

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, March 17, 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; Attorney Natalie French; Code & Zoning Officer, Mike Scott

Public in attendance at the meeting-Tim Crilly and Thea Mazzola, Park Grove; William Block, Passero Associates; Trevor Haught, Passero civil engineer; Michael Wallisch, 46 Nor Way

Zoom: Pat Gillespie; George Pat Eastpoint

The meeting was called to order at 7:30 pm. Hardaway performed roll call. Hardaway opened the public comment period.

Public Comments:

Michael Wallisch 46 Norway. Came to discuss Eastpoint. He was not opposing the zoning change. Distributed letter from Tim Crilly stating he addressed Wallisch's three major concerns beginning with the movement of the dog park to the other side. Tim Crilly affirmed movement of amenities and inclusion of buffer for neighbors.

Ronny reiterated that tonight's meeting includes re-zoning but not other aspects of the project.

Motion - To Close the Public Comment Period

Hardaway made a motion to close the public comment period. Ainsle 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 March 3, 2025

Motion - To Approve the Minutes from March 3,2025

Hardaway moved that the draft meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes. Trustee Bulmer seconded the motion. Minor typo change suggested by Yen as parts per million not parts per meter. A vote was taken:

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

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Public Hearing Proposed Local Law B (2025)

Local Law B is entitled “Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing Portion of the Business and Technology District Located on Bomax Drive to a High-Density Residential District.” This Code change is to amend the Village of Lansing Zoning Law and Zoning Map to re-zone a portion of the Business and Technology District (“BT”), being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (owned by BorgWarner Ithaca, LLC) into the High-Density Residential District (“HDR”). The parcels in question border Bomax Drive to the south, Medium Density Residential (“MDR”) parcels along Nor Way to the west, tax parcels # 44.1-1-53.13, 44.1-1-53.121 and 44.1-1-53.12 to the north (being part of the BT District, owned by BorgWarner Ithaca, LLC), and tax parcel #44.1-1-53.11 to the east (being part of the BT District, owned by BorgWarner Ithaca, LLC). The re-zoning of these parcels is intended to allow for continuation of the contiguous HDR District on the south side of Bomax Drive directly across from the affected parcels and provide a buffer between the MDR and BT Districts. The proposed re-zoning action is consistent with the Village Comprehensive Plan and compatible with the surrounding land uses.

Motion - To Open the Public Hearing for Proposed Local Law B (2025)- Local Law to Rezone an Existing Portion of the Business and Technology District Located on Bomax Drive to a High-Density Residential District

Hardaway moved to open the public hearing. 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 proposed law was sent to Tompkins County for a GML 239 Review, and they determined that the proposed action will have no significant county-wide or inter-community impact.

George Pat questioned language in the resolution regarding continuation of HDR which was clarified by French. Pat also asked about the alternative language in the SEQR resolution which had not yet been reached.

Motion - To Close the Public Hearing for Proposed Local Law B (2025)

Hardaway moved to close the public hearing. Trustee Yen 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

Complete SEQR for Proposed Local Law B (2025)

Code Officer, Mike Scott, was present to help the Trustees complete a SEQR Review on Proposed Local Law B (2025). Since it is a Type I Action, Scott walked them through a full EIF. This proposed law is changing the zoning for an area over 25 acres.

Resolution #7130- To Adopt a **Negative or Positive** Declaration for the SEQR Review for Proposed Local Law B (2025)

WHEREAS:

- A. This matter involves consideration of the following proposed action: To amend the Village of Lansing Zoning Law and Zoning Map to re-zone a portion of the Business and Technology District (“BT”), being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (owned by BorgWarner Ithaca, LLC) into the High-Density Residential District (“HDR”). The parcels in question border Bomax Drive to the south, Medium Density Residential (“MDR”) parcels along Nor Way to the west, tax parcels # 44.1-1-53.13, 44.1-1-53.121 and 44.1-1-53.12 to the north (being part of the BT District, owned by BorgWarner Ithaca, LLC), and tax parcel #44.1-1-53.11 to the east (being part of the BT District, owned by BorgWarner Ithaca, LLC). The re-zoning of these parcels is intended to allow for continuation of the contiguous HDR District on the south side of Bomax Drive directly across from the affected parcels and provide a buffer between the MDR and BT Districts. The proposed re-zoning action is consistent with the Village Comprehensive Plan and compatible with the surrounding land uses.
- B. On Mach 17, 2025, the Village of Lansing Board of Trustees, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), (i) determined that the proposed action provided for herein is a Type I Action in accordance with SEQR; (ii) thoroughly reviewed the Full Environmental Assessment Form (the “Full EAF”), and any and all other documents prepared and submitted with respect to this proposed action and its environmental review; (iii) completed its thorough analysis of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Full EAF, Part II; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Full EAF, Part1, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Full EAF, Part 2 (and, if applicable, Part 3), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**Negative**

Declaration”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required; and

2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and directed to complete and sign as required the Full EAF Determination of Significance confirming the foregoing **Negative Declaration**, which fully completed and signed Full EAF shall be attached to and made a part of this Resolution.

