

REGULAR TOWN BOARD MEETING
July 17, 2024

A Regular Meeting of the Lansing Town Board was held at the Town Hall Board Room, 29 Auburn Road, Lansing, NY, and streamed live on YouTube on the above date at 6:30 p.m. The meeting was called to order by Ruth Groff, Supervisor, and opened with the Pledge of Allegiance to the flag. Roll call by Jessica Hall, Deputy Town Clerk, showed the following to be

PRESENT:

- | | |
|-----------------------------------|--------------------------------|
| Judy Drake, Councilperson | Laurie Hemmings, Councilperson |
| Christine Montague, Councilperson | Joseph Wetmore, Councilperson |
| Ruth Groff, Supervisor | |

ABSENT: No one absent

ALSO PRESENT: Mike Moseley, Highway Superintendent, Patrick Tyrrell, Director of Parks and Recreation, Mary Ellen Albrecht, Bookkeeper, John Zepko, Director of Planning, Guy Krogh, Town Counsel, Mike Sigler, Tompkins County Legislator, John Stienmetz, Colliers Engineering & Design, Christopher Skawski and Siobhan Hull, Cornell Cooperative Extension, Eileen Stout, Cliff Babson, Maria and Jeff Vangeli, Diane Nangeroni, Kathleen Blair, and a few other attendees

MOTION TO OPEN THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 3 OF 2024 TO OVERRIDE THE TAX LEVY LIMIT

Councilperson Laurie Hemmings, moved to **OPEN THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 3 OF 2024 TO OVERRIDE THE TAX LEVY LIMIT** at 6:31 pm.

Councilperson Joseph Wetmore seconded the motion.
All in Favor – 5 Opposed – 0

One resident asked why this law was proposed and by what percent are they planning to raise the tax levy.

The Town Board explained that this is the standard operating procedure for most municipalities each year. The State limits the tax cap at two percent (2%) and cost of living raises are typically three percent (3%). This law allows the Town flexibility should it need to raise taxes above the levy, it can do so. It does not mean they will, it just means they can if they need to.

MOTION TO CLOSE THE PUBLIC HEARING

All persons desiring to be heard, having been heard, Councilperson Joseph Wetmore, moved to **CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 3 OF 2024 TO OVERRIDE THE TAX LEVY LIMIT** at 6:34 pm.

Councilperson Laurie Hemmings seconded the motion.
All in Favor – 5 Opposed – 0

RESOLUTION ADOPTING LOCAL LAW NO. 3 OF 2024 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C

RESOLUTION 24-121

RESOLUTION ADOPTING LOCAL LAW NO. 3 OF 2024 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town Board of the Town of Lansing is hereby authorized to adopt a budget for the fiscal year 2025; and

WHEREAS, the proposed Local Law No. 3 of 2024 proposes to authorize the Town Board to override the limit on the amount of real property taxes that may be levied by the Town of Lansing, County of Tompkins, for the fiscal year beginning January 1, 2025 and ending December 31, 2025, so as to allow, if necessary or desired, a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law §3-C; and

WHEREAS, a public hearing was duly held upon July 17, 2024, at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, whereas the public was invited to comment upon the proposed Local Law, and whereat all persons interested in the subject were duly heard and all evidence submitted, if any, was duly received; and

WHEREAS, upon due deliberation thereupon, and in consideration of all discussions and matters arising from or in relation to the aforesaid public hearing, the Town Board of the Town of Lansing has hereby resolved, and thus be it so enacted, as follows:

RESOLVED, that Local Law No. 3 of 2024 be and hereby is approved and adopted in the form as presented to this meeting, and in such form “be it so enacted”; and it is further

RESOLVED, that in accord with §21 of the Municipal Home Rule Law, the final adopted version of this Local Law shall be presented to the Supervisor for approval; and it is further

RESOLVED, that upon such approval by the Supervisor (or other approval occurring pursuant to said §21 of the Municipal Home Rule Law), and within 20 days after the final adoption of this Local Law, the Town Clerk shall file a certified copy of this Local Law, together with the required certifications, if any, as follows: (i) in the Office of the Town Clerk; and (ii) with the New York State Secretary of State as required by Municipal Home Rule Law §27 (said filing may be made by delivery to the NYS Department of State, Division of Corporations, State Records and Uniform Commercial Code, One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231).

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Judy Drake, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye Councilperson Laurie Hemmings – Aye
Councilperson Christine Montague – Aye Councilperson Joseph Wetmore – Aye
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 17, 2024.

**TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
LOCAL LAW NUMBER 3 OF 2024**

**TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN
GENERAL MUNICIPAL LAW §3-C**

Be it enacted by the Town of Lansing as follows:

SECTION 1: LEGISLATIVE INTENT: This Local Law shall be known as “Local Law, Number 3 of 2024”. It is the intent of Local Law Number 3 of 2024 to override the limit on the amount of real property taxes that may be levied by the Town of Lansing, County of Tompkins pursuant to General Municipal Law §3-C, and to allow the Town of Lansing, County of Tompkins to adopt a Town budget for (a) Town purposes, and (b) any other special or improvement district, and Town improvements provided pursuant to Town Law Article 12-C, governed by the Town Board for the fiscal year beginning January 1, 2025 and ending December 31, 2025 that requires a real property tax levy in excess of the “Tax Levy Limit” as defined by General Municipal Law §3-C.

SECTION 2: AUTHORITY: This Local Law is adopted pursuant to subdivision 5 of General Municipal Law §3-C, which expressly authorizes the Town Board to override the

Tax Levy Limit by the adoption of a Local Law approved by vote of at least sixty (60%) of the Town Board.

SECTION 3: TAX LEVY LIMIT OVERRIDE: The Town Board of the Town of Lansing, County of Tompkins is hereby authorized to adopt a budget for the fiscal year 2025 that requires a real property tax levy in excess of the limit specified in General Municipal Law §3-C.

SECTION 4: SEVERABILITY: If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of the Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 5: EFFECTIVE DATE: This Local Law shall take effect immediately upon filing with the Secretary of State.

RESULTS OF GAP ANALYSIS PRESENTATION – JOHN STIENMETZ, COLLIERS ENGINEERING & DESIGN

Results from the Gap Analysis conducted by Colliers Engineering & Design were presented. The analysis cross-referenced the comprehensive plan against the current zoning code. The analysis will assist the Town in determining if they should apply for grant funding for an update to the comprehensive plan or the zoning code.

Colliers Engineering is recommending:

- An update to the zoning code
- Apply for a grant with the NYS DOS Smart Growth Comprehensive Planning & Zoning Grant Program
 - Potential for most funding
 - Award may not exceed 90% of project cost; requires Town to fund 10%
 - May gain additional points if Town increases our portion to 15% and requests funding for 85%
 - Reimbursement grant - town pays invoices and then reimbursed by state
 - Deadline is July 31st
 - Grants will be awarded in late December

The following slides were reviewed.








Best Practice

NYS TOWN LAW §272-a, 11(a)

“All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.”







AL FIORILLE, PLANNING BOARD CHAIRPERSON

LARRY SHARPSTEEN, PLANNING BOARD


RUTH GROFF, TOWN SUPERVISOR

JOHN ZEPKO, DIRECTOR OF PLANNING


JOE WETMORE, TOWN BOARD

STAKEHOLDER INTERVIEWS



- 

Stakeholder Interviews




- Comprehensive Plan works well as a guide
 - Experiencing housing pressure
 - Water and sewer service limits development
 - Difficult to balance the desire to grow the tax base with keeping development in character with Lansing
 - Site plan reviews have been successful
 - Dandymart
 - Dollar General




COMPREHENSIVE PLAN





Comprehensive Plan Overview

Adopted in 2018

26 recommendations relate to zoning code updates

- 18 direct
- 8 indirect

Chapter 2: Goals and Recommendations

Introduction: Each of the Comprehensive Planning Committee members were asked to develop a list of 5-7 primary issues relating to their specific areas. The following list was developed by the Committee on the basis of recommendations that will be submitted as part of the final documents and ultimately adopted by the Town Board. The following chapter focuses on the Goals and Recommendations discussed by the various Comprehensive Plan Sub-Committees and their recommendations to the Lansing Town Board. It is not the intent of this comprehensive plan to create the regulatory legislative recommendations set out but – recommend them – and should not be construed as law.

Agriculture:

Agribusiness/Plant/Industry Recommendations:

- Change most of the current Rural Agriculture (RA) zoning district to an Agribusiness Zone (AZ) and permit increased compatible work zoning.
- Expand the definition of agriculture to the zoning ordinance to the consistency of Lansing's ordinance in the area and with NYS Agribusiness District Law.
- Encourage small development in urban/semi-urban Lansing.
- Explore options for zoning critical high-quality farm properties for uses that are not available for farming.
- Identify key farm properties targeted for NYS Farmland Protection Funding to preserve prime farmland.
- Seek funding and other opportunities to expand and strengthen agribusiness and the contribution value to the town's economy.

Agribusiness (AZ) Goals and Recommendations:


Goal AZ-1: Increase general agribusiness practices and support for the Town's agribusiness industry.

