

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, January 5, 2026, 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; Clerk/Treasurer Jodi Dake; Attorney Natalie French; Supt. of Public Works, John Courtney; Public-none.

Zoom: Planning Board Member;

Hardaway called the Board of Trustees meeting to order at 7:34pm.

Hardaway opened the public comment period. There was no public to comment.

Motion - To Close the Public Comment Period

Hardaway made a motion to close the public comment period. 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

**Approve Minutes**

The next item on the agenda was to approve the draft minutes from December 11<sup>th</sup> & 15<sup>th</sup>, 2025. Suggested changes have been incorporated. Everyone attended both meetings.

Motion - To Approve the Minutes of December 11<sup>th</sup> & 15<sup>th</sup>, 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 Kathleen Yen-Aye

Trustee Susan Ainslie-Aye  
Trustee Carolyn Greenwald-Aye

**Proposed Local Law A (2026)**

As of January 1<sup>st</sup>, Bolton Point has increased their water rate from \$6.73 to \$7.13. The Village of Lansing (VOL) water surcharge is 70% of Bolton Points water rate (\$4.99). These increases will take effect with our April 2026 water/sewer billing. The total cost per 1,000 gallons will be \$12.12.

Dake explained that since the Bolton Point rate increased from \$6.73 to \$7.13, the sewer rate needs to be updated. VOL sewer surcharge rate is 25% of the water rate. The Village sewer surcharge will increase from \$1.68 to \$1.78. Sewer rates are done by local law and water rates are changed

by resolution. We would only need a water resolution if we decided to change the percentage. The minimum bill will continue to be based on 5,000 gallons.

**Resolution #7232**-To Set a Public Hearing on Proposed Local Law A (2026)-  
Amendment to Village of Lansing Code-Sewer Rents for February 2, 2026, at  
7:35pm

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

### Updates

Greenwald had previously emailed the final draft of the Comprehensive Plan to the Trustees. Hardaway thinks it looks great. Greenwald stated that there have been no substantive changes. The Mayor's statement has been added. Greenwald asked Dake to send the PDF and word version to the Planning Board so they can review before the joint meeting next Monday. Dake will also send it to French. Hardaway thanked everyone involved.

Hardaway thanked Gillespie for emailing the Vehicle Use Policy to the Trustees today. Courtney asked for a chance to review the policy. French stated that she had a lot of questions. The Board decided to wait until everyone had a chance to review the policy. French would like to know who is driving village vehicles. Currently the only ones driving village vehicles is the DPW Department. Gillespie, French and Courtney will discuss before it comes back to the Board.

Dake stated that the only thing we track for vehicle use is milage and fuel usage. This had to be done for New York State. Greenwald thinks it is good to have a policy. We just need to iron out what we want. Gillespie stated that he will email the document to Courtney. Dake already sent it to him this afternoon.

### Climate Smart Communities (CSC) Survey

The following is Yen's report on the CSC Survey results as of 12/20/25 which she previously emailed to the Trustees:

*Village of Lansing NY Climate Smart Communities/Clean Energy Communities  
(CSC/CEC) Community Survey (online survey on the Village website; paper survey available at  
the Village office) – An Update*

*Thank you to the:*

- Village Staff, Greenway Committee and CSC/CEC taskforce members, and Trustees for recommendations on Village projects for the Village to consider implementing on Village property;*
- Village Clerk, Jodi Dake for sending the survey notice to Village community members/residents and providing a paper version at the Village Office;*

*Village webmaster and CSC/CEC Coordinator, Mayor Hardaway for making the survey available online, and*

*· Community members/residents who completed the survey and provided feedback and suggestions for Village energy and greenhouse gas emissions reduction projects on Village property.*

*Fifty-two (52) unique Village resident survey responses have been received to date:*

- ten (10) on Nov. 21, 2025; surveys # 1-10*
- six (6) on Nov. 22<sup>nd</sup>; surveys #11-16*
- one (1) on Nov. 23<sup>rd</sup>; surveys #17*
- four (4) on Nov. 24<sup>th</sup>; surveys #18-21*
- one (1) on Nov. 26<sup>th</sup>; survey #22*
- three (3) on Nov. 28<sup>th</sup>; surveys #23-25*
- two (2) on Nov. 29<sup>th</sup>; surveys #26-27*
- two (2) on Nov. 30<sup>th</sup>; surveys #28-29*
- seventeen (17) on Dec. 2<sup>nd</sup>; surveys #30-46*
- four (4) on Dec. 3<sup>rd</sup>; surveys #47-50*
- two (2) on Dec. 4<sup>th</sup>; surveys #51-52*

