

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, March 12, 2026, 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's, Chris Zavaski and Nick Dean.

Zoom: none

Mayor Hardaway called the Board of Trustees meeting to order at 12:00pm.

Courtney stated that during the last month they have finished up snow removal and moved on to working on the budget. Courtney has taken some time off. There have been a few meetings with Templeton regarding the Uptown/Craft Sidewalk grant. It doesn't look like the project will be starting any time soon. We are still trying to iron out some easements. Some of the sidewalks will require some outside grading which we will need easements for.

Courtney stated that there are a couple of projects they would like to get done in 2025-26 in lieu of not doing the sidewalk project this year. In order to do this, he wants the Trustees to approve transferring money to complete them.

- Traffic signal detection system on Warren Road, Uptown & Arrowwood. Courtney wants to put these in because they correlate with the paving projects. The plan is to pave the last week of May and first week of June. The signals are outside of the grant scope. Dake explained that this project was on the list previously submitted as a remaining project for 2025-26. The Trustee wants him to go forward with this project, and we will do a budget transfer when he finds out the actual cost. Courtney thinks we will need to transfer \$40,000.
- The second project is storm crossing pipes on Cayuga Hills, Hampton Hills and Janivar. The pipes have failed and he wants to replace them before we pave. Courtney only has rough numbers for the projects. The pipe on Janivar Drive is 100 feet long and at least 10-12 feet deep. Replacing the Cayuga Hills /Hampton Hill culvert pipes were unexpected.
- The final project is for the 38 trees that they want to replace on N. Triphammer Road this spring. Courtney anticipates the cost to remove the pear trees and replace them will be around \$40,000. \$2,500 would come from a matching grant.

All three of these projects were listed on the DPW Plans to Complete in 2025-26 list that the Trustees were previously given.

Courtney would like to replace the trees in two phases. The first phase is from Graham Road to Pyramid Drive. There is still discussion that needs to be had about the type of tree that will be installed. Greenwald thinks for beautification and resilience reasons a variety of trees may be good. Hardaway wondered if it would be beneficial to get a landscaping plan. Courtney does not think it

will make a difference if we have a landscaping plan. Courtney stated that he did a lot of research this morning. The tree that Courtney preferred was the Adirondack Crabapple tree. However, the problem is that it is a berry producing tree and that makes a mess on the sidewalks. Berries on the sidewalk make it slippery. We need to choose the right tree. Courtney would like to work with the Greenway Committee and Cayuga Landscape to come up with a good recommendation that will work in that area. Courtney was also concerned with the thorns on a Hawthorn tree because even the thornless varieties have small thorns. There are many varieties of trees, and more research needs to be done. Hardaway suggested that they work with multiple landscape companies to get accurate information. Hardaway likes a variety of trees. Courtney wants to move quickly with the Greenway Committee. Greenwald stated that the next Greenway Committee meeting is Monday at 10:30am. Another thing that has to be considered is the utilities in that area and making sure the trees are not going to be pushing up the sidewalk.

Trees on Graham Road West have already been replaced. Robinson contacted Cayuga Landscape to replace the dead trees. They purchased a 1-year warrantee and watering.

Yen stated that there is already a list of criteria for the trees on N. Triphammer so in advance of the meeting that list should go to the arborist. That way they will have the needed information.

Courtney is concerned with a person that was hanging out the vestibule one evening when it was raining. Hardaway will contact the sheriff to have them check at night when they are in the area. It may have just been a one-time incident, but we will keep an eye on this.

Ainslie asked about the watering of the flower boxes or any trees that get planted. Cayuga Landscape does our gardens, and we can ask them to water. Courtney thinks there is enough money in our budget to cover that also. We are concentrating on beautification, sidewalks, and trails this year.

Courtney stated that Verizon has submitted a bunch of highway permits for miscellaneous fiberoptics. There are many "deadwood" poles that needs to be taken care of. Verizon is the last to respond if there is an issue. They will have to clean those up before the new highway permits get approval.

Greenwald stated that utilities have been marked at 60 Wedgewood, and she wondered when that was going to be dug out. Courtney stated that they plan to do that in a couple of weeks. They also plan to get a custom handrail for the trail behind the mall, install the Chevron signs and do some ditching.