Recommendations:

AZ-1A: Expand education and outreach programs that pertain to the Town's right to Farm Law & State Ag Market Law.

AZ-1B: Strengthen and update property disclosure of "Right to Farm" in Ag Districts.

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Key Themes

1. Focus development near existing infrastructure
 - Infill development/redevelopment
 - Increase density
2. Increase mixing of uses
3. Mechanisms like form-based tools/design guidelines
 - Preserve and enhance Lansing's character
4. Preserve and promote uses central to Lansing's identity
 - Agriculture
 - Open Space/Recreation
 - Tourism
 - Natural Resources



Preserve Agriculture

Goal AG-2

Create a supportive environment for farming.

Recommendations:

- AG-2B Limit development not compatible with farming within agricultural areas.
- AG-2B Create a new Agricultural Zoning district in dominant agricultural areas.

Completed!

Others Include

- Focus Development Near Existing Infrastructure
- Increase Mixing of Uses
- Mechanisms to Preserve and Enhance Lansing's Character
- Preserve Open Space
- Promote Tourism
- Protect Natural Resources

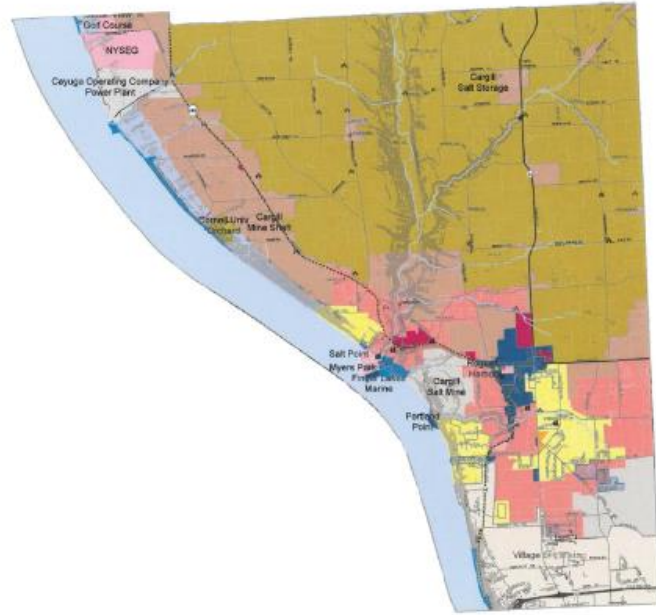
~ May be too much emphasis on Form Based Code as a solution ~

FUTURE LAND USE VS. ZONING

Future Land Use

Future Land Use

- Agriculture
- Rural Agricultural
- Lakeshore Low Density
- Lakeshore High Density
- Residential Low Density
- Residential Moderate Density
- Residential Mixed Use
- Commercial Mixed Use
- Low Impact Mixed Use
- Industrial/Business/Research Development
- Recreation
- Community Facilities
- Existing PDAs
- Steep Slopes (>15%)



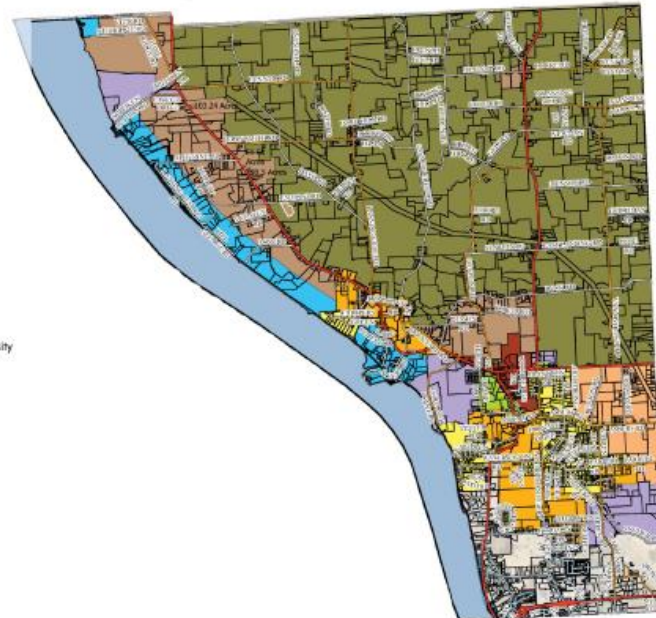
Zoning

Future Land Use

- Agriculture
- Rural Agricultural
- Lakeshore Low Density
- Lakeshore High Density
- Residential Low Density
- Residential Moderate Density
- Residential Mixed Use
- Commercial Mixed Use
- Low Impact Mixed Use
- Industrial/Business/Research Development
- Recreation
- Community Facilities
- Existing PDAs
- Steep Slopes (>15%)

Zoning

- AG - Agriculture
- RA - Rural Agricultural
- L1 - Lakeshore
- R1 - Residential Low Density
- R2 - Residential Moderate Density
- R3 - Residential Mixed Use
- B1 - Commercial Mixed Use
- B2 - General Commercial
- IR - Industrial/Research



06 Future Land Use

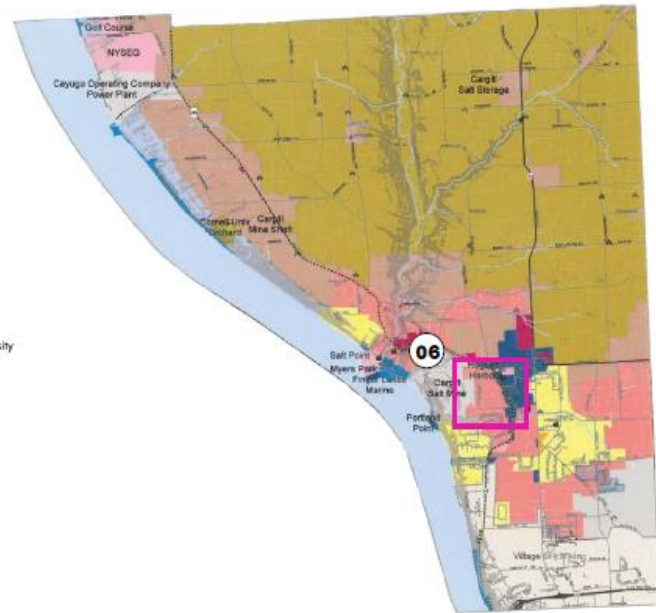
This Town envisions this area as Moderate Density Residential

Future Land Use

- Agriculture
- Rural Agricultural
- Lakeshore Low Density
- Lakeshore High Density
- Residential Low Density
- Residential Moderate Density
- Residential Mixed Use
- Commercial Mixed Use
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- Community Facilities
- Existing PDAs
- Steep Slopes (>15%)
























Zoning

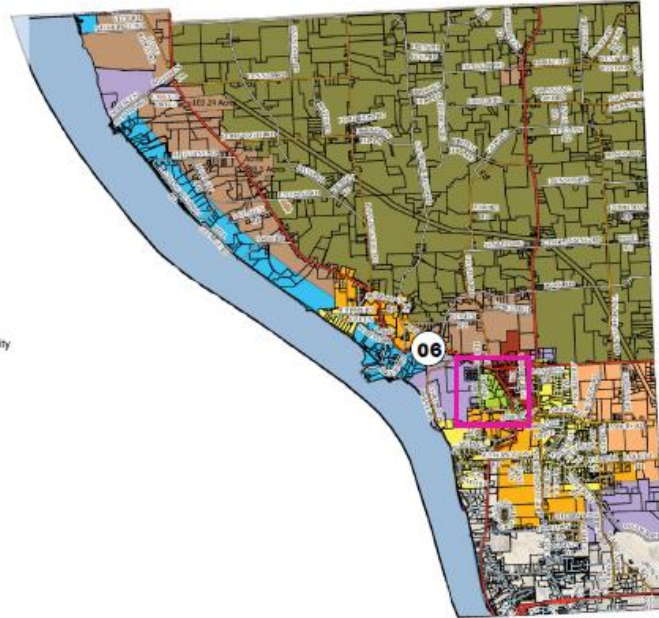
- AG - Agriculture
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06 Zoning

Currently zoned for General Commercial (a mix of retail, commercial, and industrial uses)

Future Land Use	Zoning
 Agriculture	 AG - Agriculture
 Rural Agricultural	 RA - Rural Agricultural
 Lakeshore Low Density	 L1 - Lakeshore
 Lakeshore High Density	
 Residential Low Density	 R1 - Residential Low Density
 Residential Moderate Density	 R2 - Residential Moderate Density
 Residential Mixed Use	 R3 - Residential Mixed Use
 Commercial Mixed Use	 B1 - Commercial Mixed Use
 Low Impact Mixed Use	 B2 - General Commercial
 Industrial/Business/Research Development	 IR - Industrial/Research
 Recreation	
 Community Facilities	
 Existing PDAs	
 Steep Slopes (>15%)	



RECOMMENDATIONS



Update Town of Lansing Zoning Code



Potential Updates

- Revise the Zoning District Framework based on the FLU
- Incorporate other techniques that implement other planning efforts (Open Space Plan, etc)
- Align uses and dimensional requirements with water and sewer infrastructure
- Incorporate Environmental Protection Overlay Districts
- Establish mechanisms to preserve and enhance character
- Start with Building & Site Design Standards & Guidelines for
 - Multi-Family Developments
 - Commercial Establishments
 - Rural Character
 - Scenic Byway Considerations



NEXT STEPS



2024 NYS DOS Consolidated Funding Application (CFA)



Compatible Programs

NYS DOS Smart Growth Comprehensive Planning and Zoning Grant Program

- Funding Available: Up to \$2 million
- Minimum Funding Request: \$75,000
- Match Requirement: 10%

NYS DEC Climate Smart Communities Grant Program

- Funding Available: \$21.5 million
- Funding Request: \$50,000-\$2,000,000
- Match Requirement: 50%

Applications are due Wednesday, July 31, 2024 at 4:00 pm

MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN CONTRACT WITH COLLIERS ENGINEERING & DESIGN

MOTION M24-17

MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN CONTRACT WITH COLLIERS ENGINEERING & DESIGN

Councilperson Joseph Wetmore, moved to authorize Town of Lansing Supervisor to sign a contract with Colliers Engineering & Design for professional services for the purpose of preparing a Consolidated Funding Grant Application for the 2024 grant cycle, per Colliers Engineering & Design Proposal No. 24002127P with a not-to-exceed fee of \$10,000.

