

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, April 6, 2026, in person at 2405 N. Triphammer Rd. and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees, Susan Ainslie, Pat Gillespie, Kathleen Yen; Clerk/Treasurer Jodi Dake; Attorney Natalie French; Public-0

Zoom: 0

Hardaway called the Board of Trustees meeting to order at 7:33pm. 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 Susan Ainslie-Aye
Trustee Pat Gillespie-Aye	Trustee Kathleen Yen-Aye

Approve Minutes

The next item on the agenda was to approve the draft minutes from March 12 & 16, 2026.

Motion - To Approve the Minutes of March 12 & 16, 2026

Mayor 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 Susan Ainslie-Aye
Trustee Pat Gillespie-Aye	Trustee Kathleen Yen-Aye

Tax Override

Motion - To Open the Public Hearing for Proposed Local Law C (2026)- To Allow the Override of the Tax Levy Limit Established in General Municipal Law §3-C

Mayor Hardaway moved to open the public hearing. Trustee Ainslie seconded the motion. A vote was taken:

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

There were no comments.

Motion - To Close the Public Hearing

Trustee Yen moved to close the public hearing. Trustee Gillespie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Resolution #7256- To Adopt Proposed Local Law C (2026)- To Allow the Override of the Tax Levy Limit Established in General Municipal Law §3-C as Local Law 3 (2026)

WHEREAS:

- A. It is the purpose and intent of this local law, if determined necessary and/or appropriate, for the Board of Trustees of the Village of Lansing to adopt a budget for the fiscal year commencing in 2026 that requires a real property tax levy in excess of the tax levy limit as defined by General Municipal Law §3-c.
- B. On March 16, 2026, the Village of Lansing Board of Trustees preliminarily discussed the purpose and intent of Proposed Local Law C (2026), and thereupon scheduled a public hearing thereon for April 6, 2026; and
- C. On April 6, 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 C (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 C (2026), to be designated Local Law 3 (2026).

Mayor Hardaway moved to adopt Local Law 3. Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

2026-27 Budget

Hardaway stated that the proposed budget has been posted on the Village of Lansing website.

Motion-To Open the Public Hearing on the 2026-27 Budget

Mayor Hardaway moved open the budget public hearing. Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Dake explained that the tax rate will remain at \$1.50/1,000 of assessed value. This results in a 1% increase in real property tax collection. However, the In Lieu of Tax collection is down 56%. The total collected is actually increased by \$4,307 from last year.

Dake stated that this year’s budget shows about a 20% total increase to the General Fund. This is mainly because we did not do Uptown/Craft Sidewalk Project which was budgeted for in 2025-26. This in turn increased the appropriated fund balance for 2026-27 to \$1,210,559 and the project was rebudgeted.

The Water Fund shows a 45.67% increase but that is because we are transferring \$395,600 to reserve to fund a large project in the next year or two. There are no big water projects in this year’s budget. Without the budget transfer, the total appropriations are increasing 5.82%. Bolton Point did a water rate increase of 6%.

The Sewer Fund shows a 21.35% increase because of the transfer of \$430,000 to reserve to fund the next big sewer project. There are no big sewer projects this year. It is a planning year. The budget represents a 12% increase in the Village of Cayuga Heights rate. Without the budget transfer the total appropriations would be decreasing 2.23%.

There were no questions or concerns.

Motion-To Close the Public Hearing

Mayor 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 Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

**Resolution #7257-To Adopt the Proposed 2026-27 Budget as the Official
2026-27 Adopted Budget**

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Waive 30-Day Advance Notice

We have received the standardized notice form for providing 30-day advance notice to a local municipality to waive the liquor license advance notice for the Fish Fryer at 2255 N Triphammer Road. The Trustees had previously received a copy of this. Scott has no issues with this. They plan to sell liquor, wine, beer & cider.

