

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, September 11, 2025, at the Village of Lansing 2405 N. Triphammer Road.

PRESENT: Mayor Ronny Hardaway; Trustees Susan Ainslie, Pat Gillespie, Carolyn Greenwald, Kathleen Yen; Clerk/Treasurer, Jodi Dake; Supt. of Public Works, John Courtney (arrived late); Town of Ithaca Deputy Supervisor, Rich DePaolo. Planning Board Member, Jim McCauley

Zoom: none

Mayor Hardaway called the Board of Trustees meeting to order at 12:02pm.

Rich DePaolo is the author of the letter and resolution we will be considering today. DePaolo stated that the origin of this initiative is that IAWWTP is facing a permit modification. They were planning on doing improvements to their sewer plant that would cost between \$60-100 million. NYSDEC came forward with potential modifications that would add an additional \$100 million to the project.

(Courtney arrived)

DePaolo stated that they are advocating for technical documents. They want to recalibrate their model. They are relying on a statistical model. DePaolo stated that since the Village of Lansing has an agreement with Village of Cayuga Heights, we are involved because they have an agreement with Town of Ithaca.

Yen asked about the research from the 1980s. DePaolo stated that this is their concern. They feel that the 40-year-old data is still feasible. The lake has a capacity of absorbing these substances over time. Yen asked if the city has approved another independent study on the capital improvement. They have a consultant developing the improvement and they think NYSDEC should have more of a holistic approach to this. They have another meeting scheduled with NYSDEC in a month to see how the new mixing zone and dilution study plays out.

Hardaway stated that our consideration of this letter hopefully would give more weight to their side of the story. There are a lot of people depending on this sewer plant. Everyone wants capacity.

DePaolo left the meeting.

Hardaway asked who supports the letter. Ainslie and Greenwald support the request and the letter. Yen supports less money being spent. She doesn't know the status of the Barton study. Water quality is a concern. Cost is a concern.

Greenwald feels the methodology is the issue.

Hardaway stated that we are all aware that this is going to be expensive. He wants to do it right

the first time.

Hardaway previously emailed a letter to the Trustees which he would like the Trustees to vote on at today's meeting. The letter authored by Rich DePaolo, Town of Ithaca Deputy Supervisor, requesting that NYSDEC withdraw their request that the Ithaca Area Wastewater Treatment Facility (IAWWTF) install membrane bioreactor technology during the IAWWTF's upcoming long-term capital improvement project (CIP). This additional installation is predicted to add approximately \$100M to the project's cost. IAWWTF is requesting all group of 6 partner municipalities sign the letter.

DePaolo has provided a draft resolution that would authorize Hardaway, as Mayor, to sign the letter.

Resolution#7206- Authorizing the Mayor to sign Municipal Coalition Letter in Opposition to NYSDEC-proposed Ithaca Area Wastewater Treatment Facility Permit Modifications, and in Support of State Investment in Water Quality Mitigations Identified in the "Cayuga Lake Total Maximum Daily Load for Phosphorus."

WHEREAS, the Ithaca Area Wastewater Treatment Facility (IAWWTF), located at the south end of Cayuga Lake, is a 13.1 million gallons-per-day-capacity treatment plant owned and operated by the City of Ithaca, the Town of Ithaca and the Town of Dryden; and,

WHEREAS, the Village of Lansing indirectly utilizes treatment at IAWWTF, through an agreement with the Village of Cayuga Heights; and,

WHEREAS, IAWWTF owners are currently engaged in the planning phase of a multi-year capital improvement project (CIP), focusing on the modernization and replacement of aged and failing infrastructure, with out-of-pocket costs divided among owners and passed through to non-owner-users, including the Village of Lansing, via independently negotiated agreements based on usage; and,

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) is proposing discharge permit modifications to include limits for ammonia and nitrite, which can be harmful to aquatic life in high concentrations; and,

WHEREAS, the aforementioned modifications are being considered solely based on modeling and have not been corroborated by ambient water quality and biological monitoring near the IAWWTF discharge or elsewhere in the southern Cayuga Lake waterbody segment; and,

WHEREAS, the membrane bioreactor technology required to meet the proposed permit limit for nitrite would add 100 million dollars to the cost of the original CIP, which would impose an enormous, unsustainable, and unjustifiable financial burden on ratepayers in the

stakeholder municipalities, including the Village of Lansing, for the indefinite future and would achieve limited, if any, environmental benefit; now therefore be it

BE IT RESOLVED, that the Board of Trustees of the Village of Lansing, having reviewed the attached letter authored on behalf of the six municipal signatories to the 2003 Intermunicipal Wastewater Agreement, supports the positions and recommendations articulated therein, and authorizes the Village of Lansing Mayor, Ronny Hardaway, to sign in representation of this body.