Councilperson Christine Montague seconded the motion.

All in Favor – 5

Opposed – 0

RESOLUTION FOR THE TOWN OF LANSING TO APPLY FOR SMART GROWTH GRANT FUNDING

RESOLUTION 24-122

RESOLUTION FOR THE TOWN OF LANSING TO APPLY FOR SMART GROWTH GRANT FUNDING

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town understands the important role that zoning plays in regulating land use but also in influencing our community’s character, housing and transportation options, the preservation of our agricultural heritage, and conserving our environmental resources; and

WHEREAS, the Town has completed numerous public planning efforts that articulate the vision and goals that are consistent with smart growth principles; and

WHEREAS, previous planning efforts have identified zoning code revisions are critical to achieving Lansing’s future vision and goals contained in our 2018 Comprehensive Plan and the 2024 Open Space Plan; and

WHEREAS, the Town anticipates the total project budget will be \$100,000 and are requesting \$85,000 in grant funds and providing \$15,000 as our local match; and

WHEREAS, the Town understands that this is a reimbursement grant and will need to pay for consultant services prior to requesting reimbursement from New York State Department of State (NYSDOS); and

WHEREAS, upon a review and discussion of the matter, the Town Board of the Town of Lansing has hereby RESOLVED as follows:

1. The Town supports the application for a Comprehensive Zoning Grant from the NYS Department of State’s (NYSDOS) 2024 Smart Growth Grant Program; and
2. The Town Board authorizes the Town of Lansing Supervisor to sign a grant application for the 2024 Smart Growth Grant Program.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye	Councilperson Laurie Hemmings – Aye
Councilperson Christine Montague – Aye	Councilperson Joseph Wetmore – Aye
Supervisor Ruth Groff – Aye	

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 17, 2024.

PRIVILEGE OF THE FLOOR – COMMENTS

One resident inquired why the Town is requesting the NYS Department of Transportation to remove the curve on Route 34B.

Town Board responded that it is being requested due to safety issues. There is further discussion on this topic in the Work Session of this meeting.

Another resident asked if there is any data that shows a higher rate of accidents there versus other intersections in Town.

LANSING COMMUNITY LIBRARY REPORT – ANNIE JOHNSON

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**TOWN BOARD UPDATES
FROM THE LANSING COMMUNITY LIBRARY
July 2024**

1. Summer Craft Kits are available in the Children’s room in the Library.

2. The FLX Library Road Trip program encourages people to explore more libraries in our system. Please get more info at the Library!
3. On July 18, Tanglewood Nature Center will present an Animal Adventure Program.
4. Family Movie Night will be held July 13 - Kung Fu Panda will be playing at the Town Hall.
5. The Sciencenter will be visiting on July 11th at 10:30 at the tent to do fun demonstrations.
6. Due to a staffing shortage, the Library has adjusted the hours of operation. Mon/Tues 10-6, Wed/Thur 10-7, Fri/Sat 10-2. Closed for the Fourth.
7. On Thursday, July 25, “Brian has an Uke” visits the Library to teach about the ukulele.
8. Books, Puppets and Music with Karla Notariani will be offered for kids 7-11 in July.
9. The Summer Reading program is in full swing! The theme is “Adventure Begins at the Library”. There are many events planned throughout June, July and August. Please check the website or the library for a full calendar. You can still sign up!
10. Don’t forget that if the library is closed, you still have access to Libby, Hoopla, and Kanopy!
11. The library continues to provide free delivery to Woodsedge. The library also has a mobile wireless hotspot available for check out. The Wi-Fi is not password protected. The community is welcome to park in the lot to access the Internet.
12. Learn to play American Mah Jongg every Tuesday at 10:15.
13. The library has an Empire Pass and passes to the Museum of the Earth and the Cayuga Nature Center available for check out. Board games, puzzles, story time kits, and STEAM kits are also available.
14. The library now offers free period products using an Aunt Flow dispenser.
15. Chair Yoga is offered every Monday at 10:00.

LANSING YOUTH SERVICES REPORT – RICK ALVORD

No report.

TOMPKINS COUNTY LEGISLATOR REPORT – MIKE SIGLER

Reviewed the following report at the meeting:

**Tompkins County Legislator
Michael Sigler
July 2024**

Hello and thank you for having me again. I want to thank Dominick Recckio whose County reports I draw liberally from.

Since I last saw you, the Tompkins County Legislature adopted a 2024-2029 Strategic Operations Plan. I had some issues with it such as I don’t feel there was as much input from the community as I would have liked and while we call it a five-year plan, we have elections in that time frame and new legislators may have a different idea on where they see the County going.

Implementation with departments has already started via detailed action steps. Much of what can be found in the plan is already happening, but the County Administrator says this codifies the priorities and values of the County.

Amy Kremenek, President of Tompkins Cortland Community College, updated the Legislature on the college. There have been four consecutive semesters of increased enrollment, with enrollment up nearly 16% for the incoming Fall 2024 students. The College has increased its offerings with several new “microcredentials,” short programs meant to deliver professional training to students based on the current needs of local employers.

The County last night discussed the Human Services building and any plans we have for that lot which we own a majority of. There is some thinking we will team with Downtown Ithaca Alliance in a group to develop the site if we build the center of government. Some legislators feel it’s too early for those talks and want to leave us open for more options while others argue this is just exploring one of many options. Any decision is years away.

We continue to pursue the construction of a new homeless shelter which was reported in the local news. It will be expensive, but we can no longer keep putting people in hotels.

This is a short report I know. We do generally slow down a bit in July. Have a great summer and I’ll see you in August.

HIGHWAY REPORT – MICHAEL MOSELEY

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.



**HIGHWAY REPORT
July 17, 2024**

Tree & Brush Maintenance:

- Continuing working to improve line of sight issues throughout the Town.
- Continued working diligently to mow roadsides throughout the Town.

Water/Sewer Maintenance:

- Crew worked to repair water valve on Horvath Drive
- Continuing to work on Bager contract for lead pipe service identification on East Shore Drive
- NYSEG replaced transformers on Farrell Road. Hoping to have resolved power issue at sewer lift station.
- Crew worked to repair water line leak on Brickyard.

Road Maintenance:

- Crews worked to add material for shoulders on Triphammer Terrace, Waterwagon Road, French Hill, Lansing Station Road.
- Finished Beach Road drainage project.
- Continued to improve upon the infrastructure of drainage throughout the Town and replace as needed.
- Crews worked to repair various patch jobs throughout the Town.

Office:

- Mike attended the Bolton Point Commissions meeting.
- Mike and Jenna attended the Highway Barn meetings.
- Working with Angel at Tompkins County Soil & Water for both WQIP grants. One for the salt barn, one for the vac truck.

Community:

- Hoping to attend the Lansing Carnival again this September. Working to determine equipment to put in parade.

New Highway Barn:

- Working with LeChase and Colliers to determine places to cut project costs.

Intermunicipal Work:

- Working with Tompkins County for line-striping throughout the Town in an effort to cut costs.
- Working with Tompkins County and Village of Cayuga Heights on letters of support for our Vac Truck application.

Mike also shared:

The next meeting for the new highway barn is July 25th. Need direction from Town Board. Supervisor Ruth Groff and Mike are comparing line by line the 2021 estimate to current estimate.

Supervisor Groff thanked his department for a job well done during the power outage the night before. It prompted a discussion on how long the generator at Town Hall would last in a prolonged power outage. Mike estimates it would last approximately 24 hours (depending on use). He is confirming the propane company can make an emergency delivery should we ever need one.

PARKS AND RECREATION REPORT – PATRICK TYRRELL

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.



