

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, March 16, 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; Public-none

Zoom: Supt. of Public Works, John Courtney, Planning Board Representative, Kevin Kelvington

Hardaway called the Board of Trustees meeting to order at 7:34pm. Hardaway opened the public comment period. There were no comments.

Motion - To Close the Public Comment Period

Mayor Hardaway made a motion to close the public comment period. 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

Hardaway called for an executive session at the end of the night.

**Approve Minutes**

The next item on the agenda was to approve the draft minutes from March 2, 2026.

Motion - To Approve the Minutes of March 2, 2026

Trustee Ainslie moved that the draft meeting notes, as reviewed and revised by the Board, are hereby adopted as the official minutes. Trustee Gillespie 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

**Tax Override**

Every year as a safeguard our attorney advises us to do a Local Law to allow the override of the tax levy limit established in General Municipal Law §3-C.

Motion - To Set a Public Hearing for Proposed Local Law C (2026)- To Allow the Override of the Tax Levy Limit Established in General Municipal Law §3-C for Monday, April 6, 2026, at 7:35pm

Mayor Hardaway moved to set a public hearing. 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 B**

The next item on the agenda was to consider Proposed Local Law B (2026).

Motion-To Open the Public Hearing on Proposed Local Law B (2026)- Amendment to Village of Lansing Code-Zoning Law

Mayor Hardaway moved to open the public hearing. 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

There were no comments. Hardaway read the purpose & intent. French noted that Code & Zoning Officer Scott determined that this proposed action is a Type 2 action for purposes of Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”) and does not requiring review.

Motion-To Close the Public Hearing

Hardaway moved to close the public hearing. 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

**Resolution #7254-To Adopt Local Law B as Local Law 2 (2026)**

**WHEREAS:**

- A. It is the purpose and intent of this local law to amend Chapter 145 (entitled “Zoning”) of the Village of Lansing Code to set density, set back and height requirements for multiunit residential buildings in Section 145-44 [entitled “Business and Technology District (BTD).”] and Section 145-46 [entitled “Health and Human Services District (HHSD).”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code.
- B. On March 2, 2026, the Village of Lansing Board of Trustees preliminarily discussed the purpose and intent of Proposed Local Law B (2026), and thereupon scheduled a public hearing thereon for March 16, 2026; and

- C. On March 16, 2026, the Village of Lansing Board of Trustees held a public hearing regarding this proposed action and thereafter discussed and reviewed (i) the Proposed Local Law B (2026), (ii) all other information and materials rightfully before the Board, and (iii) all issues raised during the public hearing and/or otherwise raised in the course of the Board’s deliberations; and
- D. The Village of Lansing Board of Trustees determined that the proposed action is a Type 2 action for purposes of Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), not requiring review; and

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOW:**

The Village of Lansing Board of Trustees hereby adopts the attached Proposed Local Law B (2026), to be designated Local Law 2 (2026).

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

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

The following is a copy of Local Law 2-Amendment to Village of Lansing Code-Zoning Law

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

**SECTION I. PURPOSE & INTENT.**

It is the purpose and intent of this local law to amend Chapter 145 (entitled “Zoning”) of the Village of Lansing Code to set density, set back and height requirements for multiunit residential buildings in Section 145-44 [entitled “Business and Technology District (BTD).”] and Section 145-46 [entitled “Health and Human Services District (HHSD).”] of Chapter 145 [entitled “Zoning”] of the Village of Lansing Code.

**SECTION II. AMENDMENTS TO THE VILLAGE OF LANSING CODE.**

A. Subsection E [entitled “Dimensions”] of Section 145-44 [entitled “Business and Technology District (BTD).”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby added to read:

- E. Dimensions: lot, yard, building and parking requirements. Lot, yard, building and parking requirements shall be as follows:
  - (1) Minimum lot size (sewered and non-sewered areas)
    - (a) Multiunit residential buildings: six thousand (6,000) square feet per dwelling unit.
    - (b) All other uses: forty thousand (40,000) square feet.
  - (2) Maximum lot coverage (sewered and non-sewered areas), all uses: twenty-five percent (25%).
  - (3) Minimum street frontage (sewered and non-sewered areas), all uses: two hundred (200) feet.