Courtney stated that with the weather, the roads took a beating this year but ours have been pretty good.

Zavaski stated that he has been gearing up for summer work. It will take a few weeks to get all the equipment serviced.

Dean stated that he has been cleaning up the equipment and shop.

Scott stated that he just finished the 1203 report to New York State. This reports tells about building permits & inspections done here in the Village. It did not take long to do because we have all the information logged in our Code Program.

Scott stated that the MS4 report will be next. We have to identify all the village properties. He has to distinguish whether each property is high or low priority. Our only high priority is the DPW. They need to receive copies of any SWPPP we have on stormwater ponds. He also needs to go out to all the properties and take photos to see how drainage is working on those properties. He will also have to update our stormwater maintenance plan. Scott will then have Hardaway put it on the website so anyone in the Village can view it. In the fall newsletter he will have a stormwater section which will list who to contact. Scott is working on this now and will be coming to the mayor for a signature for that.

The Planning Board reviewed Chipotle's landscaping plan and now have a solution. They added some trees to meet the tree law. A demo permit will be issued to Chipotle. He wants it demolished before the end of March. Chipotle will be sending building plans for Scott to review. Cross will look at the stormwater plan. There is already a stormwater system on the site that is functional.

Econolodge is under new ownership. They are looking for a franchise to work with. They plan to do a renovation in a few months.

Scott has been contacted regarding a proposed battery energy storage system (BESS) that would be classified as a utility system. Zoning does not have a way to handle a large BESS system. It is too big to be an accessory building. The Planning Board is waiting for the Town of Dryden to get done with their zoning to see how they are going to handle things.

There is also our first Tier 3 solar array which could be coming to the Village. They plan to come to the Planning Board at the beginning of April. It is proposed for the Shops at Ithaca Mall roof.

Scott asked the Trustees to watch the Planning Board meeting and look at the section where they discuss Bomax. Scott wants input from the Trustees to share with the Planning Board. Scott thinks there is way too much density. Their proposed density is 400% over what is allowed in the Village. They are proposing 110 units on the Warren Road lot in front of Transact. They are not including Transact. According to our Codification, 26 units are allowed. Courtney stated that it also goes back to sewer and water capacity. We have the sewer units, but the water would come from the Town of Ithaca. Ainslie also feels that that much density won't work. A Planned Development Area (PDA) would allow 25% over allowable density. There has been a problem with density since day one. You have to follow our Code. The Village would be setting a precedent if they allowed that many units. Total dwelling could be a max of 110 for both lots under a PDA. Multiunit residential units have been added to Business & Technology. Greenwald thinks it is not clear to them because they keep spending money on new proposals. She feels we need to make it clear to them. Scott stated that there is a solution, but they are not hitting it. Hardaway thought we were pretty clear, but we need to repeat that conversation again. Ainslie feels we need to be stronger in pointing out the rules. Scott thinks a variance would be a tough sell.

Greenwald stated that there is some good construction going on with the apartment that had a fire. The place already looks better.

Dake has mainly been working on budget and putting the newsletter together. Dake reminded everyone that their newsletter articles need to be submitted by March 17th.

Dake wanted to discuss a couple of budget changes.

Sewer Questions

In the 2025-26 Budget we had planned to transfer \$305,500 to reserve which would have been the total East Pointe would have paid for connection fees if they had built the apartments. However, East Pointe could not build there due to the wetlands, so the question is do we still want to transfer that \$305,500 or do a larger appropriated fund balance and transfer more next year to reserve? The Trustees did not want to do the transfer so we will have a larger appropriated fund balance.

Dake asked Courtney if we will be using the \$138,000 in G8120.4, Inflow & Infiltration (I&I), that is left this year. Courtney thinks he will only use about \$10,000. Hardaway asked if there was any equipment we needed. Courtney stated that we should look at getting a camera that would be used for televising sanitary and storm sewer lines. The problem we are running into now is Drain Brain's camera is down half the time. Village of Cayuga Heights has a push camera, but they aren't very functional because you can only go so far. There are not many televising companies. Courtney will get Dake an estimate for this piece of equipment by Monday morning. Having a camera would look good for our I&I. Our goal is to reduce I&I. Courtney thinks that eventually we will see penalties for our I&I.

