Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, December 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; Code & Zoning Officer, Mike Scott; Supt. of Public Works, John Courtney; MEO, Nick Dean and Chris Zavaski

Zoom: none

Mayor Hardaway called the Board of Trustees meeting to order at 12:11pm. He thanked Dake for bringing a Christmas lasagna lunch and Gillespie for baking bread.

Courtney stated that he is still working on the trail easement for the Klepacks. There is a resident that does not think he can connect to the sewer because there is a private road that he can't cross. He feels he is not obligated to connect because he has a barrier. Courtney would like an opinion from the attorney on this.

Bellisario finished repairing all the stormwater catch basins on N. Triphammer and some side roads. They rebricked them from the frame up. They also tared them up to seal them from the environment. Hardaway asked what the life expectancy is. Courtney stated that in 2006 they installed them on N. Triphammer Road. In 2016 the road was repaved and it was done then. Courtney thinks that the 10-year life expectancy may increase to 15-20 years with the tar application being added. Most of our sewer manholes are concrete instead of all brick.

Courtney stated that he has had communications with the resident from 5 Millcroft regarding the Millcroft pond. She attended the last Trustee meeting and contacted Courtney again after. The Village can resolve most of her issues except the pond can not retain water. Courtney explained how the pond structure works. She is worried about little pockets of water. The Village will monitor the dry retention pond in the spring and make any adjustments needed.

Hardaway asked if we ever mitigate any mosquitos. Courtney stated that we do not because you would be using chemicals. A pond is supposed to have its natural habitat.

Courtney stated that the speed signs are up on Bomax. Chevron signs are built but not up yet. There is an active dig ticket for that. A bunch of sidewalks have been repaired. They did not get to the sidewalk on Northwoods. They have been busy with plowing. Courtney promised to get the ditching & signs completed.

Greenwald wondered if we ever considered adding a "wait" voice to the pedestrian crossing at Cayuga Mall. Currently, when you push the button you do not know if it is working. Our buttons currently beep when you push them. Courtney has been trying to reach the guy that programs the pedestrian buttons. The pedestrian crossing signals at Sevanna Park, on each side of the Route 13 bridge and Pyramid Drive at TOPS are all owned and operated by NYSDOT. Courtney stated that

the cold affects the loop turn signals. They are working on trying to get NYSDOT to fix this. We are also working on our pedestrian signals.

Greenwald asked about the cost of paving Graham Road. Courtney stated that the cost was way below what he budgeted for.

Courtney feels that a lot of things are being brought up by the Planning Board that the Trustees do not know about. One of the issues was does East Pointe plow the sidewalk along Bomax Drive. It is in the village right of way. When it was installed, there was debate as to how to handle a sidewalk to nowhere. East Point has been plowing the sidewalk for the last couple of years. They must have a certain inch requirement before they plow. Capogrossi asked at the last Planning Board meeting why we don't plow it. It was a sidewalk required by the Planning Board and because it is way out of our way we do not plow it. We also don't do trails in Lansing Trails II. Greenwald stated that 99% of the time municipalities do not plow sidewalks for time and liability reasons. Ainslie lives there and recalls that East Pointe does plow the sidewalk. She thinks it has to do with whomever is hired to do the snow plowing and what their agreement is with East Pointe. Greenwald feels this is a problem if we say we clear sidewalks. It was suggested that we put up a sign that there is no winter maintenance at East Pointe and on trails that we do not plow. Courtney will talk to French about signs. Hardaway would like Courtney to go through the East Pointe documentation and determine if East Pointe is responsible for plowing the sidewalk in front of their complex.

Scott stated that the sidewalk law states that we can decide if a sidewalk has to go in or if an escrow can be done for a future sidewalk. A condition can easily be added that they are responsible for maintaining the sidewalk until it connects to another sidewalk.

Zavaski & Dean have been making sure our trucks are running, cleaning the shop and plowing snow. Hardaway stated that our streets and sidewalks are excellently maintained. He feels our whole staff does an excellent job. Yen added that the whole staff is appreciated.

Scott stated that building permits are down this time of year. In 2023-24 there were 95 building permits and at this time we have issued 84 permits. There is a lot of heat upgrading being done and a couple of roof permits. The Planning Board approved a new house on Rockcress Lane. Other than that, it's been a stand still, so he has been updating areas for fire inspections.

Scott is also working on inventorying all the stormwater facilities in the Village. He just needs to figure out the year they were finished and if they have a post construction maintenance agreement.

Scott finished his in-service training on the Uniform Code changes. There is a pause on the fossil fuel ban until the court decides the legal process. The Energy Code has gotten really crazy. The watts need to be calculated. Scott is having the architects do that and just verifying it. One good thing is that the county has gone from Zone 6 to Zone 5, which brings down the required insulation in new homes. It counters the nature increase they did for this code round so we are staying the same. They are also no longer requiring heat recovery systems which takes some of the burden off builders.

Scott stated that Mike Baker wants to talk to Hardaway about the joint meeting agenda. The Planning Board will give a code update at the joint meeting.

The Shops at Ithaca Mall is talking with TG Miller to try and find a permanent solution for the eroded parking lot behind the mall. In the meantime, Scott had already sent them the 2nd notice of violation.