**Town Board Report
July 2024**

RECREATION:

- We hosted our Hitcats 10U and 12U baseball tournament last weekend, it was an enormous success. Thank you to Moore's Family Farm for their contributions.
- We are currently in the heart of our summer programming. This week we have baseball, band & orchestra, sculpture, fly fishing, and day camps. Unfortunately, due to construction on the high school gym floor we had to cancel our basketball camp.
- Travel baseball and softball have both started their regular season schedules.
- Our department has been awarded the Tompkins County Parks & Trails Grant which will be used to purchase new soccer goals for our Fall Soccer Program.

PARKS:

- Lifeguards are on duty from 10:30am-8:00pm everyday at Myers Park.
- The park restrooms continue to be a maintenance issue, we had two more port-a-johns brought in for the month of July.
- We are continuing to monitor Salt Point and Myers Park for HAB's. (Harmful Algae Blooms)
- We are catching up on mulching trees in Myers Park, typically we have completed this before July 4th.
- If you haven't seen the antics of our resident Osprey family lately, please join us on the livestream: www.youtube.com/@OspreysofSaltPoint
- Our Music in the Park series opened last week with Darkwine, luckily the weather cooperated. This week we host Back Talk.

BUILDINGS:

- Red Cross Blood Drive in the Town Hall on 7/26
- Katrina Binkewicz is doing a wonderful job taking care of the plants around the Town Hall. All the flowers look great.

Please welcome our new employee, Jeff Pinckney. We are happy to have him and be back at full strength. Tyler Todd will be moving up and taking on more responsibilities within our department.

DIRECTOR OF PLANNING REPORT – JOHN ZEPKO

Submitted the following report to the Town Board.

Planning & Code Enforcement

John Zepko, Director, CPESC, CFM
Reporting Period June/July 2024

PLANNING BOARD

June 2024

<p>Project: Plat review of Minor Subdivision of land at 105 Ludlow Road Applicant: Mary Seymour Location: 105 Ludlow Road Tax Parcel # 15.-1-8.3 Project Description: The applicant proposes to subdivide the parent lot at 105 Ludlow Road (Parcel A) into two lots; Parcel B (4.37 acres) and Parcel C (7.96 acres). This property is located in the RA Zoning District.</p>	
<p>Project: Plat review of Minor Subdivision of land at 545 Davis Road Applicant: Jane Cullings, on behalf of Joseph and Laura Huizinga Location: 545 Davis Road Tax Parcel # 10.-1-12.21 Project Description: The applicant proposes to subdivide the lot at 545 Davis Road into two lots: Parcel A, the new lot, a 4-acre parcel including the dwelling unit and Parcel B, the parent lot, a 52.58 vacant lot. This property is located in the AG Zoning District.</p>	
<p>Project: SEQR Coordinated Review for Use Variance to construct 2 Solar Energy Facilities off N. Triphammer Road Applicant: Mollie Messenger, representing Delawar River Solar Location: 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3 Project Description: The applicant has applied for 2 Use Variances to construct 2 Solar Energy Facilities off N. Triphammer Road. This project is located in R2 zoning which does not permit the construction of a Solar Energy Facility</p>	

July 2024

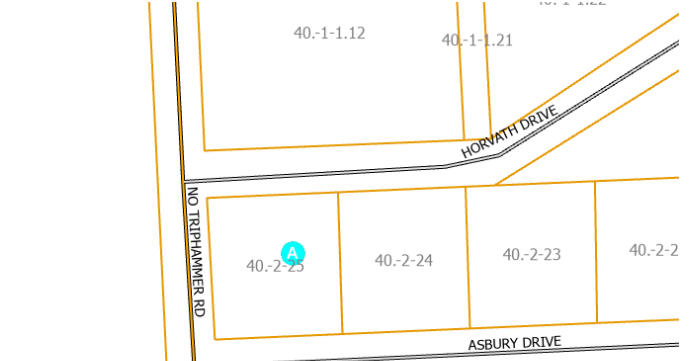
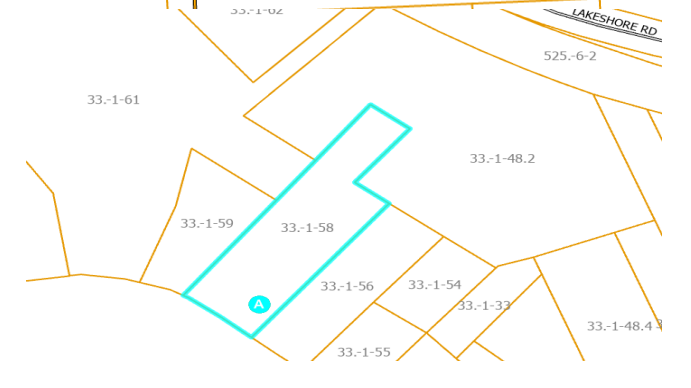
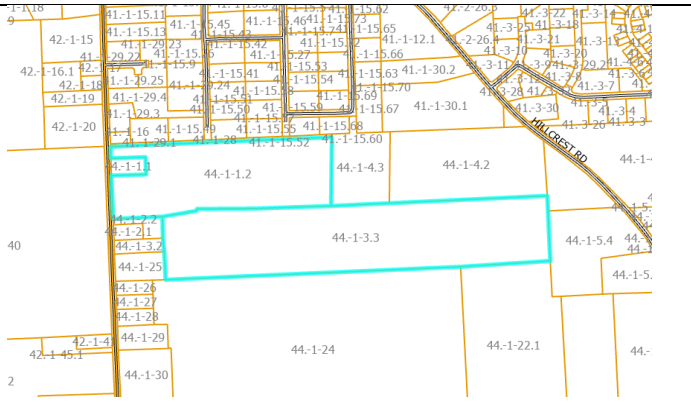
<p>Project: Review of Minor Subdivision Plat of land at 545 Davis Road Applicant: Jane Cullings, on behalf of Joseph and Laura Huizinga Location: 545 Davis Road Tax Parcel # 10.-1-12.21 Project Description: The applicant proposes to subdivide the lot at 545 Davis Road into two lots: Parcel A, the new lot, a 4-acre parcel including the dwelling unit and Parcel B, the parent lot, a 52.58 vacant lot. This property is located in the AG Zoning District.</p>	
<p>Project: Review of Minor Subdivision Plat of land at 2661 N Triphammer Road Applicant: Jack Litzenger Location: 2661 N. Triphammer Road Tax Parcel # 44.-1-25 Project Description: The applicant proposes to subdivide the lot at 2661 N. Triphammer Road into two lots: Parcel A, a 1.15 acre parcel including the dwelling unit and Parcel B, a 1.21 acre vacant lot. This property is located in the R2 Zoning District.</p>	
<p>Project: Site Plan Review of Salt Point Brewery's site modifications: new walk-in cooler, stage/performance area Applicant: Chris Hesse Location: 6 Louise Bement Lane Tax Parcel # 31.-1-16.6 Project Description: The applicant proposes to add a new walk-in cooler and to construct a new stage/ music performance area once time and money allows. This project is located in the B1 Zoning District.</p>	

ZONING BOARD OF APPEALS

June 2024

<p>Project: Two Area Variance's for construction of a 10' x 14' greenhouse in the front yard Applicant: Michael Cox, representing Elisabeth Hegarty Location: 2 Asbury Drive, TPN 40.-2-25 Project Description: The applicant is applying for two (2) Area Variance's: (1) relief from Town of Lansing Zoning Law § 270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a front yard setback of 56' where 80' is required on North Triphammer Road. (2) relief from Town of Lansing Zoning Law § 270-38 Accessory Uses (D)(3) prohibiting an accessory structure of less than 144 square feet to encroach in the front yard. This property is located in R2 zoning</p>	
<p>Project: Applicant wishes to remove prior conditions allowing for fill to be added to site to create positive drainage Applicant: Jason Demarest, representing Lillian Babcock Location: 30 Ladoga Park W, TPN 33.-1-58 Project Description: The applicant has applied for a rehearing to discuss the removal of prior conditions (from 7/20/2004) which would allow for fill to be added to create positive drainage at 30 & 32 Ladoga. This property is located in L1 zoning with lake frontage</p>	
<p>Project: Area Variance for side yard setback Applicant: Heather Gaffney, owner Location: 140 Locke Road, TPN 6.-1-24.4 Project Description: The applicant has applied for an Area Variance to site a modular home within the 15' required setback. The home is currently sited 7.7' feet away from the property line, which is approximately half the required setback. This project is located in the AG zoning which has a 15' minimum side yard setback requirement</p>	
<p>Project: Use Variance to construct a Solar Energy Facility off N. Triphammer Road Applicant: Mollie Messenger, representing Delawar River Solar Location: 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3 Project Description: The applicant has applied for a Use Variance to construct a Solar Energy Facility off N. Triphammer Road. This project is located in R2 zoning which does not permit the construction of a Solar Energy Facility</p>	

