

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, August 4, 2025, in person at 2405 N. Triphammer Rd. and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees, Susan Ainslie, Pat Gillespie, Carolyn Greenwald, Kathleen Yen; Attorney Peter Grossman; Public-Kevin Kelvington.

Zoom: Mike Baker, Planning Board Member

Hardaway called the Board of Trustees meeting to order at 7:30pm.

Hardaway opened the public comment period. There were no comments.

Motion - To Close the Public Comment Period

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

Mayor Ronny Hardaway-Aye	Trustee Carolyn Greenwald-Aye
Trustee Susan Ainslie-Aye	Trustee Pat Gillespie-Aye
Trustee Kathleen Yen-Aye	

Approve Minutes

The next item on the agenda was to approve the three sets of minutes from July. The minutes had to be approved separately since Hardaway did not attend the July 7th meeting. Suggested changes have been incorporated.

Motion - To Approve the Minutes of July 7, 2025

Ainslie moved that the draft meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes. Trustee Gillespie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Abstain	Trustee Susan Ainslie-Aye
Trustee Pat Gillespie-Aye	Trustee Carolyn Greenwald-Aye
Trustee Kathleen Yen-Aye	

Motion - To Approve the Minutes of July 17 & 21,2025

Ainslie moved that the draft meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes. Trustee Yen seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Susan Ainslie-Aye
Trustee Pat Gillespie-Aye	Trustee Carolyn Greenwald-Aye
Trustee Kathleen Yen-Aye	

Appointments

Hardaway stated that there was a misunderstanding with Devin Walker who was originally appointed as a Board of Zoning Appeals (BZA) member but then was replaced with Michael Wallish since Scott, Baker and Leopold were all unable to locate him after he left his job at Ithaca College. Dake was able to get ahold of him, and he is still very much interested in serving on the BZA. The Board agreed to reinstate him as a BZA Alternate.

Resolution #7201- To Appoint Devin Walker as Board of Zoning Appeals Alternate for a Term Ending 5/2026

Hardaway made a motion to appoint Walker. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Carolyn Greenwald-Aye
Trustee Susan Ainslie-Aye	Trustee Pat Gillespie-Aye
Trustee Kathleen Yen-Aye	

The Planning Board has recommended Kevin Kelvington as a Planning Board member. Kelvington stated that he and his wife have lived in the village on Dart Drive and Bush Lane for 16 years. He has attended a few meetings, and he understands how we have kept the charm that it has through the years. He thinks he can contribute and is thrilled to have input. Greenwald asked if he had an agenda. Kelvington stated that he does not have a personal agenda. He appreciates what has been done and he thinks he has a like mind as the rest of the Planning Board.

Resolution #7202- To Appoint Kevin Kelvington to the Planning Board as Alternate Until 8/11/25 and then as a Planning Board Member Replacing Fournier Starting 8/12/25 with a Term Ending 5/2030

Greenwald made a motion to appoint Kelvington. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye	Trustee Carolyn Greenwald-Aye
Trustee Susan Ainslie-Aye	Trustee Pat Gillespie-Aye
Trustee Kathleen Yen-Aye	

Dake had Kelvington sign his oath of office.

Variance Application

Hardaway stated that Attorney French has created a new Sanitary Sewer Connection Variance Application. This will be used for people that do not want to hook into the new sewer expansion area after the three-year deadline of August 1, 2028. Courtney has suggested that we use “engineer” instead of “qualified septic contractor”. The question is who determines “qualified”.

Hardaway stated that he sent an email to Tompkins County Environmental Health Department (TCEHD) and asked if they certify local contractors for septic inspections. TCEHD only seems to

be concerned with septic installation. After that they only recommend that a septic be cleaned out every 2-4 years.

Greenwald thinks we need to be more specific on what we expect in the certification and make it measurable. She would also like it to be structured a little differently.

Grossman stated that other counties do this much differently. He was astonished that Tompkins County is so loose on this. Other counties have certified pumpers and disposers.

The following were suggested changes:

- State that a qualified contractor following a physical inspection or an engineer. Our code says it has to be inspected by the Village engineer.
- List some forms of inspection as Courtney suggested.
- Take Tompkins County out because they only certify new septic systems.
- State that inspections come from...
- Certified copy of test results to keep on file.

Greenwald will work on rewriting the form and it will be discussed again at the noon staff meeting. Dake will send her the word document. Once we revise the form, we will also have Brent Cross review it.

General Comments

Yen asked where we are with switching our website to .gov. Hardaway has contacted HPM but hasn't heard back yet.

Yen stated that Cornell Cooperative had a solar webinar series that is now on their website. NYCOM did a water series. The last webinar was on wetland regulations. The recordings are on the NYCOM website.