*Project responses (select two projects):*

*48 - Plant a demonstration pollinator garden and two small trees in a Village Park:*

*Locations selected for demonstration garden project:*

*15 - Donald and Marion Hartill Village Park (Northwood Rd., largest Village park)*

*1 - Philip R. Dankert Village Park (Uptown Rd.)*

*0 - Global Village Park (Uptown Rd., across street from Dankert Park)*

*1 - Ned Hickey Village Park (corner of Craft Rd. and Leif's Way)*

*31 - Shannon Park (residential PDA, Village pocket park, Beckett Way)*

*17 - Plant three memorial shade trees*

*9 - Purchase and install bike racks on Village property, Village park(s)*

*Other - Project Suggestions (survey #24): "I think it would be great to do an environmental/arts project relating it to climate/energy. In Hartill Park. A display(s) with information on the environment maybe done in partnership with Cornell or another institution."*

*Comment – included under "Other" (survey #43): unable to submit the online survey without selecting a park location for a demonstration pollinator garden; had not heard of or seen 2 of the 5 parks so needed more background information (e.g. a study or plan; which park is used by the most people, what is the optimal location/allocation for a demonstration garden and where are bike racks needed;*

Hardaway wondered if we should close the survey on our webpage. There have been no additional comments so Hardaway will close the survey tonight. The information received in the survey will be used to make budget recommendations. Dake explained that this is done during the budget discussion. The Trustees will let Courtney know what they want to see done and he will give a price for the budget. Courtney added that if there are specifications that will help get an accurate estimate.

Greenwald stated that Leopold had some good ideas to match trees to the personality of those they are in honor of. For instance, Hartill should have an oak.

Yen stated that they talked about community involvement with planting. An environmental themed installation at Hartill Park with a dedication ceremony after installation and an educational component.

Courtney recommended that when we plant trees, we should go with a landscape company because they have a year guarantee. Care and maintenance are concerns of Greenwald. Courtney thought a pollinator garden was a forever wild type of thing and wondered what kind of maintenance they thought it would need. Greenwald thought there would be some weeding the first two years and watering. Courtney thinks we can put something on the hydrant to water the pollinator garden in Shannon Park.

Hardaway wondered about a bike rack. He does not see anyone riding or parking bikes at the parks so a bike rack may not be necessary. Courtney does not think a bike rack is needed. Hardaway suggested contacting a bike club to see how they would see a bike rack being used. Gillespie sees the only parks that may need a bike rack would be Hartill and Dankert Parks. People may ride bikes there to play soccer. It would make sense if it is a park and ride. Ainslie stated that park benches would be a better use of Village money. Courtney will price out bike racks.

### **CSC Grant**

A letter was received from NYSDEC that the Climate Smart Communities, Uptown & Craft Roads Sidewalk Connectivity Project Grant has been selected to receive a Climate Smart Communities grant in the amount of \$572,138.50. This award is conditional upon the Office of the State Comptroller's (OSC) approval of the procurement record. Contracting cannot begin until DEC receives approval from OSC. Once DEC has received approval from OSC, they will reach out to the person identified in the grant application as the primary contact to provide additional information related to developing a contract for state assistance.

Paperwork will tell us the next step. Courtney thinks that the grant is a 50/50 match. For grant reimbursement, engineering will not be added to the project. Greenwald will reread the grant to see what we promised that we would do. Yen stated that it is a reimbursement grant. You have to do quarterly reports. You have narrative and financial reports which need to be tied to each of the components. Courtney stated that Dondi can guide us on this. MWBE clause has to be met. Pages 38-45 lays it out.

The administration of the grant can be done by TG Miller. Yen thinks that Cornell Cooperative Extension will also help. Greenwald stated that when she submitted the grant she anticipated that she would take on further responsibly and could also submit the quarterly reports. Greenwald thanked cooperative extension for helping with the grant application, Yen for bringing us the idea of the grant in the first place, and Courtney for helping get information in a short time and for his knowledge. Everything came together in a few weeks. Dake stated that we will show this as a revenue in this budget. Hardaway stated that as we get more information we will discuss this further.