- (4) Intentionally Omitted.
- (5) Front yard setback minimum (sewered and non-sewered areas), all uses: seventy-five (75) feet.
- (6) Side yard setback minimum (sewered and non-sewered areas),
  - (a) Multiunit residential buildings:
    - [1] Principal uses and accessory buildings: fifty (50) feet.
    - [2] All other principal uses: twenty-five (25) feet
  - (b) All other uses: twenty-five (25) feet
- (7) Rear yard setback minimum (sewered and non-sewered areas),
  - (a) Multiunit residential buildings, principal uses and accessory buildings: fifty (50) feet
  - (b) All other uses: twenty-five (25) feet.
- (8) Parking setback standards (sewered and non-sewered areas). [Amended 6-6-1989 by L.L. No. 4-1989]
  - (a) Front yard, all uses: twenty-five (25) feet.
  - (b) Side yard
    - [1] Multiunit residential buildings: twenty-five (25) feet
    - [2] All other uses: fifteen (15) feet.
  - (c) Rear yard
    - [1] Multiunit residential buildings: twenty-five (25) feet
    - [2] All other uses: fifteen (15) feet.
- (9) Building height maximum (sewered and non-sewered areas).
  - (a) Multiunit residential buildings: thirty-five (35) feet
  - (b) All principal uses: forty-five (45) feet.
  - (c) All accessory buildings: fifteen (15) feet.
- (10) Parking requirements (sewered and non-sewered areas): see Article V.
- (11) Buffer strip width (sewered and non-sewered areas): one hundred fifty (150) feet; see § 145-24.

B. Subsection E [entitled “Dimensions”] of Section 145-46 [entitled “Health and Human Services District (HHSD)”] of Chapter 145 [entitled “Zoning.”] of the Village of Lansing Code is hereby added to read:

E. Dimensions: lot, yard, building, parking and buffer strip requirements.

- (1) Multiunit residential buildings.
  - (a) Minimum lot size: six thousand (6,000) square feet per dwelling unit.
  - (b) Maximum lot coverage: twenty percent (20%)
  - (c) Minimum street frontage: one hundred fifty (150) feet
  - (d) Front yard setback minimum: seventy-five (75) feet
  - (e) Side yard setback minimum:
    - [1] Principal uses and accessory buildings: fifty (50) feet.
    - [2] All other principal uses: twenty-five (25) feet.
  - (f) Rear yard setback minimum: fifty (50) feet
  - (g) Parking setback standards
    - Front yard, side yard, and rear yard: twenty-five (25) feet
  - (h) Building height: thirty-five (35) feet
  - (i) Parking requirements: See Article V
- (2) For all other uses: Refer to all requirements of § 145-42E, (Commercial Low Traffic District dimensions) and § 145-24B (Commercial Low Traffic District buffer strip dimensions). [Amended 4-17-2006 by L.L. No. 3-2006]

**SECTION III. SUPERSEDING EFFECT.**

All local laws, resolutions, rules, regulations and other enactments of the Village of Lansing in conflict with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

**SECTION IV. VALIDITY.**

The invalidity of any provision of this local law shall not affect the validity of any other provision of this local law that can be given effect without such invalid provision.

**SECTION V. EFFECTIVE DATE.**

This Local Law shall be effective upon (i) its filing in the office of the Secretary of State and (ii) ten (10) days after publication and posting as required by law; provided, however that it shall be effective from the date of service as against a person served with a copy thereof, certified by the Village Clerk, and showing the date of its passage and entry in the Minutes of the Village Board of Trustees.

**Budget**

Hardaway stated that after tonight's executive session we may or may not have a change to the Preliminary Budget. If there is a change Dake will incorporate any changes to the budget for the Proposed Budget for the public hearing.

Dake answered Greenwald's questions about reserves and projects.

Hardaway stated that at the Thursday meeting the Trustees asked Courtney to get a quote for a sewer camera. The quote for \$150,000 is a substantial purchase. The life of this piece of equipment is 15 years. Greenwald asked if the Village finds would justify the value of the camera. She wondered what the economic value would be. Courtney stated that supposedly we have been keeping track of our I&I and Cross was supposed to be giving us credit for that. Courtney does not know what the "credit" means. It is not a discount in rate, but he thinks it means more units can connect. Hardaway stated that all the municipalities that are using the Village of Cayuga Heights Sewer Plant are supposed to be looking at I&I. Our village is substantially more impactful to what is going to the sewer. We have a large population for our size. We have some potential new developments coming up. We are not having any extreme I&I issues. They know we are trying and having this camera will help to show we are looking for I&I. NYSDEC can help them not be fined and could also help the VCH get more grants from the state level to help with future upgrades.

Greenwald asked if purchasing the camera would increase our allotment. Courtney stated that one of the biggest issues is if we are going to divert flow to the Ithaca Plant. Our flow goes up times three in the spring or during heavy rain events. Reducing our I&I will eliminate the need to bypass flow to the Ithaca Plant. In addition to all the benefits, can we ask Cross if we would be able to get more sewer units if we get this camera. Courtney does not think we will get an answer from the Village of Cayuga Heights (VCH). Our system has reached our maximum capacity. We are trying to reduce unwanted water from entering our sewer system by doing repairs. Courtney doesn't know

if we are after units as much as we are interested in reducing the I&I. Hardaway can ask VCH if we would get more units if we find I&I issues and fix them. Greenwald wants to negotiate for new units based on purchasing this camera. It is in our sewer agreement that we have to combat I&I.

