

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, February 12, 2026, at the Village of Lansing 2405 N. Triphammer Road.

PRESENT: Mayor Ronny Hardaway; Trustees Susan Ainslie, Carolyn Greenwald; Clerk/Treasurer, Jodi Dake; Supt. of Public Works, John Courtney.

Zoom: none

Mayor Hardaway called the Board of Trustees meeting to order at 12:02pm. Gillespie and Yen will not be attending today due to illness.

Courtney is getting pricing for the budget. He is incorporating the capital plan in the process. There is virtually no salt to be had. Our dispatcher is Lot Motor Lines, so we have no problem getting our salt. To get the salt into our salt barn we need a conveyor truck which puts special restrictions on our contract. Since it has been really cold, we have cut our salt consumption down. Technique and strategy are needed to know when to use salt. We borrowed a part for our vehicle from the Town of Lansing (TOL). Courtney then called the company and had the part directly shipped to the TOL.

Hardaway wondered if there is something our staff can't do, can we get another body from a neighboring community. Courtney will call the Village of Cayuga Heights and TOL to confirm that if we needed help, they would be able to help us.

There was a 10-inch main break behind Security Mutual. Courtney is concerned about the next couple of weeks as it warms up. Frost is over two and a half feet deep in the roadways. Snow is an insulator so there is usually no frost under the snow. Staff morale is still high, the MEO's like the overtime.

Courtney asked Greenwald if they had any projects for greenway. The Greenway Committee will have some. Courtney would like them to consider a sidewalk around the soccer field at Dankert Park. Greenwald asked about the trail off Coventry Walk by the Klepack's. Courtney stated that a new trail doesn't cost the Village that much since we do the work. Courtney will include it in the budget. Courtney stated that Dondi from TG Millers has some concerns with the storm water pond behind the Klepack's because part of it is on Klepack's property. Easements for trees will be needed to do the pond.

Greenwald stated that the Greenway Committee is working on a master plan for all our parks and her concern is they aren't going to be ready for this budget season. Courtney does not think we need the Greenway Committee to recommend a trail. It is the Board of Trustees that approves a project and then it goes in the budget. The Dankert trail would be very beneficial for walkers. Greenwald is all for getting people out walking and connecting trails. Courtney stated that Marchusca Development owns 1020 Craft Road which is the property at the end of the power

lines.

Budget number & projects must be submitted to Dake by Monday, February 23rd.

Dake stated that in the past the Board has renewed the equipment contract with Bellisario. Usually, we renew the contract in June, but we did not do an official resolution. The original Contract approved June 5, 2023, allows for up to a three-year renewal with a 3% upward adjustment each year. The last year to renew will be 2026-27.

Resolution #7241 -To Extend the Current Agreement between the Village of Lansing and Pro-Lawn, Inc. DBA Bellisario Excavating and Drainage for Rental of Equipment, Operators and Laborers from June 1, 2025, to May 31, 2026, and Authorize a Three Percent (3%) Increase of the Unit Price.

Basis of Bid

Bellisario will provide equipment and labor in accordance with the Agreement for the following unit prices:

<u>Schedule Item</u>	<u>Unit Price</u>
17,000lb excavator with operator CAT 308D	\$180.35/hour
36,000 Excavator with operator-CAT 315CL	\$212.18/hour
65,000 Excavator with operator-Volvo 300	\$259.92/hour
35,000 rubber tire excavator with operator-Volvo 160EW	\$212.18/hour
Laborer-Heavy & Highway	\$105.56/hour

Mayor Hardaway made a motion to extend the agreement. Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

Courtney stated that OGS is changing and they don't do RFPs like they used to. Now they recognize nationwide purchasing procurement programs like Sourcewell and HGAC. Sourcewell connects us with competitively awarded contracts which meet RFP requirements for fleet equipment. As a government organization, Sourcewell solicits and awards contracts. We have already done an online registration and purchased our generator and John Deere blades. However, the Board should authorize the Village to purchase under Sourcewell just like they approved us to purchase under the HGAC Buy Interlocal Contract for cooperative purchasing. Dake stated that these companies do the legwork and get the contracts so we don't have to.