July 2024

<p>Project: Area Variance - Applicant wishes to construct a new 12' x 28' inground pool. Applicant: Derek Osbourne, owner Location: 2 Beach Road, TPN 31.-2-4 Project Description: The applicant is applying for one (1) Area Variance: (1) relief from Town of Lansing Zoning Law § 270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a front yard (east/ Beach Rd) setback of 39' where 60' is required. This project is located in the B1 zoning district.</p>	
<p>Project: Area Variance – Applicant wishes to construct a 10' x 14' shed. Applicant: Mike Tomei, owner Location: 14 Laura Lane, TPN 44.-1-38.29 Project Description: The applicant is applying for relief from Town of Lansing Zoning Law § 270-11 Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for (1) a side yard (north) setback of 2' where 10' is required and (2) rear yard (east) setback of 2' where 25' is required. This project is located in the R2 zoning district</p>	
<p>Project: Use Variance to construct a Solar Energy Facility off N. Triphammer Road Applicant: Mollie Messenger, representing Delawar River Solar Location: 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3 Project Description: The applicant has applied for a Use Variance to construct a Solar Energy Facility off N. Triphammer Road. This project is located in R2 zoning which does not permit the construction of a Solar Energy Facility</p>	

Building & Code

June 2024

Fees Collected	\$10,285.50
Estimated Project Cost	\$2,504,382.23
Certificate of Occupancy/Compliance	14
Building Permits	32
One- & Two-Family Residences	1
New Businesses	0
Multi-Family Residences (3 or more units)	0
TOTAL 2024 Misc. Fee Collected to date	13,800.00
	Jan 1, 2024 to June 30, 2024
Fees Collected	\$61,001.90
Estimated Project Cost	\$12,329,630.23
Certificate of Occupancy/Compliance	151
Building Permits	160

One- & Two-Family Residences	5
New Businesses	0
Multi-Family Residences (3 or more units)	1

ENGINEER’S REPORT – DAVE HERRICK

No report.

TOWN CLERK REPORT – DEBBIE MUNSON

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**TOWN CLERK
JULY 2024**

NYS DEC Transition from Valeron to Plain Paper Licenses

The DEC will change the type of paper used for sporting licenses and tags from special license stock (Valeron) to plain paper. This will start approximately August 1, 2024. Our office is working on the changes necessary to accommodate this. Lifetime licenses will also be printed on plain paper and mailed to be received no later than September 1, 2024.

Water and Sewer Payments

The next quarterly water bill will be coming out August 1, 2024. As a reminder, customers may sign up to receive their bill electronically. Sign up here: <https://www.boltonpoint.org/ebilling>. This service is provided and managed by Bolton Point. There are no additional fees associated with receiving a bill electronically.

2024 Final Assessment Roll

Our office has received the 2024 Final Assessment Roll and Special District report for Lansing.

It is available to view online here -

<https://www.tompkinscountyny.gov/files2/assessment/rolls/2024Final/Lansing.pdf>

MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN GRANT APPLICATION TO PARK FOUNDATION FOR COMPREHENSIVE TRAILS PLAN

MOTION M24-18

MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN GRANT APPLICATION TO PARK FOUNDATION FOR COMPREHENSIVE TRAILS PLAN

Councilperson Joseph Wetmore, moved to authorize Town of Lansing Supervisor to sign a grant application to the Park Foundation, for the purpose of funding a comprehensive trails plan which would further the study of a multi-use trail as per the 2022 Recreation Master Plan.

Councilperson Laurie Hemmings seconded the motion.

All in Favor – 5

Opposed – 0

RESOLUTION ADOPTING PLAN AND SUMMARY OF DISSOLUTION FOR CONSOLIDATED WATER DISTRICT EXTENSION #3 AND SETTING PUBLIC HEARING THEREUPON

RESOLUTION 24-123

RESOLUTION ADOPTING PLAN AND SUMMARY OF DISSOLUTION FOR CONSOLIDATED WATER DISTRICT EXTENSION #3 AND SETTING PUBLIC HEARING THEREUPON

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town Board of the Town of Lansing formed Consolidated Water District Extension Number 3 (the “District Extension”) by Final Order dated June 19, 2019, but the increases in costs and construction expenses showed that the district was impossible to build in the planned amount and at planned locations in any feasible manner as set forth in the Public Interest Order, in the State Comptroller’s Order and Approval, and in the Final Order for the District Extension; and

WHEREAS, the Town Board referred this problem to the Water & Sewer Advisory Board (“WSAB”) for review and a formal recommendation, and WSAB determined that the district, as planned and configured, was not feasible from a fiscal, technical, or planning perspective, that the District Extension should be dissolved, including to allow for the creation of smaller future or targeted districts, including in accordance with the other recommendations of the WSAB dated July 6, 2022; and

WHEREAS, the Town Board unanimously agreed with and accepted such recommendations, and further determined that the District Extension should be dissolved but, for reasons unknown, that dissolution, as required by General Municipal Law Article 17-a, never occurred, and there have been renewed inquiries about extending public water mains into areas within the territorial boundaries of the District Extension, but a new district may not be formed, built, or considered atop an existing district; and

WHEREAS, given no land use disturbances or impacts will occur, and because there are no deconstruction requirements, and given that this is a largely ministerial proceeding to continue a general management and operational plan for water as a utility within the Town, this matter is classified as a Type II Action under SEQRA per 6 NYCRR 617.5(13), (24-26), and (33), such that no EAF or further action under SEQRA is required; and

WHEREAS, and upon consideration of the foregoing and the prior decision to dissolve the District Extension, the Town Board has duly **RESOLVED** as follows:

1. The Town Board did previously decide, and does hereby so resolve, to dissolve the District Extension, and the Town Board does hereby endorse the plan of dissolution set forth below. The proposed plan of dissolution is found to comply with General Municipal Law § 774, and the facts and plan for dissolution are set forth as follows:
 - a. The name of the local government entity to be dissolved is the Town of Lansing Consolidated Water District No. 3 (again, the “District Extension”).
 - b. The territorial boundaries of the entity are as set forth in the Map, Plan and Report and Public Interest Order for the District Extension, include lands along Buck, Bower, Wilson, and Conlon Roads, and is more particularly described as follows: Beginning at a point in the centerline of Conlon Road opposite the southwest corner of tax map parcel 31.-5-1, said point being approximately 165 feet north of the centerline of NYS Route 34B; thence north along the centerline of Conlon Road to a point opposite the southeast corner of parcel 31.-3-11; thence west a distance of 127± feet; thence north a distance of 275± feet to the northwest corner of parcel 31.-3-10; thence west a distance of 205± feet; thence north a distance of 711± feet to the northeast corner of parcel 31.-3-1; thence north to a point in the south line of parcel 31.-1-6.11, said point being 325± feet west of the centerline of Conlon Road; thence west 99± feet to the southwest corner of parcel 31.-1-6.11; thence north 470± feet to the northwest corner of said parcel; thence east 24± feet along the north line of said parcel to a point, said point being 325± feet west of the centerline of Conlon Road; thence north 1,323± feet to a point in the south line of parcel 31.-1-11.1, said point being 325± feet west of the centerline of Conlon Road, thence west 279± feet to the southwest corner of parcel 31.-1-11.1; thence a distance of 602± feet to the southeast corner of parcel 31.-1-20; thence west 2,518± feet to a point in the west

