in early 1900’s is not sufficient justification for not having an EIS. As part of the watershed and to protect the economic and environmental health of the region and our drinking water quality in the future, Yen would support an EIS statement. Greenwald stated that she feels the same way, but she would want our resolution to be extremely brief.

Bullmer stated that in principle we already made a decision. We have no new facts or new data. The mine has been here for years, and Bullmer has no reason to change his previous decision unless he gets a set of reliable data and at least three studies because one can be bias. Everyone knows studies are biased and there are no reasons to change our decision.

Ainslie and Hardaway agreed with Bullmer, so it was tabled again.

Wilczynski thanked the Board for inviting him and providing the opportunity. The Village and Town of Lansing are the only ones in the entire community that have tried to seek at least the other side.

Dennis doesn’t feel like there has been an adequate mine study ever. He feels Cargill is all about maximizing their profit. He feels studies are a good thing.

Consider Proposed Local Law A

Hardaway stated that this proposed local law would amend the Village of Lansing Codification Chapter 125-Subdivision of Land to include provisions for a lot line adjustment.

Yen asked how many lot line adjustment applications are received in a year. Grossman stated that it is currently not allowed but it is not very frequent. It is beneficial to all to make these kinds of adjustments between neighbors if they are in agreement. It's timely and inexpensive. The criteria allows the Code Officer to approve a lot line change if it is consistent with all other laws. The benefit of removing this from the Planning Board review is time. They have a pretty full plate, and these are usually very uncontroversial. These are agreements between neighbors. Yen was also concerned about the number of times a lot line adjustment could be done. Grossman reminded Yen that these are just lot line adjustments between parties that agree. Greenwald doesn't think it is necessary for the Planning Board to be involved in this rare circumstance. She feels we are very securely covered and is in favor of this. Hardaway does not think there would be more than one lot line change.

Resolution #7119-To Set a Public Hearing for Proposed Local Law A (2025) Amending the Village of Lansing Chapter 125: Subdivision of Land to Include Provisions for a Lot Line Adjustment on Monday, March 3,2025 at 7:35pm

Hardaway moved to set a public hearing for March 3, 2025, at 7:35pm. Trustee Bullmer 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

Resolution Promoting Shaded Areas in Public Places

Hardaway asked Yen to speak to this proposal from Climate Smart Communities to promote shaded areas in public places. Yen stated that shaded areas are beneficial to the environment. This proposed resolution is aligned with our Codification, Comprehensive Plan and Greenway Plan.

Greenwald thinks it is a good proposal.

Bullmer stated that we have known this for 300 years and wondered what we are trying to do. His second question was if we are allowing developers to come in and remove trees and at the same time, we make a resolution to promote shaded areas, he doesn't get it.

Greenwald thinks this gives the Planning Board some substance when they get push back from developers about planting trees. Bullmer pointed out that we have a tree law and this deals with public property. Bullmer wondered why we need a resolution to promote something that is widely known.

Courtney recommended that in the resolution the Parks & Recreation Committee be added to those that identify and evaluate existing and new shaded areas on Village property. The Code Officer

and Superintendent of Public works can be left in, but he feels the Committee is the ones to look at this.

Dake wondered why we needed this resolution since it is already in our Comprehensive Plan and Greenway Plan.

Bullmer stated that this is just common sense and widely known so he did not know why we need to create a resolution for common sense.

Hardaway stated that we are working with NYSERDA Climate Smart Communities, and they want all municipalities to pass resolutions stating goals related to mitigating climate change and extreme heat. This resolution is stating that we as a municipality will provide shade. Hardaway agrees that this is common sense.

Schleelein stated that this is talking specifically about public places. The Planning Board is working on the tree code which deals with residential and commercial properties but maybe the Planning Board needs to look at public property also. Courtney thinks we need to keep public property out of the Codification.

Yen stated that the resolution says that, when feasible, we are aware and we take this into consideration in the future for incorporating shade trees and structures. Courtney agreed with Bullmer that this is common sense. This resolution is not going to affect us because we already do this.