Resolution #7242- To Authorize the Village of Lansing to Purchase off the Sourcewell Contracts

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

Mayor Ronny Hardaway-Aye
Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

Courtney thanked the Trustees for providing the highway department with good running equipment.

Courtney is working with Greenwald on tree replacement. He will send her a list this afternoon.

Scott was unable to attend the meeting because he was attending the STBOA 8-hour Energy Code Q&A learning seminar. This is the report Mike Scott, Code & Zoning Officer emailed to the Mayor to report:

- *I am continuing to work on my MS4 and 1203 annual reports*
- *Fire Inspections*
- *Working closely with Chris Fiello (Chipotle) and the Planning Board for an approved site plan*
- *On this topic, please discuss the sidewalk location. John Courtney and I recommend installation of a sidewalk on the Butler Road side of the parcel. An escrow would be the last resort as Chris is willing to install the sidewalk during construction.*
- *Multi-unit density within the B & T and HHS Districts; I recommend this number stay consistent with the High-Density Residential District of six thousand (6,000) square feet per dwelling unit*

Hardaway stated that we need to have a sidewalk plan to submit to Chipotle. Scott has requested that we have a discussion on this. Greenwald stated that she spoke with Mike Baker and the Planning Board thinks Butler Road is the best location for a sidewalk. The Greenway Committee thought N. Triphammer would be a good location for a sidewalk.

Courtney thinks it makes sense that the sidewalk goes on Butler Road. A sidewalk will be going in from the bus stop to the restaurant. Chipotle will be responsible for maintaining their sidewalk. There is a small section of sidewalk that will go across our property to the bus stop that we will have to maintain. On N. Triphammer on the east side there is a lot the infrastructure. Courtney thinks it makes more sense to have it on Butler Road since there will be less traffic there and eventually it can hook over to the sidewalk in front of the senior living by going behind Ciao!. The sidewalk will only go across the Chipotle project property. If the next lot develops then that sidewalk will connect. Courtney stated that there are huge restrictions on the infrastructure on the east side of the property.

Ainslie pointed out that there was also an issue with moving the property line for a sidewalk along Triphammer because there is a telephone pole there. Courtney stated that if the project is not complete by August 1st they will miss this year's cycle. The Trustees agreed with the Planning Board that the sidewalk should go down Butler Road. Hardaway stated that he originally wanted a sidewalk down N. Triphammer Road but this is only for the one parcel, not the whole block. Courtney pointed out that you can not make Ciao! do a sidewalk. Ainslie pointed out that there is also a grading issue with the Ciao! property. Courtney stated that even if you could get a sidewalk

to Oakcrest you would have a hard time getting it on up to Crystal's. Greenwald hopes this project goes forward; she is enthusiastic about it.

Hardaway stated that the Trustees received information from Attorney French on the density in the Business & Technology (B&T) Park and the Health & Human Services (HHS) Park. There was an oversight and there is no density requirement.

To be prepared for this discussion, Greenwald stated that she reached out to Cornell Real Estate and Mike Baker, Planning Board Chair. They were all thinking that High Density Residential would be in these areas as well. Most areas in B&T are going to have a problem with residential because of their proximity to the airport. If there were one or two properties could have residential then that was the thought process. All were on board with an amendment to our Codification to clarify this. Hardaway will ask Attorney French to draft a local law to apply the same HDR density standard in the B&TD and HHS Village zoning districts.

Courtney asked if this would allow Transact Development to come in. Hardaway stated that not necessarily. Previously they also had height and density restrictions. Hardaway stated that they were substantially over. Courtney stated that he was concerned because that could put a huge strain on our sewer. Hardaway stated that they could try again but he thinks the answer would still be no unless they made significant changes.

Hardaway stated that this discussion was triggered by Scott. He pointed out that this is something we never updated and we are filling in the missing pieces. The Trustees hope to consider this code amendments at their March 2 meeting and, if feasible, schedule the public hearing of those amendments at the same meeting.