line of parcel 31.-1-19, said point being the northwest corner of parcel 31.-1-5; thence south 1,059± feet to the southeast corner of parcel 31.-1-19; thence west 475± feet; thence north 1,072± feet to the northeast corner of parcel 31.-1-1.41; thence 225± feet west to the centerline of Buck Road; thence north 298± feet along the centerline of Buck Road to a point opposite the southwest corner of parcel 27.-1-36.3; thence west a distance of 325± feet along the north line of Wilson Road to a point; thence north 530± feet to a point in the south line of parcel 27.-1-41, said point being 325± feet from the centerline of Buck Road; thence west 175± feet; thence north 235± feet to the northwest corner of said parcel; thence east 527± feet to the centerline of Buck Road; thence north 25± feet along the centerline of Buck Road to a point opposite the southeast corner of 27.-1-27.1; thence west 802± feet to the southwest corner of parcel 27.-1-27.22; thence north 785± feet; thence east a distance of 466± feet to the southwest corner of parcel 27.-1-27.21; thence north 485± feet; thence east 1,228± feet to the centerline of Buck Road; thence northeasterly 56± feet along the centerline of Buck Road; thence north 25± feet; thence west 1,249± feet to the southwest corner of parcel 27.-1-14.1; thence 308± feet to the northwest corner of said parcel; thence east 1,110 feet; thence southeasterly 246± feet; thence 267± feet to the centerline of Buck Road; thence east along the centerline of Buck Road 90± feet; thence north 436± feet to the northwest corner of parcel 27.-1-26.8; thence east along the north line of said parcel to a point being 325± feet west of the centerline of Conlon Road; thence north 281± feet to a point opposite the southwest corner of parcel 27.-1-26.12; thence east 62± feet to the southwest corner of said parcel; thence north 772± feet to the northwest corner of parcel 27.-1-26.10; thence east 228± feet to the centerline of Conlon Road; thence south 1,187± feet along the centerline of Conlon Road to a point opposite the northwest corner of parcel 28.-1-41; thence easterly 337± feet to the northwest corner of parcel 28.-1-43; thence a total distance of 198± feet to the northwest corner of parcel 28.-1-42; thence easterly 160± feet to the northwest corner of parcel 28.-1-22; thence east 435± feet to the northeast corner of said parcel; thence north 172± feet to a point, said point being 325± feet from the centerline of Buck Road; thence east 215± feet to the east line of parcel 28.-1-47; thence north 126± feet to the northwest corner of parcel 28.-1-17.5; thence east 234± feet to the northeast corner of said parcel; thence south and east along the east line of said parcel a total distance of 625± feet to the centerline of Buck Road; thence east along the centerline of Buck Road 25± feet to a point opposite the southwest corner of parcel 28.-1-17.2; thence north and west; along the west line of said parcel a total distance of 526± feet to the northwest corner of said parcel; thence 423± feet east to the northwest corner of parcel 28.-1-25.42; thence south 270± feet to the southeast corner of said parcel; thence easterly 57± feet to the northeast corner of parcel 28.-1-25.41; thence south 332± feet to the centerline of Buck Road; thence easterly along the centerline of Buck Road 79± feet to a point opposite the southwest corner of parcel 28.-1-25.222; thence north 347± feet to the northwest corner of 28.-1-25.5; thence east 552± feet to the northeast corner of said parcel; thence south 153± feet; thence east 101± feet to the east line of said parcel; thence north 136± feet to a point; thence east to a point in the east line of parcel 28.-1-25.23, said point being 325± feet from the centerline of Buck Road; thence continuing east to a point in the west line of parcel 28.-1-27.22, said point being 325± feet from the centerline of Buck Road; thence north 175± feet to the northwest corner of said parcel; thence east 365± feet to the northwest corner of parcel 28.-1-28.242; thence easterly 560± feet to the northeast corner of parcel 28.-1-28.212; thence south 452± feet to the centerline of Buck Road; thence east along the centerline of Buck Road 60± feet to a point opposite the southwest corner of parcel 28.-1-28.232; thence north 419± feet to the northwest corner of said parcel; thence east 322± feet to the northeast corner of parcel 28.-1-28.231; thence south 135± feet to the northwest corner of parcel 28.-1-28.4; thence east 645± feet to the west line of NYS Route 34 (Auburn Road); thence south along the west line of said highway 116± feet to a point; thence east to the northwest corner of parcel 29.-1-3.2; thence north 291 feet to the northwest corner of parcel 29.-1-37.621; thence east a total distance of 1,252± feet to the northeast corner of parcel 29.-1-37.9; thence continuing east to the west line of parcel 29.-1-3.4; thence south 220± feet to the northeast corner of parcel 29.-1-37.4; thence west a total distance of 356± feet to the northwest corner of parcel 29.-1-37.5; thence south 310± feet to the centerline

of Buck Road; thence west a total distance of 1,532± feet to a point in the east line of NYS Route 34 (Auburn Road); thence continuing west along the centerline of Buck Road to a point opposite the northeast corner of parcel 28.-1-28.37; thence south along the west line of NYS Route 34 (Auburn Road) 2,134± feet to the centerline of Bower Road; thence west along the centerline of Bower Road a distance of 300± feet to a point; thence north to the southwest corner of parcel 28.-1-29.11, said corner being 311± feet west of the west line of NYS Route 34 (Auburn); thence north 100± feet; thence west a total distance of 1,312± feet to the southwest corner of parcel 28.-1-19.22; thence continuing west 900± feet to the southwest corner of 29.-1-25.211; thence west along the north line of Bower Road 46± feet to the southeast corner of parcel 28.-1-25.1; thence north along the east line of said parcel 307± feet; thence west along the north line of said parcel; thence south 326± feet along the west line of said parcel to the centerline of Bower Road; thence continuing south 325± feet to a point; thence west running parallel to the centerline of Bower Road and offset 325± feet to a point, said point being 325± feet east of the Conlon Road centerline; thence southerly running parallel to the centerline of Conlon Road and offset 325± feet a distance of 3,922± feet to a point in the north line of parcel 31.-1-6.3; thence east 670± feet to the northeast corner of said parcel; thence south 313± feet to the southeast corner of said parcel; thence west 311± feet to the southwest corner of said parcel; thence south 276± feet to the southeast corner of parcel 31.-1-8.3; thence west to a point in the south line of said parcel being 325± feet from the centerline of Conlon Road; thence south to a point in the north line of parcel 31.-5-4, said point being 325± feet from the centerline of Conlon Road; thence west 325± feet back to the point or place of beginning; all as more particularly shown upon a proposed District Extension boundary map contained within the MPR. Such land descriptions being also generally inclusive of all or a portion of the following Town of Lansing tax parcel numbers: 28.-1-28.37; 28.-1-41; 29.-1-3.2; 31.-1-21.2; 27.-1-36.7; 28.-1-47; 28.-1-28.211; 27.-1-36.4; 27.-1-36.1; 29.-1-37.622; 31.-1-20; 28.-1-17.42; 29.-1-37.624; 31.-1-6.3; 27.-1-39.2; 28.-1-48.2; 28.-1-17.41; 28.-1-31; 29.-1-37.7; 31.-1-8.2; 28.-1-20; 31.-1-6.22; 31.-1-6.11; 27.-1-36.3; 27.-1-36.25; 28.-1-28.241; 31.-3-11; 28.-1-27.3; 28.-1-36; 27.-1-34; 31.-1-10; 28.-1-25.41; 28.-1-25.42; 28.-1-17.1; 28.-1-17.5; 28.-1-28.321; 27.-1-26.8; 27.-1-26.2; 27.-1-26.12; 27.-1-26.7; 27.-1-26.10; 29.-1-37.625; 31.-4-1; 28.-1-48.1; 28.-1-27.1; 29.-1-37.9; 29.-1-37.623; 28.-1-28.36; 32.-1-22.1; 27.-1-41; 28.-1-33; 31.-1-19; 28.-1-42; 28.-1-25.212; 28.-1-28.232; 28.-1-17.2; 27.-1-36.22; 27.-1-36.9; 29.-1-37.2; 28.-1-28.4; 28.-1-34.2; 28.-1-28.212; 31.-1-23.2; 27.-1-27.24; 30.-1-24.2; 27.-1-27.22; 27.-1-27.25; 28.-1-25.5; 28.-1-27.22; 31.-3-10; 27.-1-36.21; 27.-1-36.23; 28.-1-49; 28.-1-29.11; 27.-1-27.21; 27.-1-40; 28.-1-25.23; 27.-1-36.5; 28.-1-25.222; 28.-1-25.3; 27.-1-27.23; 28.-1-28.34; 31.-1-21.1; 28.-1-28.323; 28.-1-28.31; 28.-1-23; 31.-1-8.3; 27.-1-27.1; 27.-1-14.1; 28.-1-35; 27.-1-26.9; 27.-1-39.1; 28.-1-25.211; 28.-1-28.231; 28.-1-43; 27.-1-26.112; 27.-1-26.111; 31.-1-11.1; 31.-1-11.22; 31.-1-11.3; 31.-1-11.21; 29.-1-37.61; 28.-1-28.33; 31.-1-23.1; 28.-1-25.43; 31.-1-1.6; 27.-1-35; 28.-1-32; 27.-1-36.6; 31.-1-16.2; 28.-1-22; 27.-1-26.1; 28.-1-39; 31.-5-1; 31.-1-22; 28.-1-28.322; 29.-1-37.8; 28.-1-25.213; 27.-1-36.24; 28.-1-38; 29.-1-37.621; 28.-1-25.221; and 28.-1-28.242. The assessment maps and property descriptions therefor as are on file with the Tompkins County Clerk's Office and Tompkins County Assessment Department are further and expressly incorporated herein.

- c. The type or class of the entity dissolved is a special benefit district created under Town Law Article 12-A, specifically being a water district extension.
- d. The fiscal estimate of the cost of dissolution, including required advertising and public hearing expenses, is estimated at a cost not to exceed \$2,500.
- e. No public employees or civil service positions are being transferred or eliminated as a result of this dissolution.
- f. The District Extension holds no infrastructure or installed mains, equipment, or assets, including as construction was never commenced and no infrastructure was ever assembled or installed.