Courtney stated that during the off season, usually spring or fall, we would use the camera to search and record where the I&I is. Courtney would first camera the areas that are at capacity. The camera will show you the inflow into the line, leaky joints, and unusual flow from household laterals. We have 5 miles of sewer line. There will be plenty of sewer line to investigate. We fixed a dozen spots of I&I with the Dart Drive project but never got any credit for that. We reduced the capacity in our lines.

Hardaway asked how much it would cost to rent a camera. Previously we did this through TG Miller professional services. Courtney stated that he will come up with that number. It was very expensive. We got enough information to document Dart Dr. Hardaway asked if when you rent a camera like that, do you have to schedule it out well in advance. Courtney stated that you can't just rent a camera, you have to hire it done. You do and that is the problem because usually everyone wants it at the same time.

Greenwald asked how much time in your already busy schedule will it take to investigate the sewer lines. Greenwald thinks this sounds like a full-time job. Courtney stated that it is not. It would usually be done in the spring & fall. A camera could scan a few 1,000 feet a day. Either way we will get it done. Courtney does not want to push the Village into purchasing something they don't want to do.

Yen restated that 1,000 feet could be investigated with the camera in a day. Courtney then said that actually 2,000 to 5,000 feet could be done each day. Yen asked how much was done when we had a service do it. Courtney has the footage at the office and will get that to the Board. Yen asked if there could be intermunicipal sharing. Courtney stated that vendors advise against sharing with other municipalities. If we share the camera then we would also send a staff member to operate the camera. Staff would have to do training on how to operate the camera. Availability of parts and repairs is not an issue.

Hardaway asked if there are municipalities around that can support you within the county. Courtney stated that the vendors are readily available. Courtney thinks VCH and TOL are also looking at the equipment. VCH is looking at one you can push which can only go 300 feet. The cameras are very sensitive and letting someone else use it may damage it.

Yen asked if the camera could be purchased at a future time. It could be budgeted whenever the village wants to purchase it. By going through permissive referendum, you could take it out of reserve. Ainslie thinks it would be a useful tool to reduce I&I and thinks we need to budget for it. Greenwald is all for I&I but thinks this is very last minute. It's a big expense. She thinks we should do intermunicipal sharing. French pointed out that if you did that you run into a potential problem when more than one municipality wants to use it at the same time. Greenwald feels that those types of details could be written in a contract. We all share the same system and would have the same objective.

Courtney stated that we did a lot of televising over the years until Drain Brains camera broke. Greenwald is not convinced that we should not do it. There is a lot to work out. We only heard about it at the last meeting for the 1<sup>st</sup> time. More thought needs to go into purchasing such an expensive camera. It was decided not to put the camera purchase in the budget. We can still discuss it. Dake stated that if the Board decided down the road that they wanted to make this purchase, we can always do a 30-day permissive referendum to take it out of reserve. Hardaway believes it is a good piece of equipment but how it will be used and shared still needs to be worked out. Hardaway will have a discussion with VCH and TOL to see what they are proposing to buy. This would be a good discussion with the group of 5.

Yen wanted to know how we would pay for something like General Code if we want to do something with that. Dake explained that the budget is just a plan and plans can change. We have a contingency fund in each fund that can be used for unplanned expenses. The Trustees can also authorize budget transfers to move money from one line item to another within that fund. We do budget transfers every year.

Dake explained that changes can happen. Tonight we have to establish the Proposed Budget for the public hearing. The final budget has to be approved by April 15<sup>th</sup>. Dake suggested that the Trustees pass a resolution stating any change to the Proposed Budget when they come out of executive session and she will incorporate the changes for the public hearing.

Motion-To Set a Public Hearing for the 2026-27 Budget for April 6<sup>th</sup> at 7:36pm.

Trustee Ainslie moved this resolution. Trustee Yen 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

Hardaway again noted that there may be a change after the executive session this evening.

### **General Discussion**

Ainslie asked if there had been any more incidents of strangers hanging out in our foyer. Dake stated that there have not been any additional incidents reported, but we will keep an eye out. It may have been just a one-time occurrence. Ainslie asked if we should lock the outer door. Dake stated that residents need to get into the foyer to put payments in the secure lock box. Hardaway stated that he did call the Tompkins County Sheriff Department and they were on vacation but will call again. We could always get a camera. The plan is to just pay attention and if it really is a problem we can address it.