Dake informed the Trustees that G2120 is being increased to \$295,892 because we came to a final number with the Town of Lansing for Warren/Cherry. (increased by \$592)

General Questions

A1410.1 Clerk/Treasurer sent letter asking for this to be reviewed. It will be done Monday night in executive session.

A1410.11-Dake asked when the Trustees planned to hire a Deputy Clerk/Treasurer? If it is not right away, then that amount can be lowered. The Trustees wanted to leave that line item at \$75,000. Any amount not spent can be transferred to another line item or the following year it would go to appropriated fund balance.

A1410.4- Dake asked if the Trustees planned to have a Deputy Clerk by September. If so, we need to add another \$2,000 for them to go to the Annual NYCOM Conference. They wanted that added.

If the Village wants to allow credit card payments for water/sewer and taxes, then we would need to add \$3,580 to A1410.4. We would also need resolution to accept the proposal to purchase the software and service contract. The credit card company will charge each customer to do the transaction, not the Village. The Village would have the additional expense of a one-time purchase of the software and annual support fees each year. Ainslie pointed out that this gives the residents another option for payment. Greenwald stated that she is in favor of choice. Dake stated that with

this the amount of late fees we collect may go down. We may in the future have to increase our water rate to accommodate this. Hardaway stated that we have been collecting names of people who would be interested in having this option and we have less than 70 out of over 900 customers that are interested.

Greenwald stated that she was surprised how many people we have that walk in to pay their bills. Dake pointed out that the Village is only 4 square miles and most people go right by the office. Dake stated that a lot of times when people come in, they have other questions also.

Greenwald, Ainslie & Gillespie were in favor of offering this service. Hardaway stated that he could go either way. Hardaway thinks it is a good thing to have auto pay. For convenience's sake it is a good thing to have.

Resolution #7252- To Authorize the Purchase of the Online Payment Solution software and Support for TaxGlance Lookup and Water & Sewer Email Billing from Williamson Law Book Company in the 2025-26 Budget Year

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye
Trustee Susan Ainslie-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

A transfer will eventually be needed. Dake will notify residents in our spring newsletter. Support fees will be added to the 2026-27 Budget.

A1410.41 \$15,000 HR Contractor-Dake asked if we have received any quotes on this or if it has been decided what we want this service to do for the Village? Hardaway stated that there are a lot of potential services. The Trustees have not had a discussion about this yet. Greenwald suggested putting together a small subcommittee and having them present to the Trustees. Hardaway stated that he sent all the Trustees an AI generated list, but it has not been discussed. The Trustees wanted A1410.41 to stay at \$15,000 and then next year the number will be more accurate.

A1620.42 \$25,000- Given the current electric bills and our agreement being up with Constellation in October it was increased to \$25,000 which is still \$2,000 less than this year's budget. The Trustees agreed with that.

A1650.4\$15,000-IT Support-the recommendation from OSC was for a website redesign. We received a quote from HPM for an IT Forensic Audit which was only \$500 not \$5,000. This line item should be reduced to \$10,000. Greenwald supports the change in our IT system

Other adjustments that were made at 3/2/26 meeting are:

A1210.4- Mayor Contractual lowered from \$2,000 to \$0 since Mayor is not going to NYCOM

A3620.13-Fixed Fire Inspector amount due to transposed numbers to \$10,390
A5010.1-Increased Courtneys salary by 10% to \$113,649
A1001- Property tax rounded down a dollar so doesn't increase tax rate past \$1.50/1,000
A3004- CSC Grant rounded down a dollar to get rid of cents.

We want to have all budget decisions made so that at Monday's meeting it will be very close and ready to set a public hearing for April 6th.

Dake asked if anyone had any questions on the vouchers. Yen found a Ragusa Invoice in between the NYSEG paperwork so that voucher will get added as voucher number #280 for \$340.09 bringing the General Fund abstract to \$38,375.14.