Resolution #7258-To Waive the 30-day Advance Notice for GG Kelly LLC 9 (AKA Fish Fryer)

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Waive Surcharge

The resident at 31 Highgate Circle is requesting that we waive her water and sewer surcharge in the amount of \$78.52. Bolton Point contacted her and she had a leaky toilet that kept running. She has resolved the problem but has requested that we adjust her account. This calculation takes into consideration the highest consumption for this past year of 6,300 gallons which she would still pay for but the excess over that amount she would only pay the Bolton Point and Village of Cayuga Heights fees, and we would do her a one-time courtesy of waiving our surcharge.

Resolution #7259-To Waive the Surcharge Fees as a One Time Courtesy in the Amount of \$57.88 for water and \$20.64 for Sewer Totaling \$78.52 for Account N1746

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

RPTL 487

Hardaway would like to have a discussion of "Village Opting Out of RPTL 487 (Solar/Wind Energy Exemption)" that was raised by Jay Franklin's email.

French stated that the law was actually adopted in 2021. French did some research on this and only two municipalities in Tompkins County have opted out of the exemption. (Groton and the Town of Lansing) If you stay in the exemption then the exemption is only for those taxes allocated to the solar system itself, not the rest of the property. It is a limited exemption. If you are in the exemption and a developer comes to you with their notice of intent to do a development, you have 60 days if you want to force them to do a Payment In Lieu of Taxes (PILOT). We can adopt a law that says

every time you come to the Village a PILOT will be required. This would make it so the Village would not have to do the 60 days' notice every time. The Towns of Dryden and Ithaca have done a local law to have a blanket requirement for any solar system that comes to their municipality. They are actually opting in with a PILOT requirement. New York state has a model law for this. It is only on commercial arrays.

Hardaway wondered if we could apply this to our Tier 3.

Yen confirmed that this just deals with PILOTs regardless of 500 megawatts. She also wondered what the advantage would be of enacting a local law verse doing a resolution. French confirmed that it would have to be a local law. French will share the NYS model law with the Trustees.

Dake explained that PILOTs are done through Tompkins County. Each year they send the Village paperwork on what the In Lieu of Taxes should be according to their agreements. We currently only have 2 or 3 properties on a PILOT program. They are all in the Business and Technology Park. The IDA negotiates the contract.

Hardaway would like French to get the Trustees a copy of the model law and if there is a template for the notification letter.

Emergency Preparedness Plan

Hardaway sent the Trustees an email explaining that recently, Tompkins County requested that the Village of Lansing complete a municipal appendix for its state-required Comprehensive Emergency Management Plan (CEMP). Hardaway and Yen attended this meeting that the county put together. We have been asked to work on an addendum that would be attached to the county's Comprehensive Plan just for the Village.

Hardaway stated that our Emergency Management Plan (EMP) which is actually called Emergency Preparedness Plan (EPP) has not been updated since 2010 and is out of date. Hardaway has done a first draft revision of the original EPP which he previously emailed to the Trustees to review in advance of tonight's meeting. It is only 5-6 pages long. This is what we would enact if there was an emergency within the boundaries of the Village. It is like a rapid response plan.

Hardaway stated that Kathleen Yen is preparing the Village's submission for inclusion in the County's 52-page CEMP template. This will be much more in depth. Her submissions will incorporate the updated Village EPP process and roles once we consider and approve the plan.

There is some maintenance within the plan. We need to decide when it will be updated, and who receives a copy of the addendum. We will need a memorandum of understanding. Hardaway thinks handshake agreements already exist.

There is no deadline to populate or submit our municipal CEMP appendix to Tompkins County. Once we have a plan, Yen has suggested that we have a training session so everyone knows the emergency process. Hardaway will continue to work on this. This is for action and the part Yen is working on is for documentation.

Yen stated that each department will have a say as to if the plan will work for them. Everyone's input is needed.

Dake suggested that this Plan be added to our organizational meeting, so it is reviewed annually. Hardaway stated that it will not be ready for this May

Hardaway asked everyone to review his draft.