Scott also provided the Mayor with an Agreement for Services with Discover Cayuga Lake, Inc. for education services to the Coalition and the public. These educational services are part of the required MCM (Minimum Control Measurements) that make up the annual MS4 report. Each of the municipalities involved in the Stormwater Coalition contributes to this agreement which is paid from our annual dues and is not an extra cost. By signing this, we are allowing payment from the Coalition general fund. Our portion this year is \$700.

Resolution #7243-To Authorize the Mayor to Sign the Agreement for Services with Discover Cayuga Lake, Inc. Which Allows Payment from the Coalition General Fund

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

Mayor Ronny Hardaway-Aye
Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

Mayor Hardaway signed the agreement.

Dake stated that Baker and Capogrossi would like to attend the New York Planning Federation

Annual Conference on April 19-21,2026 in Cooperstown. We have allotted money in the budget to send two people to the conference. We will need to pass a resolution stating who will be going.

Resolution #7244- To Authorize Mike Baker and Lorraine Capogrossi to Attend the New York Planning Federation Annual Conference on April 19-21,2026 in Cooperstown

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

Mayor Ronny Hardaway-Aye
Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

On August 14, 2025, we Set Meal Reimbursement for NYCOM attendees (Resolution#7204) by using the U.S. General Services Administration. I looked up Cooperstown and these are their rates:

Breakfast-\$16
Lunch-\$19
Dinner- \$28
Incidental-\$5

This will be for the meals not included in the conference. The Federal milage rate is currently \$0.725.

Hardaway asked if anyone had any questions on the vouchers.

Resolution #7245- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the General Fund, in the amount of \$62,450.91 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Sewer Fund, in the amount of \$67,550.97 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Trust & Agency Fund, in the amount of \$8,367.37 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Water Fund, in the amount of \$2,562.67 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
Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

Dake provided the following information on the upcoming budget season:

Budget Schedule

Feb 16-20 meet with your team to come up with proposed projects and costs.

Feb. 23,2026-All budget proposals to Dake. She will put the information into our budget program so we can see where we are. She will also provide you with an explanation of each budget line item so you know what it contains.

March 2, 2026-Trustee Meeting Start Budget Discussions

March 12, 2026-Noon Meeting Continue Budget Discussions

March 16,2026-Finalize Budget for Public Hearing. Set Public Hearing

April 6, 2026-Budget Public Hearing /Adopt Budget

The Budget has to be approved by April 15th.

Greenwald was concerned because the Greenway Committee isn't meeting until Thursday, February 26th. Dake stated that we can always make changes throughout the budget process.

Budget Assignments

Hardaway made the following assignments at the last meeting:

- Water/Sewer -Yen and Gillespie
- DPW Projects & Equip. - Ainslie and Greenwald
- Recreation & Beautification- Greenwald and Yen
- Staff -Hardaway and Ainslie

Hardaway stated that at the group of 6 meeting this morning Linda Woodard stated that they are looking at a 10-12% increase in their sewer rate. Last year they made a 25% increase. Hardaway stated that the costs of sewer treatment are increasing. Courtney asked if they bonded for the treatment plant upgrade. Hardaway did not know.

Greenwald stated that she joined Rotary. They had a presentation from the downtown conference center. They stated that they host not-for-profit events for \$150. Greenwald asked them if they would extend that rate to municipalities if they wanted to do a retreat. They will if they are not already booked that day. That would be an option if we wanted to have a village staff retreat.

Greenwald reported that we are going forward with collecting applications for the Commercial Area Advisory Committee (CAAC). We have had some luck with businesses and one resident wanting to join. This process will remain open until April. Greenwald thinks we should do some direct asks of businesses.

Greenwald stated that she is super excited about Community Choice Aggregation and will be attending the meeting on Wednesday. Greenwald is supposed to also cover the TOL meeting that night and asked if anyone else could attend that. Ainslie & Hardaway are also going so Greenwald will just watch the meeting online.

There was a trails meeting this morning. Greenwald had nothing to report on that. However, Greenwald will meet with their hired engineer to talk about paths to the Village. This topic has been on a back burner for about two years because it seemed to be a low priority but at the meeting today, they said it was the highest priority. We will need to reach out to Horowitz regarding skirting

his property. There are 3 proposed plans which she will show the engineer who is being paid by the grant received by TOL. When Greenwald gets the drawings, she will share them with the Trustees.