Scott did a fire inspection at Cayuga Blu yesterday. In talking with Kim Homick, one of the owners, Scott found out that one of the main reasons why they haven't done any updates to the Trip Hotel is because they are doing a full renovation to another one of their hotels in Cortland. Another factor is they are having a hard time finding employees. They are currently having a hard time keeping staff at Cayuga Blu.

Scott stated that Brent Cross is retiring from the Village of Cayuga Heights (VCH) but he would like to continue working with us. He plans to stay on as an advisor at VCH for two years. Scott would like to keep Cross as our Planning Board engineer. Courtney would like to use Cross to update our sewer law to match the Ithaca Area Wastewater Sewer District. Dake pointed out that what Cross does at VCH has nothing to do with us. It is nice to have him as our Planning Board engineer because he has knowledge of how VCH sewer works. Hardaway thinks we should negotiate with him when he wants to leave here so we can find someone else and he can transfer his knowledge to the new engineer.

Greenwald asked who pays for a SWPPP. Scott stated that when there is a large cluster subdivision or PDA project is done, they have to do an escrow for SWPP, otherwise we pay.

Dake has been contacted by Progressive to start working on our energy provider renewal. It's not up until October but they do the renewal when the market is best and get locked into rates. They will have a rate for our next meeting. Dake asked if there were any other agenda items for Monday. Greenwald would like to discuss the Commercial Area Advisory Committee (CAAC) since our attorney will be there. Yen suggested brainstorming for the joint meeting.

Dake has emailed the Trustees the monthly financial reports for November. She has been working on gathering information for our audit.

Dake will be out of town January 8-15th. She will miss the joint meeting but may be able to zoom in. Weather permitting she may be here for the January 15th noon meeting. January 19th there will not be a meeting due to Martin Luther King Day.

Dake asked Hardaway where we are with an official sewer agreement with the Town of Lansing regarding increased fees and a sewer connection fee. At the end of October Hardaway received an update from the town on the agreement proposal we sent them at the end of February. Hardaway has reviewed their proposed changes and has referred it to Attorney French for comments. They reworded a lot of the agreement. Hardaway is not sure it covers everything we want. One thing that the town wants that Hardaway does not agree with is they want the flow meter to be the mechanism for their billing rate. Dake pointed out that this would be different than the way

everyone else figures their sewer. The town says their daily flow is 66,000/gal a day. This is twice the amount of our current agreement. Courtney stated that basing it on the flow meter is not a good way to do it. He questioned what would happen if something gets stuck. Courtney feels the only accurate way is through a certified meter through Bolton Point. Another comment from the town is that we can only charge what is legal in the State. He claims that we cannot charge a $2,350 connection fee. Guy's opinion is you can only charge for the time you are there for inspections. Courtney pointed out that some connection fees take 15 minutes and others take weeks. After French reviews the document, Hardaway will let everyone see the document and provide comments. Courtney feels these agreements have never been fair for the Village. After the village staff has reviewed the document, Hardaway and Woodard, VCH Mayor, will meet. Then they will schedule a meeting with Groff, Town of Lansing Supervisor, to come up with a final version. If we cannot charge $2,350 for a connection fee then we will have to increase our sewer rates since connection fees and user fees are basically the only sources of income in the sewer fund.

Hardaway asked if anyone had any questions on the vouchers.

Resolution #7230- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the General Fund, in the amount of $210,415.47 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Sewer Fund, in the amount of $21,543.23 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Water Fund, in the amount of $199,846.99 is hereby approved for payment.

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

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

Greenwald thanked Hardaway for taking the survey down. There is a Comprehensive Plan (CP) meeting next week. Greenwald would like to have more photos to include in the CP. The font style has also been changed.

Greenwald stated that the Greenway Committee met. Dake had suggested that instead of coming up with a separate master plan, we should do an updated Greenway Plan. Greenwald feels this makes more sense direction wise. An updated Greenway Plan would have more park details, pictures, trail maps, beautification schedule and future park improvements. The Trustees agreed that it makes more sense to update the Greenway Plan.

Courtney stated that he noticed in the Citizens Observer that Larry Bieri quoted Courtney saying he could build the proposed town trail for $43,000. Courtney clarified that the $43,000 he quoted

was to build our trail. Greenwald will correct the comment. Courtney does feel the proposed square foot cost in the town is very expensive.

Ainslie had nothing to report.

Gillespie attended the Planning Board meeting on Monday. He also attended the Joint Youth Commission meeting. They approved the budget for next year. Erica Degrass will be the new chair and Lorraine Moran will be the vice-chair.

Yen has meetings today and Monday. No meetings since last meeting.

Gillespie plans to have a Vehicle Use Policy to Attorney French by Monday.

Hardaway asked if we are going to come up with an official Fund Balance Policy. Dake stated that we talked about having a basic Fund Balance Policy as part of the Codification. Dake can also come up with instructions on how to figure fund balance which would be more of a procedural document. Greenwald stated that when developing a policy we need to make hard choices about whether we want a dollar amount of percentage. This can be done during budget time. Hardaway stated that policies he has seen are only like two pages. Dake thinks we will want different percentages for different funds. Included in the policy we will note how the Village will deal with a percentage that is outside of that range.

Hardaway asked the board to think about potential topics for the joint meeting with the Planning Board on January 12th at 7pm.

Motion- To Adjourn

Mayor Hardaway moved for adjournment. Trustee Ainslie seconded the motion. A vote was taken:

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

The meeting adjourned at 1:27pm.

Jodi Dake, Clerk/Treasurer