### **Joint Meeting Topics**

Hardaway asked if there were any more additional topics for the joint meeting with the Planning Board on January 12, 2026. There were no additional topics to add.

### **Intermunicipal Sewer Agreement**

Hardaway had previously emailed the Trustees a copy of the updated proposed Intermunicipal Wastewater Transportation and Treatment Agreement he received from the Town of Lansing (TOL). Hardaway spoke with Courtney and French today and got some great feedback. Courtney feels we should not accept the new agreement. It is not doing much for our village, it is doing a lot for the town. His recommendation is to stick with the 2019 agreement which can legally run until 2059. Some of Hardaway's suggestions were ignored by the Town. Currently, we have a working agreement that allows us to do 90-95% of what we need to do to make our sewer system successful and sustainable. Hardaway's suggestion is that we reject the new town agreement and stick with 2019 agreement.

Hardaway asked Courtney to explain why he thinks this. Courtney and Dondi went through the new agreement and he sent the following email:

*Dear Mayor and Trustees,*

*After a lengthy review of the proposed sewer agreement, I recommend the Village continue with the existing sewer agreement dated April 2019 since it doesn't expire until the year 2059, for a few key reasons.*

- 1. The agreement is proposing to remove the units to each districts and proceed with the maximum daily flow rate for each district. By doing so this could potentially place hardship on the Village of Lansing collector system. Currently, the TOL is near the maximum units allowable but according to the flow meters exiting each district, the flows are far below the maximum.
  - a. Warren Road sewer district is allowed 695 units or maximum daily flow of 139,072 gallons. As of 2-25-25, they have issued 617 permits. Per the monthly Cayuga Heights flow report for November 2025, the mean was 28GMP for an average daily flow of 40,320. By removing the units, this allows an additional permitted flow of 98,752 GPD.*
  - b. Cherry Road sewer District mean was at 40,320 GPD with the total daily limit of 104,300GPD less the Borg Warner daily limit of 84,000 GPD leaving available daily use at 20,300GPD. According to the report they used nearly double of the allowable limits. Dondi believes there was something stuck in the flume to reflect incorrect daily flows for the month. I have attached a 12 month average of 16,512 GPD. This supports using water meter readings for sewer transportation fees collected in lieu of the district sewer flow meters as proposed in the new agreement.*
  - c. Removing the unit caps could total between the two districts an additional average daily flow of 93,228 GPD creating a potential burden to the Village system. Per the existing agreement;**

iii. The maximum flow rate for SD#1 is hereby set at an Average Daily Flow rate of 33,050 gpd.

F. Whenever any District equals or exceeds, or by the issuance of any one or more permits will equal or exceed, 90% of its flow capacity (as above allocated), the issuance of any additional permits shall be suspended pending a meeting between the Parties and, if requested by any Party, a review and examination of system capacity. In addition, whenever any District exceeds 90% of the following listed and allowed Unit counts, the issuance of any additional permits shall be suspended pending a meeting of the Parties and a potential review and examination of system capacity. In no event may additional permits be issued after any such 90% threshold is met, or is potentially about to be met, until the Parties agree upon permit issuance(s), or the Parties have identified any system repairs or improvements as would allow such additional permits to be issued or such capacity to be used. The permit/EDU numbers applicable to this additional safety and review Metric are as follows:

- i. For the CRSD, 522 Units.
- ii. For the WRSDE, 695 Units.
- iii. For SD#1, 244 Units.

8. Payments to VCH and VOL for the above-described services shall be based upon the following formulae and

2. *The new agreement is proposing an additional 33,050 GPD for a total of 66,100 Gpd total for Sewer District #1. Attached is an engineering report the village submitted to the NYSDEC for the Cayuga Heights Road Sewer benefit area stating the flow of SD# 1 of 33,050 GPD. Without a further study and re-submitting the engineers report is unclear whether the system could handle these additional flows.*
3. *The agreement does not specifically state the Village can collect a connection fee. Since the recent councils advice that any additional charge beyond what's allowable for actual time on a sewer inspection, would be considered a tax. Since the Village does not inspect the Town residential/commercial connections, the fee would not be legally chargeable. There is a district connection fee but this has never been pursued or an assigned fee. The only place this may be considered is SD#1, which the Village received a \$900,000 donation from the developer. Any additional fee would ultimately come from the developer at the time of expansion.*
4. *The rights for Village plan review were covered in the agreement, they are subjective whether village concerns are addressed. Per proposed agreement "With respect to expansion of sewer mains within any Service Area, TOL will, upon request by either VOL or VCH, make available preliminary design plans and engineering reports for review by VOL and VCH. The purpose of such reviews is to: (i) determine consistency with the terms of this Agreement and (ii) to afford VOL and VCH the opportunity to contribute technical input on those aspects of the preliminary design that will aide in minimizing inflow and infiltration into the system. TOL shall reasonably consider all suggestions and implement those required by sound engineering practices, as reasonably determined by the engineer for TOL." Under the SD#1, the VCH and VOL expressed concerns of installing sewer through the back lots and swamp. These concerns were ignored claiming the TOL would have to completely redo the district all over again.*