Hardaway stated that we do this to apply for state grants through Climate Smart Communities. Passing this resolution gets us points. CEC is embedding within Climate Smart Communities. CEC grants are going away. Climate smart grants might be available to us down the road.

Greenwald feels it is common sense and passing a resolution won't hurt us. It could potentially help us get grants, and she is for it.

Bullmer stated that it is basically a statement you put on your website, and he is against these kind of statements.

Resolution #7120- Promotion of Shaded Areas in Public Places

WHEREAS, the Village of Lansing NY Board of Trustees believes shaded areas in public places provide important community, public health, physical health and safety, mental health and environmental health benefits, and

WHEREAS, the Village Board believes natural and built shaded areas in the Village provide important community benefits to residents, workers, visitors, and pets during times of hot or inclement weather, and

WHEREAS, promotion of shaded areas is in alignment with the Village Code, Comprehensive Plan, Greenway Plan, Village Climate Action Plan, and the New York State Climate Smart Communities Pledge elements, and

WHEREAS, shaded areas, which may include trees, gazebos, pavilions, or other covered areas or facilities, enhance the aesthetics of the Village, and

WHEREAS, shaded areas, foster increased opportunities for outdoor activities, public gatherings and social networking that promote a wider sense of community and community well-being, and

WHEREAS, shaded areas provide relief from direct sunlight exposure and help reduce the risk of heat-related stress, illness, and injury, and

WHEREAS, promotion of natural shaded areas (e.g. trees) provides environmental benefits such as ecological habitats, carbon storage, erosion control, water retention, and stormwater runoff mitigation, and

WHEREAS, this Board of Trustees deems it prudent and in the best interest of the Village to adopt this resolution regarding shaded areas in public places.

NOW THEREFORE, BE IT RESOLVED that, to promote the achievement of these important public objectives, the Village of Lansing Board of Trustees hereby adopts this resolution regarding shaded areas. Hereafter, while planning development or construction projects on Village property, the Code Enforcement Officer and Superintendent of Public Works shall identify and evaluate existing and new shaded areas on Village property and shall, to the extent feasible, integrate new shade structures and/or new tree plantings to provide shaded areas that are compatible with, and supportive of, the objectives of this resolution.

Hardaway moved this resolution and Ainslie seconded. A vote was taken:

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

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Start Budget Discussions

Dake had previously given the Board a schedule. The following are Hardaway's proposed Trustee assignments for our upcoming 2025-26 budget considerations:

- Water & Sewer (Revenues & Expenditures): Ainslie and Hardaway
- DPW Projects & Equipment (Expenditures): Ainslie and Bullmer
- Staff (Expenditures): Greenwald and Hardaway
- Recreation Projects (Expenditures): Greenwald and Yen

Basically, Dake & Courtney will put together a tentative budget. Board members may schedule meetings with Courtney or Dake to look at the budget process. Dake stated that we need to know what the Trustees want to see completed in the next budget year so it can be included.

Greenwald would like to hire a consultant to create Village maps. Dake suggested that Greenwald get an estimate from someone that could produce the maps she wants and get the estimate to her to include in the budget. Courtney stated that he is working on maps with Dondi, TG Miller Engineering. Greenwald would like to have maps within the parks to show what park you are in and where the other parks are. Dake stated that this expense would go under park & recreation contractual.

Courtney suggests that we finish the Uptown Road sidewalk, bring the streetlights down to Nissan and finish that walk. This would provide continuity along the village streets from N. Triphammer Road up to Warren Road. Hardaway stated that the Greenway Committee was also interested in getting that done. Courtney would also like to do some storm sewer in Lansing Trails I.

Yen asked about stream stabilization. Courtney stated that there are two culverts in Lansing Trails I that need to be replaced since they used galvanized pipe. Stormwater retention plans are already scheduled for spring. Dake stated that if there are projects that do not get completed by May 31st each year then we can either rebudget or encumber the money if it is planned.