Hardaway moved to adopt a **negative** declaration for proposed Local Law B (2025) SEQR Review. 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

Adopt Local Law 2(2025)

Resolution #7131- To Adopt Proposed Local Law B (2025) as Local Law 2(2025)

WHEREAS:

- A. This matter involves consideration of the following proposed action: Adoption of Proposed Local Law B (2025), to be designated Local Law 2 (2025) upon adoption, to amend the Village of Lansing Zoning Law and Zoning Map to amend the Village of Lansing Zoning Law and Zoning Map to re-zone a portion of the Business and Technology District (“BT”), being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (owned by BorgWarner Ithaca, LLC) into the High-Density Residential District (“HDR”). The parcels in question border Bomax Drive to the south, Medium Density Residential (“MDR”) parcels along Nor Way to the west, tax parcels # 44.1-1-53.13, 44.1-1-53.121 and 44.1-1-53.12 to the north (being part of the BT District, owned by BorgWarner Ithaca, LLC), and tax parcel #44.1-1-53.11 to the east (being part of the BT District, owned by BorgWarner Ithaca, LLC). The re-zoning of these parcels is intended to allow for continuation of the contiguous HDR District on the south side of Bomax Drive directly across from the affected parcels and provide a buffer between the MDR and BT Districts. The proposed re-zoning action is consistent with the Village Comprehensive Plan and compatible with the surrounding land uses; and
- B. On March 3, 2025, the Village of Lansing Board of Trustees preliminarily discussed the purposes and intent of Proposed Local Law, and thereupon scheduled a public hearing for March 17, 2025; and
- C. On March 17, 2025, the Village of Lansing Board of Trustees held the public hearing regarding this proposed action, and thereafter discussed and reviewed (i) Proposed Local Law, (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board's deliberations; and

D. On March 17, 2025, the Village of Lansing Board of Trustees, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) determined that the proposed action provided for herein is a Type 1 Action in accordance with SEQR; (ii) thoroughly reviewed the Full Environmental Assessment Form (the "Full EAF"), and any and all other documents prepared and submitted with respect to this proposed action and its environmental review; (iii) completed its thorough analysis of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iv) completed the Full EAF Part II; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Village of Lansing Board of Trustees hereby adopts the attached Proposed Local Law B (2025) to be designated Local Law 2 (2025).

Hardaway moved to adopt Local Law 2. Trustee Yen 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 following is adopted Local Law 2 (2025):

AMENDMENT OF THE VILLAGE OF LANSING CODE/ZONING LAW TO REZONE AN EXISTING PORTION OF THE BUSINESS AND TECHNOLOGY DISTRICT LOCATED ON BOMAX DRIVE TO A HIGH-DENSITY RESIDENTIAL DISTRICT.

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

SECTION I. PURPOSE AND INTENT.

The purpose and intent of this Local Code change is to amend the Village of Lansing Zoning Law and Zoning Map to re-zone a portion of the Business and Technology District ("BT"), being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (owned by BorgWarner Ithaca, LLC) into the High-Density Residential District ("HDR"). The parcels in question border Bomax Drive to the south, Medium Density Residential ("MDR") parcels along Nor Way to the west, tax parcels # 44.1-1-53.13, 44.1-1-53.121 and 44.1-1-53.12 to the north (being part of the BT District, owned by BorgWarner Ithaca, LLC), and tax parcel #44.1-1-53.11 to the east (being part of the BT District, owned by BorgWarner Ithaca, LLC). The re-zoning of these parcels is intended to allow for continuation of the contiguous HDR District on the south side of Bomax Drive directly across from the affected parcels and provide a buffer between the MDR and BT Districts. The proposed re-zoning action is consistent with the Village Comprehensive Plan and compatible with the surrounding land uses.

SECTION II. AMENDMENT.

The Village of Lansing Zoning Law and Zoning Map are hereby amended to re-zone a portion of the Business and Technology District, specifically being Village of Lansing tax parcels # 44.1-1-53.32 and 44.1-1-53.31 (BorgWarner Ithaca, LLC) into the High-Density Residential District.

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 ten (10) days after publication and posting as required by law, except 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.

Budget

At the Thursday noon meeting the Board had a discussion on the Preliminary Budget. They also set a public hearing for Proposed Local Law C (2025)-Tax Override for April 7th, 2025, at 7:35pm. This will be done before the budget public hearing.

The following are the total proposed budgets: General-\$3,420,273
Water-\$1,584,717
Sewer-\$1,822,700

Motion - To Set a Public Hearing for the Proposed 2025-26 Budget for Monday, April 7th, 2025 at 7:36pm

Hardaway moved to set a public hearing. 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

Mayors Comments

Ronny offered thoughts and prayers for anyone who suffered damages from the previous night's storm and mentioned that various trees were down in the area. He also reminded everyone that articles are due for the newsletter by March 24th.

General Discussion

Susan mentioned the death of Anne Furry, Village founder, Community Party founder, and Village Mayor for 8 years. The Board would like to find a way to honor Anne.

Kathleen mentioned that NYCOM has a summary of bills before the State including CHIPS funding and pro-housing.

Adjournment

Motion- To Adjourn

Greenwald 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: pm.

Jodi Dake, Clerk/Treasurer