*Hope I didn't make it more confusing. If you have any questions, please don't hesitate to reach out to me.*

*Regards, John*

Courtney added that the TOL has flows and units for each section. Gallons Per Day (GPD) do not correlate with units. If we take units out of the equation they could ramp up the development and that would tax our system. Flow meters are not accurate, so they are not a good way of measuring flow.

Greenwald doesn't understand why we would give up negotiating for the changes the Village thinks are necessary. Courtney stated that in February French stated that we can't overcharge on our connection fee. If we are not doing the inspections in the town, then we cannot charge our connection fee. French stated that she asked Courtney to give her an estimate of what it cost to do inspections. If that is the fee, then it is not an illegal tax. If the number is different then we need to reevaluate that number. Courtney stated that he and Dondi estimated that the cost of an inspection could be \$1,320. Greenwald wondered why the hook up fee had to be tied specifically to inspections and not costs generally for it still to not be a tax. French stated that sewer rents are for operation and maintenance costs. Connection is a one-time fee to ensure the connection is correct. If we lower the sewer connection fee we will have to increase the amount of sewer rents. The reason why Courtney feels we should go back to the original agreement is because the new proposed agreement has totally changed. French stated that the Village can just reject the towns redline agreement. Courtney feels that the changes they want are only going to put a strain on the village sewer system.

Courtney stated that we can raise the rates annually. The original document was created by Dave Herrick and is good. It works for everyone. Hardaway stated that we can do small changes to the old document. They will pay fees exactly as the Village of Lansing (VOL) does until we find that their sewer flow causes additional damage to our system in which case we can increase the TOL rates. Greenwald just wants to see our initial requests negotiated. The agreement should benefit everyone.

There should be a group meeting between mayor, attorney and DPW representatives from all municipalities involved to revise the agreement. This way it could be talked out instead of sending redlined documents back and forth.

Hardaway will work on a letter with Courtney and French's input. The letter will say that the new agreement was a complete rewrite and it is not beneficial to the VOL and we propose sticking with the 2019 agreement with minor modifications. We want our DPW and engineer to go through any future projects that will go through our system. He will also request a meeting of all three municipalities.

We will also establish new connection rate for Village of Lansing connections. Sewer rents will have to go up to offset the lower connection fees.

### **General Discussion**

Yen stated that she forwarded the CLIWO updates. There was no December meeting but there was information on survey training.

Yen stated that annually we review the Procurement Policy. She read the July NYCOM article on the prevailing wage requirement. She wondered if anything needed to be added. French will look at it to see if we need any update to the procurement policy.

There is a Sewer Pollution Right to Know Act. Yen also wondered if we need to register and use New York Alert. Courtney stated that we are already registered.

Greenwald stated that she attended the December TOL Board meeting and gave an update. They are interviewing for a new Planner position. It was a very quiet brief meeting.

Greenwald was thinking about the beautification grant. She wondered if there were good trees along N. Triphammer that we could decorate with lights. Courtney was not sure how you would get a power source. She thinks it is very charming when you drive through a municipality that has these white lights. Another thing she was thinking about was having more welcoming signage or flags. Hardaway will look into the beautification grant.

Courtney would like the Board to think about the area around Triphammer bridge. The State gave that area to the County who then gave it to us. We own everything but the bridge. Courtney will see if he can find the survey. He would like to see the trees cleared and just have maintained grass.

### **Adjournment**

Motion – To Adjourn

Hardaway motioned to adjourn. 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 meeting was adjourned at 8:55pm.

Jodi Dake, Clerk/Treasurer