Greenwald stated that the Greenway Committee met this morning. There is a lot of discussion about the trees along N. Triphammer Road. The Bradford Pear trees that are now on N. Triphammer Road are invasive and are growing larger than we want. It is not easy to find the perfect tree and the perfect way to replace them. For financial reasons, Courtney wants to remove and replace with new trees all at once from Graham Road to Pyramid Drive. Jacob, Greenway

Committee member and landscape architect, feels there would be an aesthetic hit. Another issue would be if there is a problem with the tree type then we have already planted all the trees. When picking a tree, we need to consider salt, height, utility location, and the trees root system. The question to the Trustees was how many trees to plant at one time. The pear trees are still nice so do we plant every other tree. Greenwald likes the idea of having someone do a plan for us.

Courtney stated that he did a lot of research with Dave Fernandez, owner of Cayuga Landscape. Courtney trusts his knowledge and experience. We are not planting saplings; they will be a substantial size tree. Courtney also leans more to planting one variety. Courtney feels we have to consider what will be least impact to pedestrians & vehicles. Courtney recommended planting all 38 trees at once.

Greenwald recommended we have an overall planting plan. She thinks it would be worth paying for a professional planting plan. Courtney stated that in 2006 there was a strategic planting plan done by Trowbridge & Wolf. Sightlines, utilities and infrastructure were all taken into consideration. All we are doing is replacing the trees in the original planting plan. Unfortunately, Trowbridge & Wolf no longer exist. Greenwald thinks we need to consider what this will look like in the future.

Hardaway asked if we have the original planting plan in digital form. Courtney will look at the original plan set.

Hardaway asked if anyone has a problem with the species that Courtney was recommended. There was no problem. Ainslie stated that she trusts Fernandez. Greenwald stated that we applied for a grant to replace some of these trees. Hardaway doesn't know if we need a professional to do the planting plan. Greenwald wants a professional to look at it. Greenwald also wants more than one species. Hardaway also thought multiple species would be better. Courtney stated that Fernandez recommended we plant only one species through that area. Fernandez recommended planting in groups of five if the Village wants more than one species.

Hardaway wondered if Dave Fernandez could do a planting plan for us. Courtney would lean towards Dave since he has worked in the area for years.

Yen stated that because you have different conditions on the east/west side, it leans itself to two different species. Having different species on each side would address the shade, height, root system and other factors as well as aesthetics and resilience argument for having two on each side. If you group or alternate trees you will get a year-round seasonal variation. It is a beautification grant. Another point that was raised was the cost/benefits factors that need to be considered.

Hardaway stated that if we hire professional service to do a plan, they need to know all the factors involved. Courtney will get the previous planting plans for that area and get them to Greenwald. Greenwald will contact three different people to see what they have to say about a planting plan. She will start with Fernandez. She will get back to the Board with what they all have to say. Hardaway thought that was a good idea.

Greenwald stated that the next Greenway Committee meeting will be at Hartill Park on April 20<sup>th</sup> at 10:30am. They will talk about what they see in the future for that park. They will discuss specifics on the planting of memorial trees and benches.

Yen stated that at the Water Resource Council meeting today there was a presentation by Paul Gier and Devin Cox, from the Tompkins County Soil and Water Conservation District on the “2026-2030 Agricultural Environmental Management Strategic Plan”. On March 12<sup>th</sup> there was a Community Choice Aggregation meeting for municipal officials.

Hardaway stated that Kurt Foreman, general director of Ithaca Area Economic Development (IAD), wants to meet. He is interested in getting involved with CAAC. He is also interested in economic development within the Village.

Late today Scott and Hardaway got an email from a property in the northern part of the Village that wants to meet. They are interested in a BESS project. They wanted to know what our plans are for the Code on BESS. Hardaway stated that we have started the discussion on BESS but are nowhere near completing. Greenwald stated that New York State has a BESS model code that we can start with. Yen stated that Cornell Cooperative Extension also has information that can help.

### **Executive Session**

Hardaway called for an executive session to discuss personal information for a particular employee as allowed under Public Officers Law 105-1-f. for medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

Motion- To Go into Executive Session to Discuss Specific Personal Information

Trustee Ainslie motioned to go into executive session. Trustee Yen 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 Trustees went into executive session at 8:57pm.

Motion- To Come Out of Executive Session

Trustee Ainslie motioned to come out of executive session. Trustee Gillespie 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 Trustees came out of executive session at 9:38pm.

**Resolution #7255**-To Increase 2026-27 Budget Line Item A1410.1, Clerk, Personal Services, in the Preliminary Budget to \$114,098

Trustee Ainslie moved this resolution. Trustee Yen 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

**Adjournment**

Motion – To Adjourn

Trustee Gillespie motioned to adjourn. 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

The meeting was adjourned at 9:40pm.

Jodi Dake, Clerk/Treasurer