Ainslie would like to see all the small projects and loose ends get completed. Courtney stated that he will be looking at the planned projects that still have not been done and do them in the spring.

Dake asked everyone to have their proposed projects to her a week before the next meeting on March 3rd. The goal is to not raise the tax rate.

Courtney stated that we had talked about hiring a consultant, but he doesn't feel we need one to put a play structure up. Demographics is the most important information we need to plan things for a park. Greenwald disagreed. She thinks a consultant would provide professional advice. She has always wanted a consultant to look at all our parks. Courtney stated that play structure companies will do this type of consulting for free. Greenwald stated that would be good if we want a play structure, but she wants to look at things such as a pathway that will bring people in or how to make a space that people will use. This is something that a consultant could look at.

Hardaway wondered if there was any infrastructure that we need to install to support future developments. Courtney feels we should pin the improvements on the developers. Village residents shouldn't have to pay for their benefit. With new developments being proposed, we need to look at our sewer system and work with the Village of Cayuga Heights. There is only so much capacity at the sewer treatment plant. We have some I&I we need to fix. Illegal issues such as sump pumps from houses going into the sewer system are another concern.

Hardaway is concerned with the Remington Road Bypass which the Village of Cayuga Heights wants us to help pay for. If it does come up this year, we can always do a permissive referendum to take it from the sewer reserve. Courtney reminded the Board that we paid for Kline Road Bypass, and they took that away from us.

M&T Bank currently works fine, but if we add 160 units then that would need to be modified. This is the situation where we would get the developer involved.

Hardaway stated that the Village of Cayuga Heights is investing in a monitoring system for all their manholes so they can observe the Inflow & Infiltration. They would also like the other municipalities to do the same. Courtney stated that we had it in our budget years ago, but it is labor intensive.

Dake feels that we need to build up our water & sewer reserve again since we have been spending them down with the big projects we have been completing. It has been a long time since we have added to them. Courtney stated that we have done 12,000 feet of 10-inch water main in the last three years, and it is time to take a little break. Hardaway stated that we may need to look at our water rate and increase it. Dake stated that we just did that in July 2024.

Courtney stated that what we do is look at the areas that high frequencies of water break that impact a lot of customers and we did that by capitalizing on the last two projects. Bolton Point keeps a map that shows where the water breaks are occurring.

Mayor's Comments

Hardaway had no additional comments.

General Discussion

Bullmer stated that there have been frequent power outages in his area. The outage lasts for anywhere from 30 min to 1 ½ hours. There are no answers to why. Courtney stated that he has sources at NYSEG that he will check with. Wallisch stated that he had the same issue at 46 Nor Way.

Ainslie reported that Dave Fernandez, owner of Cayuga Landscape, gave a presentation to the Planning Board with regard to the tree law. She attended the CWIO and Youth Services meetings. Youth Services is looking at what programs they offer and how much money they have to spend.

Greenwald confirmed that we can apply for a grant again this year to plant bulbs. Greenwald asked Hardaway if he would fill out the form again this year. New applications will get preference. Greenwald would like to hire a consultant to come up with a Village logo. Once we have a new logo, we could have banners created. Courtney stated that Twin Glens Creeks are famous in the Village and maybe something to include in a design. Other ideas were to somehow incorporate the Triphammer Corridor or the rock formation as you head out of the Village on Route 13.

Greenwald stated that she has a conflict and will not be able to attend the Town Trail meetings for the next 3 months. She will start attending in person again in May.

Yen stated that there is a Core Advisory Group meeting on Feb 18th. They will be having a report by DSS on Code Blue. Yen also let the Board know that there are tips on how to avoid frozen pipes and the Drinking Water Quality Report on the Bolton Point website. Tomorrow there are the State budget hearings.

Hardaway stated that the Community Party is looking for a Trustee to replace Bullmer who will not be running again. If anyone is interested, they should contact Julie Baker.

Adjournment

Motion- To Adjourn

Hardaway motioned to adjourn. Bullmer 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 meeting was adjourned at 8:59pm.

Jodi Dake, Clerk/Treasurer