- g. The District Extension has no known current liabilities or indebtedness, and no bonds or other indebtedness instruments were ever issued, assumed, or created by or for the District Extension, including as public bidding did not occur and no construction was ever commenced. Any miscellaneous obligations of the District Extension will be paid in accord with rules under Town Law Article 12-A or General Municipal Law § 790, or otherwise as required by law.
 - h. The District Extension has entered into no contracts or agreements with the Town or any other local governments, and no contracts or approvals from any third party or governmental body or agency are needed or required to carry out the dissolution of the District Extension.
 - i. The residents and landowners within the District Extension were never supplied with public water services or any opportunity to connect to a public or distribution main, such that they will simply continue to acquire water for residential and other purposes in the same manner as they have done so for the years leading up to and since the map, plan and report for this District Extension was first considered in 2017-2018.
 - j. There are no known assets or liabilities of the District Extension to distribute, levy, or collect upon.
 - k. The dissolution of the District Extension will have no effect on any local laws, codes, rules, or regulations of the Town, and no law or policy will be required to be amended or discontinued as a result of dissolution.
 - l. The effective date of dissolution is proposed to be September 1, 2024.
 - m. The time and place for the public hearing upon this proposed dissolution plan, as required by General Municipal Law § 276, is 6:31 pm upon Wednesday August 21, 2024, at the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882.
 - n. The Town Supervisor and Deputy Town Supervisor be and hereby are authorized, by and on behalf of the District Extension and the Town of Lansing, to now or hereafter discontinue and release any waterline easements as may have been filed of record at the Tompkins County Clerk's Office, whether singly in responses to requests therefor by residents, or in any other manner as is deemed expedient given the potential future need for such easements for future water districts, extensions, or user agreements in that area.
2. Within 5 days of the adoption of this resolution the Town Clerk shall cause a copy of this resolution and plan of dissolution to be:
- (i) Readily available for review and inspection at the offices of the Town Clerk, and be posted upon the Town Clerk's signboard, both along and together with the summary of the plan of dissolution; and
 - (ii) Posted on the Town's website, together with the summary of the plan of dissolution and a description of the location(s) where the documents pertaining to dissolution may be readily examined; and
 - (iii) Published together with the descriptive summary once each week for four consecutive weeks in the Town's official newspaper prior to the public hearing hereupon.
3. The descriptive summary of this plan of dissolution is set forth below and is hereby approved. The Town Board further finds that dissolving the District Extension is necessary given it cannot be constructed at this time, and its existence prevents the consideration of other options, including smaller district extensions that may prove feasible, both fiscally and from planning and engineering perspectives, including under and in alignment with the Town's Comprehensive Plan.

4. The notice of public hearing shall be published not less than ten days, but not more than twenty days, prior to the public hearing, and such notice shall be posted and displayed on the official signboard of the Town Clerk and published upon the Town’s website. The notice of public hearing shall provide (and post and publish) a descriptive summary of the proposed dissolution plan (see below) and shall further include references to the public place or places within the Town where a copy of such plan may be examined.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye Councilperson Laurie Hemmings – Aye
Councilperson Christine Montague – Aye Councilperson Joseph Wetmore – Aye
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 17, 2024.

SUMMARY PLAN DESCRIPTION

LEGAL NOTICE: Dissolution Plan for Dissolution of the Town of Lansing Consolidated Water District Extension #3, and Notice Calling a Public Hearing upon August 21, 2024, upon such Dissolution Plan.

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Lansing, a municipality of the State of New York (the “Town”), duly authorized the formation and construction of Consolidated Water District Extension #3 (the “District Extension”) on June 19, 2019, and, for many reasons relating to water district planning, the Town’s Comprehensive Plan, and the substantial increases in construction costs and bond rates, the Town Board undertook multiple fiscal and construction analyses and studies to seek ways to reduce costs, adopt value engineering options, and locate favorable financing, all of which efforts failed during 2021 and 2022 to bring the project within approximately \$600,000 of budget, resulting in the Town Board approving and adopting an advisory analysis and recommendations to dissolve the District Extension in mid-2022. The Town Board did thus resolve upon August 21, 2024, after preparation of a plan of dissolution, to dissolve the Special District in accordance with the rules and requirements of General Municipal Law Article 17-a, and the Town Board did duly endorse a descriptive summary which reads as follows:

Descriptive Summary of Dissolution Plan: The Town of Lansing proposes to dissolve the District Extension, the territorial boundaries of which encompass a large area of land almost wholly within Agricultural District #1 in the Town along Buck, Conlon, Bower, and Wilson Roads, all as more specifically described in the Plan of Dissolution posted and on file at the Town Clerk’s Office (the “Plan”). The District Extension is a water improvement district that does not have a separate Board of Commissioners, and which does not have any of its own local laws, ordinances, rules or regulations independent of the Town. The District Extension has no known liabilities, assets, or infrastructure located in the ground relating to water systems or distribution lines. By operation of law, including Town Law Articles 12 and 12-A, no agreement with the Town (or any other governmental agency) is necessary to carry out the dissolution.

Residents of the District Extension will continue to receive water services through water wells and in other traditional manners by which water has been supplied for residential and other uses before and since the District Extension was first approved. The Plan does not call for the elimination or transfer of any public employees or the removal of any public infrastructure, and the cost of dissolution is estimated to not exceed \$2,500. Upon approval of the Plan, after a public hearing has taken place, such public hearing being scheduled for August 21, 2024, any miscellaneous interests, documents, assets, liabilities, or other matters pertaining to the District Extension shall become the property and

obligations of the Town. Any remaining indebtedness or liabilities may become a charge upon the taxable real property of land within the District Extension, as provided by Town Law Article 12-A and General Municipal Law § 790.

The dissolution shall become effective September 1, 2024, if approved by the Town Board.

NOTICE IS HERBY FURTHER GIVEN, that the Dissolution Plan, along with a descriptive summary thereof, may be read at the official Town Clerk's signboard adjacent to the Town Clerk's Office at Town Hall, in the office of the Town Clerk located in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882, and a copy of each is also posted upon the Town's website at <https://www.lansingtown.com/>.

NOTICE IS HEREBY FURTHER GIVEN that a public hearing on this Dissolution Plan will be held on August 21, 2024, at 6:31 pm (or shortly thereafter) at the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882. At the time and place of such hearing the Town Board will take statements, testimony, and evidence from all persons interested in the subjects thereof and concerning the same, and all residents of the Town and the general public are invited to attend this public hearing. Interested parties may also submit written comments addressed to the Lansing Town Clerk, 29 Auburn Road, Lansing, New York 14882. Individuals with visual, hearing, or other impairments or disabilities that require or request assistance should contact Town Clerk Deborah Munson at the Town of Lansing, (607) 533-4142 at least 48 hours prior to the time of the Public Hearing.

**BY ORDER OF THE TOWN BOARD OF THE TOWN OF LANSING,
TOMPKINS COUNTY, NEW YORK**

RESOLUTION AMENDING MOTION M23-17, REALLOCATING ARPA FUNDS

All the ARPA funds have been allocated. This resolution is reallocating ARPA funds that were not used for salt.

RESOLUTION 24-124

RESOLUTION AMENDING MOTION M23-17, REALLOCATING ARPA FUNDS

The following Resolution was duly presented for consideration by the Town Board.

WHEREAS, the Town of Lansing (Resolution 24-09) resolved to lease-finance a Case 821G Wheel Loader with a gross purchase price of \$272,274.36, with a net purchase price of \$122,274.36 and a \$150,000 down payment by trade-in; and

WHEREAS, Monroe Tractor applied an incorrect discount to the agreement which increased the purchase price by \$42,332.36; and

WHEREAS, Monroe Tractor has increased the trade-in allowance from \$150,000 to \$170,000; and

WHEREAS, this leaves an additional amount due of \$22,332.36; and

WHEREAS, the Town wishes to keep the 5-year lease payments the same as originally stated; and

WHEREAS, Motion M23-17 allocated ARPA funds of \$191,957 to purchase road salt; and

WHEREAS, less road salt was purchased allowing for additional unused ARPA funds; and

WHEREAS, upon due consideration and deliberation upon the foregoing, the Town Board of the Town of Lansing hereby

RESOLVED that Motion M23-17 is hereby amended as follows:

1. Letter b) from \$191,957 to \$169,624.64
2. Add letter c) \$22,332.36 ARPA account #HF5130.200 to pay additional money for Case 821G Wheel Loader.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye Councilperson Laurie Hemmings – Aye
 Councilperson Christine Montague – Aye Councilperson Joseph Wetmore – Aye
 Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 17, 2024.

RESOLUTION APPROVING AUDIT AND SUPERVISOR’S REPORT

RESOLUTION 24-125

**RESOLUTION APPROVING AUDIT
AND SUPERVISOR’S REPORT**

The Supervisor submitted her monthly report for the months of April and May 2024, to all Board Members and to the Town Clerk. The Supervisor’s Reports were reviewed by Councilperson Joseph Wetmore. The bills were reviewed by Councilperson Christine Montague and Councilperson Joseph Wetmore. The Supervisor’s Reports be approved as submitted and the Bookkeeper is hereby authorized to pay the following bills.

CONSOLIDATED ABSTRACT # 007

TOWN OF LANSING

**Abstract # 007
Summary by Fund**

07/15/2024
08:31:58

Code	Fund	Prepays	Unpays	Totals
A	GENERAL FUND TOWNWIDE	8,684.24	81,789.38	90,473.62
B	GENERAL FUND OUTSIDE VILLAGE	158.51	28,296.59	28,455.10
DA	HIGHWAY FUND TOWNWIDE		13,864.03	13,864.03
DB	HIGHWAY FUND OUTSIDE VILLAGE	182.53	628,666.30	628,848.83
SL1-	LUDLOWVILLE LIGHTING DISTRICT	219.14		219.14
SL2-	WARREN ROAD LIGHTING DISTRICT	1,260.23		1,260.23
SL3-	LAKEWATCH LIGHTING DISTRICT	2,124.01		2,124.01
SS1-	WARREN RD SEWER	518.30	363.84	882.14
SW	LANSING WATER DISTRICTS	47,403.39	3,190.29	50,593.68
TA	TRUST & AGENCY	6,323.95	63,979.46	70,303.41
Total:		66,874.30	820,149.89	887,024.19

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Laurie Hemmings, duly seconded by Councilperson Judy Drake, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye Councilperson Laurie Hemmings – Aye
 Councilperson Christine Montague – Aye Councilperson Joseph Wetmore – Aye
 Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 17, 2024.