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

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

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Dake will do a certified resolution for Hardaway.

Hardaway stated that Mike Scott is on vacation.

Courtney asked what the chances are of the state listening to the municipalities. Hardaway stated that having municipal support can help. The state could also make an unfunded mandate. It will be several years until the capital project is completed.

Courtney stated that Lansing Trail I trails have been paved. They pulled out 155 tons to do the trail. They have also had a few water breaks and are doing mowing. Courtney has been taking some time off. The culverts on Cayuga Hill and Hampton Hill were inspected and all are corroded. So, they may not pave this area until spring. This is a major reconstruction project. All pipes are under guardrails. There are 4-5 culverts that need replaced.

R.B. Robinsons has three trees left to plant and then we will be closing that contract out. Graham Road, Sheraton and Cinema Drive are scheduled to get paved.

Excessive grease is coming out of the Benderson Development. TOPS is a culprit. That needs to be taken care of. Applebee's has a grease separator, so it is not them. Maintenance is done on the high frequency problem lines.

October 6th will be brush pick up by the Town of Lansing.

Hardaway asked if the culverts can slide into next year's budget. Courtney does not think we can wait. The storm line item is pretty good so he thinks we can go ahead and do it. It will be a major reconstruction with a mix of our staff and contracted out help. There are deep gorges there.

Greenwald asked about the detour sign on Cayuga Heights Road. The sign was the states which they put up because there was a down wire on East Shore Drive. Greenwald asked if he found homes for the speed signs. Courtney has not done that yet but will. Chevrons are also on the to-do

list. Courtney's main thing to get done is the blacktop jobs. We don't have a lot of good weather left this fall. They will also get around to clearing the ditches on the north side of Wedgewood Drive.

Gillespie asked when Lansing trail will be opened. Courtney stated that they did a lot of storm work there. Currently they are putting the shoulders on the trail so they will be open soon.

Hardaway asked if we are doing any landscape replacement along that trail. Courtney did not plan on it. They spruced up the trees along there, but they hadn't planned anything. The sight line pulling out of our driveway is an issue with the trees. We need to think about trimming the trees. They were planted 20 years ago. Courtney thinks we need to start thinking about what we want to see along the roads. There is a lot of infrastructure in that area which makes planting trees difficult. Hardaway thinks we should ask Cayuga Landscape for suggestions.

Greenwald contacted Student Design at Cornell University. She emailed the professor about helping us with design guidelines. They are currently looking at scheduling projects and he will let us know.

Courtney will study his budget to see if we have money for additional trees along the trail in Lansing Trails. Greenwald stated that Leopold and the Greenway Committee will be looking at the trees along N. Triphammer Road. Courtney stated that salt, leaves in catch basins and rapid growth are all concerns.

Courtney asked if we were going to plant bulbs again this year. Greenwald stated that we did not get the grant this year. The Board would like Greenwald to check to see if the planter could do it. It may be too late to purchase bulbs. The Board agreed to spend \$1,500 and plant in 3 of the 4 parks. The residents did appreciate the bulbs that were planted last year. This year we don't need as much manpower when we plant. Dake suggested we get Cayuga Landscape to come and do work on our gardens out front. Ainslie stated that she also noticed that it looks awful. We can also plant about 100 bulbs here at the village office.

Dake stated that we received a Notice of Deficiency on the sidewalk out front. A lady from Pennsylvania who works at VCA tripped on the sidewalk two trees down from our driveway. She fell and broke and scratched her glasses. She also had a small cut above her right eye. Unfortunately, unless there is a prior notification of defect, the insurance will not compensate her. Courtney was given a copy of the report. The sidewalk was highlighted with red sticks and spray paint on the sidewalk.

New York State Retirement (NYSR) is requesting that we file an official Standard Workday Resolution for Employees Form RS2418. The employee's workdays are currently listed in the employee handbook. We need to include other positions that are approved by Tompkins County even though they are not presently filled. They want that information on Form RS2418.