Ainslie stated that she attended the last Planning Board meeting.

Hardaway brought up the moratorium information that French sent us. It is her interpretation as to what a data center would fall under in our codification. Greenwald recommends we define these specific concerns as we are updating our code. We need to be sure our uses are very clear in our code so there is no chance of unintended interpretation.

Hardaway's concern is that technology is changing so rapidly. What do we do if someone comes to us and says they can use a closed-circuit cooling system. Another concern is how much power will be taken from the grid and how that will impact our residents. We need to prepare for a moratorium and not trigger it until we feel there is going to be a request. A moratorium would allow us a year to get our definitions in place. This will allow us to decide what we will allow or not allow as a data center or cryptocurrency. Greenwald thinks we should edit our uses now. Hardaway wondered how you would define terminology to cover all the uses now and in the future. Courtney thinks we have a lot of power with our water & sewer.

Hardaway's concern is that data centers will consume so much energy that our grid may fail. It's a supply and demand issue. Any facility that will be using so much power that it drains the grid we need to be focused on. We need to be forward thinking. Hardaway thinks we should start the code updating process. An application could trigger a moratorium. Since we have no applications there is no sense in starting a moratorium. Hardaway will have Attorney French get the moratorium wording ready in case we need it in the future. We should start working on the Code even though we may never need it. Greenwald thinks we will need to be very specific in our wording.

Hardaway stated that there was a meeting on Feb 3rd with the Town of Lansing and Village of Cayuga Heights regarding the Intermunicipal Wastewater and Treatment Agreement. They covered the topic of using flow meters to determine consumption, but it was decided that water meters are more accurate. They had requested that the sewer unit counts be removed from the agreement but we wanted to keep the sewer units in there. Everyone agreed to keep the sewer units in the agreement. There was a discussion about adjusting the sewer unit counts. Herrick is putting together the sewer unit projections to see if we need to renegotiate new sewer units for the town. Courtney stated that the town is out of sewer units at two of their three districts. They will meet again after Herrick has this information. At the meeting, Courtney had brought up the upsizing of the sewer interceptor on Cedar Lane. TOL agreed to allow the VCH and VOL engineers to review development in the early stages of the sewer line designs. Courtney added that it sounds like they will listen to our considerations.

Hardaway stated that Guy Krogh brought up that much like the State elections, the towns, state and villages may change the budget cycles to make them all be the same cycle. Dake pointed out that OSC deals with all municipalities and now they are on different budget cycles so that their audits are spread throughout the year and not all at once. This helps the State spread out their work.

Hardaway stated that the Community Party is looking to rent the Village Community Room for two Saturdays. Dake stated that they have already rented it. Hardaway asked if we require everyone to have insurance. The rental agreement requires insurance unless the Board waives it. The main groups that rent the room all have insurance through Cornell Club. Dake stated that it is easy to get a Certificate of Insurance from your insurance company. Hardaway thinks asking for insurance will prevent people from wanting to use the room. Courtney asked how much it was to rent the room. Dake stated that it is \$25/day. Courtney stated that that doesn't even cover the heat or air conditioning. Greenwald thought that we raised the rent. Dake stated that we did increase it from \$10 to \$25/day.

Hardaway proposed that we do not ask for insurance from the Community Party. Ainslie agreed only if it doesn't jeopardize the Village. Dake suggested we ask Attorney French. Hardaway asked Dake to contact French. Dake stated that she recently rented the Lansing Fire Station for a birthday party and she called her insurance and they sent the fire department a Certificate of Insurance for no charge. It is part of your homeowner's insurance. Asking for a Certificate of Insurance protects the Village. Hardaway would like to see the village waive the insurance requirements for individuals and small groups. We will wait to hear the attorney's suggestion.

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye
Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

The meeting adjourned at 1:18pm.

Jodi Dake, Clerk/Treasurer

***Here is no meeting on February 16th since it is Presidents Day. ***