Yen added that after an emergency there will be a debriefing process.

General Discussion

Greenwald wanted us to approve a signature on the Beautification Funding which was \$4,000 this year. Hardaway will be authorized to sign but he would like Greenwald to remain as the contact person since she has been working with them all along.

Resolution #7260-To Approve the Mayor to Sign the 2026 Tompkins County Cornell Cooperative Extension Beautification Grant and Designate Greenwald as Contact Person for our Beautification Fund Use.

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

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

Hardaway will sign the document online and copy the Trustees and Dake.

Gillespie stated that he reached out to the designer about a logo. He was unavailable. If he can't help us, he can recommend someone that can. Gillespie will talk to him tomorrow.

Yen stated that in Ch145-10 we had talked about adding prohibited language. She wondered if it needed to be expanded. French will take a look at that.

Yen reported that the next Taskforce meeting will be held on April 30th. Cayuga Lake Watershed Intermunicipal Organization (CWIO) met on March 25th. A resolution recognizing the Cayuga-Seneca Canal as part of the Cayuga Lake Watershed was passed. The Village could also pass a resolution of support for the canal which would increase awareness. Yen added that the August 27, 2025, CWIO minutes have the youtube clip of two original presentations on the research finding/updates on the Seneca-Cayuga Canal by Isaac Walker, CWIO Watershed Manager. Walker and Roxanne Johnson are willing to come back and present to the Village to let us know what is going on.

Tompkins County Environmental Management Council (EMC) is meeting April 9th. They will be discussing what's next for UNA's. They will also be discussing land conservation. EMC will also hold an in-person meeting with area Conservation Advisory Councils in May.

Earth Day Celebration will be on the Commons on April 18th from 12-5pm. It is hosted by Tompkins County Cornell Cooperative Extension.

On April 2nd the Tompkins County Water Resource Council (WRC) presented their 2025 WRC Annual Report to the TC Legislature Planning, Energy, and Environmental Quality Committee.

Ainslie reported that Youth Services Board met. They are trying to replace Teresa. They are rewriting the job description to try and get the appropriate candidate. Learning Web has assumed operations of the open doors program. When youth have no place to go this program will place them. The Recreation Partnership meet with County representatives who are currently very invested. TCOG had a couple of presentations on fiber optics.

Ainslie stated that Bolton Point does an incredible amount of training for their engineers and operators. Ainslie thinks it is nice that we have Bolton Point employees out there to help our DPW when there are water breaks.

Hardaway is working on finding an external Human Resource Service. He has contacted Ruby Pulliam who is Commissioner of Personnel for Tompkins County. We want an on-demand type service, and she is trying to get us a recommendation.

Hardaway is also working on our Deputy Clerk/Treasurer job description. Dake is working on that. Hardaway has also requested that Dake come up with a training plan. Dake stated that the training program will be done when we have someone. The Trustees agreed. She is working on a list of things that the new person will have to be trained in.

Hardaway stated that he has also been working on our budget plan. It basically is saying what budgets we have and what we would do with extra money. Dake clarified that he was referring to a Fund Balance Policy. One thing we still need to decide is what percentage we want to maintain. A common amount would be 25% or 3 months of operating expenses. Dake asked if this is the same document that he previously sent her that she has been working on. Dake's understanding was we were going to have a one-page summary on Fund Balance and then we will have a more in-depth explanation of items such as how we set the tax rate, what we do with extra fund balance, and how you come up with appropriated fund balance for the budget. Hardaway stated that we practice it and discuss it but we just don't have it in writing. Hardaway will share what he has tomorrow, and people can raise questions from there.

Adjournment

Motion – To Adjourn

Trustee Ainslie motioned to adjourn. Trustee Gillespie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Pat Gillespie-Aye

Trustee Susan Ainslie-Aye
Trustee Kathleen Yen-Aye

The meeting was adjourned at 8:29pm.

Jodi Dake, Clerk/Treasurer