Resolution #7207-To Authorize the Clerk/Treasurer to Submit the Standard Workday Form RS2418 to New York State Retirement Establishing the Following Standard Workdays for Staff Positions:

<u>Title</u>	<u>Standard Work Day (Hrs/day)</u>
Clerk/Treasurer	7.2
Working Supervisor	8
Code/Zoning/Fire Enforcement Officer	8
Motor Equipment Operator	8
Electrical Inspector	8
Part Time Clerk/Treasurer	8
Laborer	8
Code/Fire Enforcement	8

Hardaway moved this resolution. Trustee 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

At previous meetings we passed resolutions to set working days for elected and appointed officials:

4/1/2002 Resolution #3847-Trustees- 2 workdays per month, with a day being 8 hours
6/7/2004 Resolution #4068-Electric Inspector- 2 workdays per week, with a day being 8 hours
10/16/2023 Resolution #7001 Planning Board- 1 workday per month, with a day being 8 hours

NYSR would like all Board members to keep a 3-month log of time they spent on Village business. These will be used to reestablish a standard workday if there are individuals that have joined the retirement system and do not want to keep a log of all their time. Dake already had the Mayor do a three-month log to go along with his salary increase. If an employee in the NYS Retirement System wants to keep a log of their time, then they can submit that quarterly and get credit for those days instead of using the standard workday.

Dake stated that next week is the NYCOM Fall Training School. Dake, Greenwald and Gillespie will be attending.

Dake asked if anyone had any corrections to Proposed Local Law G (2025) Amendment to Village of Lansing Code-Zoning Law which Attorney French previously emailed everyone. This will be on the agenda for Monday night's meeting.

Hardaway stated that French made the recommended changes from the planning board (PB). Greenwald stated that most of the proposed law is regarding the Business and Technology Park(B&T). The PB talked about the proposed law changes. The controversial portion is whether we want to add high traffic food and beverage to the Commercial Medium Traffic District (CMT). The PB discussed what the implications would be if we do this update. Schleelein was ok with two drive thru's. Greenwald suggested that we limit drive thru's to one per parcel. Scott raised the question of what if a parcel was subdivided into three parcels and then there could be three drive thru's. There could be limitations by distance or limitations by contiguous parcels. It will depend

on the usage and the configuration.

McCauley thinks fast food restaurants can be made to look really nice. This comes back to the Design Guidelines.

Greenwald stated that now that the PB is looking closely at the Codification there was support for going back to look at the General Codes proposal.

Greenwald asked how everyone felt about having high traffic food and beverage in CMT. Gillespie likes the idea of restricting drive thru distances. Ainslie feels we can control it with design and feels we can move forward. Yen wants to make sure that nothing is perceived as spot zoning. She feels that there are still some definitions that are still unclear. Greenwald stated that the PB is still reviewing definitions.

Yen wanted to know how many laws we want as compared to consolidating all the changes into one law. Dake stated that when we first were putting the Code together there was always another change. At that point the lawyer advised us to get it done and it can always be amended. This is a working document that is constantly being updated.

Greenwald feels the B&T changes are settled and uncontroversial.

Yen questioned the cannabis dispensary. Greenwald asked McCauley to remember that cannabis dispensary needs to be considered by the PB. Greenwald stated that the B&T Park has their own rules that are much stricter.

Hardaway stated that we should also consider that the Ithaca Area Development (IAD) Agency is working with Tompkins Community Bank on potential tenants for the B&T Park. Once we do our Code updates regarding the B&T Park, we should relay that information to them. This is complicated because Cornell University owns the land, but they do not own the buildings. The landowner still has control over the uses of the buildings.

The question came up as to what justifies a school. This is a legal question for Attorney French.

Limiting the number of driveways could also be an option. Greenwald reiterated that this is all hypothetical. We are just trying to look at all the potential scenarios.

Hardaway thinks that we should not throw out a business strategy that allows drive thru's but we should use design guidelines as much as we can to make them look nice. Greenwald pointed out that our design guidelines are specifically for CLT and not CMT. The guidelines need to be updated and used.

It was decided that a public hearing could be set, and more discussion can happen during the public hearing.