BOARD MEMBER REPORTS

Judy Drake

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**Judy Drake
Town Board Member Report
July 2024**

Meetings attended:

June 20, 2024: Tompkins County Youth Services Board

- Update on By-Laws review
- Key Performance Indicators
- Approved 2025 Budget work

July 2, 2024: Lansing Fire Commissioners

- Received update on the capital improvement projects
- Equipment purchases
- Training

July 10, 2024: Lansing Zoning Board of Appeals

- Approved Area Variance at 2 Beach Road to construct an inground pool
- Tabled -Area Variance at 14 Laura Lane to construct a shed
- Held the Public Hearing regarding the SEQR for the Use Variance to construct 2 solar energy facilities off N. Triphammer Road

Laurie Hemmings – no report

Christine Montague

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**Christine Montague
Town Board Member Report
July 2024**

Listened to a presentation on Agricultural Easements by representatives from NY Agricultural Land Trust and Cornell Cooperative Extension (CCE). CCE can help farmers put together their application for an agricultural easement to make it more affordable to protect their properties from development.

Lansing Housing Authority meeting from June:

The flooring has been replaced upstairs in Woodsedge apartments.

We walked around to inspect the outside of Woodsedge to determine the condition of the siding, downspouts, concrete, etc. The roofing on the pavilion is disintegrating and will need replacement.

Joseph Wetmore

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**Joseph Wetmore
Town Board Member Report
July 2024**

Trail Committee

Tuesday, July 9·11:30am – 12:30pm

Reviewed the June 26 Presentation to the Board

The concept of a railroad ROW trail from Myers to points north brought several landowners to the meeting who oppose the idea. The Trails Working Group will remain focused on the Greenway as described in the 2022 Rec Master Plan and as presented at the meeting.

Discussed various grant opportunities:

Rural Beautification Grant - for Route 34B banners. \$2,250. Final report due October 31, 2024

LHS graduate headed to college for graphic design is working on the banner. Steve is finalizing vendor research.

Park Foundation Grant - for Comprehensive Trails Plan. \$50,000. The foundation is willing to push their July 10th application deadline to July 18th so that Board Resolution can be passed on the 17th. Steve is working on the application.

TC Tourism Grant - for Town Center Greenway Feasibility Study. \$25,000.

This grant is due on August 26, 2024.

ONGOING

Quick Connections - Small projects to quickly improve walkability in Lansing will be included in the Comp Plan and highlighted so that the Working Group can act on them in the shorter term. Jack will move ahead with researching a neighborhood connection along Hillcrest Road, including contacting landowners.

Owasco Lake Watershed Management Council, Inc. Tuesday, July 16•10:00 – 11:30am

Agenda:

- A. Board of Directors – Roll call
- B. Approval of the Agenda
- C. Approval of Minutes from May 21, 2024 Board Meeting
- D. Approval of Resolution 02-24, Meeting Procedural Requirements- Addressing Remote Attendance
- E. Public to be Heard
- F. Director’s Summary – Adam Effler (distributed for review prior to meeting)
- G. Board of Directors/Municipality Representatives Feedback
- H. Treasurer’s Audit and Finance Report
 - i. May 2024 Financials Approval
 - ii. June 2024 Financials Approval
- I. Lake Level Report – John West
- J. NYSDEC FL Hub Update – Tony Prestigiacomio
- K. Owasco Watershed Lake Association Update
- L. Cornell Cooperative Extension Update
- M. Communications
- N. Issues of Concern
- O. Schedule Next Meeting (3rd Tuesday of August, 2024 is the 20th)
- P. Adjourn

Joe also reported the following:

He learned there was an underground railroad stop in Ludlowville. Would like to move forward with applying for a grant from Pomeroy Foundation for a historical marker. It is located on private property, so will need permission from the property owner. Moving forward, Joe will be the liaison for the Town with the Pomeroy Foundation.

Ruth Groff - No report.

WORK SESSION MEETING

Town Hall HVAC Project

There was discussion regarding which type of replacement to go with, air or ground source heat pumps. Paybacks in the energy options report provided by Tompkins County Business Energy Advisors are hard to follow and understand. Not sure how they were calculated.

Representatives from Cornell Cooperative Extension provided information on grant funding. Three grants available to pursue funding.

1. NYSERDA Clean Energy Communities Grant
 - a. Qualify for up to \$85,000 of funding for ground or air source
2. Federal IRA (Inflation Reduction Act) Funding
 - a. Eligible up to 30% of cost of ground source projects
 - i. Not available for air source projects
3. Lansing Non-Pipes Alternatives Program (NPA)
 - a. Largest incentives are for Zone 1 on map
 - i. Town Hall is in Zone 1
 - b. Incentives are based on size of system being removed
 - i. Estimated Town incentive – \$39,000
 - ii. Can be used for air or ground source system
 - iii. Must remove entire existing gas system
 - c. First step is to schedule a site visit with Earth Sensitive Solutions to get a quote on incentives Town would be eligible for
 - d. No deadline for application
 - e. Must use grant specific contractors
 - f. Can do this along with the NYSERDA funding

The following was determined:

- Pat Tyrrell will be point person taking action steps forward
- Board would like to know Town's incentive amounts for both air and ground source before making decisions
- Going to proceed with total replacement – no repairs

Remove Curve on NYS Route 34 at Peruville and Triphammer Intersection

Councilperson Joseph Wetmore shared three points on removing the curve - duplicate roadway, turn it into more productive land, and slow traffic.

Supervisor Ruth Groff received statistics from Tompkins County Sheriff Derek Osborne on accidents from Peruville Road down Ridge Road to school district campus in 2023 – eighteen (18) property damage and two (2) personal injury accidents.

Councilperson Laurie Hemmings is concerned with morning traffic. It is intense in the area between Triphammer, Peruville and Ridge Roads (to the school campus). Not sure the intersection can handle all the traffic if the curve is removed. Making turns could be difficult.

One resident suggested installing sidewalks and rumble stripes. These items should be tried before removing the curve.

Councilperson Judy Drake is not in favor of removing the curve. Reducing the speed coming into that area makes sense.

Review of Spectrum Franchise Agreement

The Town's contract with Spectrum expired approximately fifteen (15) years ago. Currently reviewing final revision with help of Cohen Law Group. They advised the Town has no push back to force Spectrum to agree. Town does get to set the fee on cable television, up to five (5) percent. Currently at three (3) percent. Fee is a tax that shows

up on a customers' Spectrum bills. Applies only to cable television bills (not internet).
The agreement does not expand availability to our residents.

It was determined to leave the contract as is and not request an increase in fees. Approval of the agreement will be an agenda item at the August Town Board meeting.

Capital Improvement Plan

Councilperson Judy Drake would like the Capital Improvement Plan added to the work session at the August Town Board meeting.

Councilperson Christine Montague took a short break before motion below.

MOTION TO ENTER EXECUTIVE SESSION

Supervisor Ruth Groff moved to **ENTER EXECUTIVE SESSION TO DISCUSS MEDICAL, FINANCIAL, CREDIT OR EMPLOYMENT HISTORY OF A PARTICULAR PERSON /CORP, OR MATTERS LEADING TO SAID DISMISSAL, REMOVAL, PROMOTION, APPOINTMENT, EMPLOYMENT, DISCIPLINE, DEMOTION, OR SUSPENSION AT 8:41 PM.**

Councilperson Joseph Wetmore seconded the motion.

All in Favor – 4 Opposed – 0

MOTION TO EXIT EXECUTIVE SESSION

Councilperson Joseph Wetmore moved to **EXIT EXECUTIVE SESSION AT 9:30 PM.**

Councilperson Laurie Hemmings seconded the motion.

All in Favor – 5 Opposed – 0

MOTION TO ENTER CLOSED SESSION

Councilperson Joseph Wetmore moved to **ENTER CLOSED SESSION FOR ADVICE OF COUNSEL AT 9:30 PM.**

Councilperson Laurie Hemmings seconded the motion.

All in Favor – 5 Opposed – 0

MOTION TO EXIT CLOSED SESSION

Councilperson Joseph Wetmore moved to **EXIT CLOSED SESSION AT 9:48 PM.**

Councilperson Laurie Hemmings seconded the motion.

All in Favor – 5 Opposed – 0

MOTION TO ADJOURN MEETING

Councilperson Joseph Wetmore moved to **ADJOURN THE MEETING AT 9:49 PM.**

Councilperson Christine Montague seconded the motion.

All in Favor – 5 Opposed – 0

Minutes taken and executed by the Deputy Town Clerk. Minutes beginning with Executive Session were taken by Guy Krogh, Town Counsel and executed by the Deputy Town Clerk.

Respectfully submitted,

Jessica Hall
Deputy Town Clerk