Resolution #7253- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 10 for the General Fund, in the amount of \$38,375.14 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 10 for the Sewer Fund, in the amount of \$277,863.18 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 10 for the Water Fund, in the amount of \$1,118.81 is hereby approved for payment.

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye
Trustee Susan Ainslie-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Greenwald stated that the Greenway Committee met with Dondi to update our 2014 trail map. They plan to make some park maps for the updated Greenway Plan. Greenwald attended the Lansing Trails greenway meeting this morning. She wants to set up a conversation with Horiwitz regarding a trail going across his property. Jack Young knows Horowitz and volunteered to be part of that meeting. Young owns the adjoining property and is giving all kinds of easements for trails. Courtney suggested going through Jeff Geiger, his property manager. Courtney will contact Geiger and let him know that Greenwald will be calling him. Since Horowitz is not in town much, we can set up a zoom meeting. Greenwald wants to start the conversation. She feels it is time to ask. Greenwald will send a copy of the map to Geiger. There are both eastern and western trail options.

Greenwald stated that the Rotary Club will meet April 18th to do their roadside garbage pickup. The Trustees had previously thought that this would be a good bonding experience for the village boards. Greenwald will contact the Planning Board, BZA and Greenway Committee to let them know that the event will be at 9am and to meet in the TOPS parking lot. Last year the cleanup went

down Triphammer Road to Kendal. Yen pointed out that there is also an Earth Day event in the afternoon at Cornell Cooperative Extension.

Courtney pointed out that the trail map runs through where the waterline replacement is going to be. We may be able to save a little money on the trail side if we make it a joint project when we replace the waterline. We have an easement through there for the waterline. The Town does not have any money to do this project yet. Courtney stated that we are thinking about doing the waterline project in 2 years.

Greenwald stated that she went to the Triphammer Marketplace on Saturday and could not get a parking space because there was so much activity with the farmer's market. The new manager is very attentive. Positives things are happening at Triphammer Marketplace. Spencer, the new manager, has volunteered to be on the Commercial Area Advisory Committee (CAAC).

Hardaway spoke with Kurt Foreman, the new president of the Ithaca Area Economic Development Organization. Foreman wants to come to talk to the Trustees about how he can support us. He would also be willing to sit in on CAAC to see if there is anything they can do to help the Village. Greenwald added that the Chamber of Commerce will also be joining us. They will be able to offer advice or talk about topics.

Ainslie attended a webinar yesterday on protecting communities from data centers. The Town of Dryden has already passed a law on data centers. They are also working on Battery Energy Storage Systems (BESS). Greenwald thinks it is going to take a long time to come up with a BESS Code. Greenwald wondered if we should have a clause in our Code that says unless it is explicitly allowed it is not allowed. She wondered if this was a good way to have a place holder for items that are not yet contemplated. This will be discussed that with Attorney French on Monday. Dake will email French about this.

Yen attended the Comprehensive Emergency Management Plan meeting. They put together an excellent template for local municipalities to use. All the bullet points are there that align with the county. There are components required by State law for both counties and municipalities. We can just customize it for our local municipality. Hardaway stated that we need to update our Emergency Plan. We use the County Emergency Management Plan. We need to take the county's template and go through and pick what applies to us. Dake will send the Trustees what we currently have. Hardaway stated that today they are supposed to be sending the county's version of this document. It will have more information than the template does. Hardaway wants to see what they have done and what we can take advantage of. Yen stated that it will all be in one template. They are sending the power point & template. We will wait until we get more information from the county before we start ours. Yen stated that it will be the end of March.

Gillespie stated that the Joint Youth Commission met on Tuesday. They would like to present to the Trustees on May 18th.

Greenwald asked Gillespie if he had heard any more from the logo maker. Gillespie had not but will check in with him to see if he is still interested.

Hardaway stated that he and Yen met Monday and filled out the request for information survey from CEC. Leopold also participated by zoom.

Yen asked the Trustees to look at the 2021 Climate Action Plan on our website and let her know if you have any comments on high low priority. Hardaway will send a link.

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye
Trustee Susan Ainslie-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

The meeting adjourned at 1:44pm.

Jodi Dake, Clerk/Treasurer