Yen wanted to discuss adopting an application form for community members that are interested in serving on a board or committee. The Climate Smart Communities taskforce will need people. Dake provided a copy of the Advisory Board Application that Tompkins County Legislature uses. The Board agreed that they didn't want it to be too bureaucratic and preferred that it be friendly and not ask for references. They would like it to be official but not too official. Hardaway will create a new application and share it with the Board. This can also be included in the fall newsletter.

It was reported that on Friday the Shops at Ithaca Mall finally repaired the huge pothole that was in the right lane as you turned off Catherwood Road onto their loop road.

Yen stated that Greenwald did an amazing job submitting the grant in such a tight timeline. Hardaway got a SFS number so they could apply for the sidewalk grant. Dake & Hardaway are both designated administrators.

Greenwald stated that the grant application went in. Yen and Climate Smart Communities were very helpful. Homer, Schenectady, and the City of Ithaca all shared their work plans with us. Hardaway got letters of support from the Town of Lansing, Ithaca-Tompkins County

Transportation Council, and TCAT. Courtney and Dondi from TG Miller helped Greenwald fill the application out. Hardaway hopes this is the first of many applications we will win.

Yen stated that Cayuga Lake Watershed Intermunicipal Organization (CWIO) can do some grant writing for us in the future. Yen suggested that a copy of the CWIO presentation be put up on our website. Hardaway will point to the minutes as part of a link so one can see the CWIO presentation. Ainslie stated that we could also use the presentation that they did at TCCOG.

Greenwald thinks we should think about stormwater upgrades we may need for grant applications.

Ainslie reported that one of the main concerns at the last TCCOG meeting was the lack of Emergency Medical Services (EMS). Grossman stated that they have been talking about this for a long time. Hardaway stated that Tompkins County expects results of a study on this by the fall. One idea is creating taxing districts within the county that would pay for this additional EMS personnel and equipment. This is a very complex issue.

Greenwald stated that the trails committee had a long meeting last week. They got grant money to do a study, hired an engineer and now they are discussing how to spend the money. It is nice to see it progressing.

Gillespie stated that he attended the last Planning Board meeting. They are working on updating the chart of uses. They interviewed a potential Planning Board member that has experience in landscaping. Another person is being interviewed at the next meeting. Greenwald stated that she also has a neighbor that is interested.

Gillespie stated that the Lansing Trails block party is Saturday at Ned Hickey Park.

Hardaway stated that he would like to discuss reducing the minimum size of a Planned Development Area (PDA). The Asian Kitchen properties/parcels are under development consideration and are approximately 2.85 acres. Up to three drive-thru/walk-in retail businesses are proposed, and the developer is under pressure from one business to have their location ready to open by August 2026. Hardaway asked if the Trustees would be amenable to changing the Village Codification to allow a PDA that is less than five acres in size.

A Village code change has been proposed to reduce the planned development area 5-acre-minimum limit. Current definition:

*“Planned development area -- An area of land **five (5) acres or more** in one (1) ownership, designed and built or to be built as a complete project, providing a street system and water and sewer facilities as necessary, and used for residential, commercial or business and technological purposes or some combination thereof.” (Village Code, Chapter 145 Zoning, June 2025, pg. 145008)*

We want something to have buildings that look different than their normal franchise buildings. Currently this is not necessarily required but as a PDA we could add some conditions and make it more attractive.

Greenwald doesn't like having a specific project on a specific lot and then go back and change our Code to work for this project. She thinks that is a recipe for trouble. We need to have a vision.

Hardaway stated that we don't have much say over the design. Greenwald thinks the solution is design guidelines. We have design guidelines and one of the goals in the Comprehensive Plan is updating those guidelines. Changing the PDA makes her very uncomfortable. Hardaway stated that if the design guidelines give us that flexibility, then design guidelines are the way to go. The guidelines were done for the Triphammer Corridor.

Greenwald wants to see the property developed she just doesn't want decisions made on that specific basis.

Dake stated that she had a complaint today about the graffiti on the building on that property. Greenwald stated that she has also had several complaints.

Executive Session

Motion – To Go into Executive Session in Accordance with Article 7, Section 105 of the Public Officers Law for the Discussion of Potential Acquisition of Real Property

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Baker left the meeting. The Board went into executive session at 8:23 pm.

Motion – To Come out of Executive Session

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye
Trustee Kathleen Yen-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

The Board came out of executive session at 9:10pm.

Adjournment

Motion – To Adjourn

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

Mayor Ronny Hardaway-Aye

Trustee Susan Ainslie-Aye

Trustee Pat Gillespie-Aye
Trustee Kathleen Yen-Aye

Trustee Carolyn Greenwald-Aye

The meeting was adjourned at 9:11pm.

Jodi Dake, Clerk/Treasurer