Resolution #7208-Set Public Hearing for Proposed Local Law G (2025) Amendment to Village of Lansing Code-Zoning Law for October 6, 2025, at 7:35pm

Hardaway moved to set a public hearing and Ainslie seconded the motion.

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Nay

Greenwald encouraged everyone to review the CLT Design Guidelines from June 2001. There is also a proposed Design Guidelines for CHT which was never adopted. Also notes from someone that stated how they wanted to see design guidelines change. Greenwald received these documents from Dake and will forward them to everyone. This way we will have a starting point.

Dake asked if there were any additional items for Monday's agenda. There were not.

Approve Minutes

Dake asked if the Board would like to approve the minutes from August 14 & 18. Suggested changes have been incorporated. They have to be approved separately since Gillespie was not at the Thursday noon meeting.

Motion - To Approve the Minutes of August 14, 2025

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Abstain
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Motion - To Approve the Minutes of August 18, 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 Pat Gillespie-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Dake asked if anyone had any questions on the vouchers.

Resolution #7209- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 4 for the General Fund, in the amount of \$71,545.51 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 4 for the Trust & Agency Fund, in the amount of \$7,231.30 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 4 for the Sewer Fund, in the amount of \$487.65 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 4 for the Water Fund, in the amount of \$944.61 is hereby approved for payment.

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

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Dake stated that newsletter articles are due by September 24. The Board discussed which articles they will write.

Greenwald stated that she asked Gillespie to format the Comprehensive Plan and make it pretty. He hasn't started on it yet. Greenwald will provide him with any additional information that he needs.

The Trails Committee in the Town of Lansing is submitting a survey which was done by their consultant. When she sees it come out, she will share it with everyone. The Town of Lansing has a couple of public events scheduled to get more information.

Greenwald stated that Lorraine Capogrossi mentioned that the airport is having their preparedness day on September 20th and the YMCA is having a Day of Caring along with United Way. The event will have food trucks. Greenwald stated that this is the type of event we want to see in the village, and she wondered if there is anything else we could or should do. Dake suggested putting information on our website, bulletin boards and the newsletter when the timing works out. Dake stated that they have submitted an article for the newsletter that includes their next event which is Truck or Treat on October 18 and their Find Your Fit Program. Hardaway stated that we don't have a venue like Stewart Park with multiple pavilions and bands. Hardaway would like to have a food truck court where we had multiple food trucks come in. Dake stated that the malls would be a good place for that kind of event.

Ainslie stated that there are five Bolton Point meetings coming up. The 50th Anniversary Bolton Point Celebration is being planned for next year. This will be another good community event. There has not been a youth services meeting.

Greenwald added that she covered the PB meeting which she had already summarized earlier.

Gillespie stated that he has been trying to find out when Joint Youth Committee meeting will take place and has not received a response. Hardaway will contact them and give them Gillespie's contact information.

Yen stated that Lansing had a sustainability picnic at Myers. Yen attended the CWIO meeting on August 27 at Cayuga Lake State Park. There were two presentations, one on lake foam and PFAS and the other was on Seneca-Cayuga Canal research. Their next step is to have a stakeholder meeting to report on their findings. There was a research update by Isaac Walter of Cayuga Lake Water Shed on the canal that connects the two lakes. They talked about the flow path and the impact on the southern part of the lake. There is a Tompkins County Environmental Management Council meeting today at 4pm. The next Water Resource Council's meeting is Monday, September 15. All information can be found on the County website.

Hardaway stated that our migration to .gov starts tomorrow. HPM will probably start the process after business hours on Friday. Our website and emails will be down for a period of time this weekend. Anyone that tries to go to our current .org website will be redirected to the new website. New emails will be created and then Hardaway will create a forwarder so all .org emails get forwarded to our new address. Hardaway will mention to HPM that we have a large amount of spam. Hardaway hopes this transfer to .gov will take care of the spam issue since it will go thru .gov domain filters. Courtney wants to do a personal auto responder. He does not think this conversion will be an easy process. Hardaway added that HPM also did the .gov conversion for Village of Cayuga Heights. Going to .gov was mandated by New York State.

Yen stated that the next Climate Smart Community meeting is October 30 from 1-2pm. There is no September meeting.

Motion- To Adjourn

Hardaway moved for adjournment. Trustee Greenwald 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 meeting adjourned at 2:05pm.

Jodi Dake, Clerk/Treasurer