



WHEREAS, a public hearing was duly held as required by law at the Lansing Town Hall, and all persons wishing to speak or present evidence were permitted to speak, and the Town Board has duly considered the history of this District Extension, the results of the public hearing, and the dissolution plan approved upon July 24, 2024 (the “Dissolution Plan”), and the Town Board has determined that there are no amendments or updates required to or in respect of such dissolution plan; and

WHEREAS, this matter was previously determined to be a Type II Action under SEQRA, and in consideration of the foregoing and the public hearing and Dissolution Plan, the Town Board has duly **RESOLVED** as follows:

1. The Dissolution Plan for the District Extension is hereby approved, and such Special District is to be duly dissolved effective September 1, 2024. The land affected shall be all lands that were included within the bounds of the District Extension, including as more fully described in prior maps, resolutions of the Town Board relating to the District Extension, and in the Dissolution Plan, which maps and descriptions are incorporated herein.
2. The Town Supervisor and the Town Board shall wind-down the affairs of the District Extension, dispose of its property as provided by law, make provisions for the payment of all indebtedness thereof and for the performance of its contracts and obligations, and levy any taxes and assessments as may be deemed necessary to accomplish the dissolution pursuant to General Municipal Law § 787(1).
3. The Town of Lansing hereby gives public notice that any and all claims arising in respect of, or relating to, Consolidated Water District No. 3 shall be submitted and filed with the Town Clerk on or before November 29, 2024, or each and all of such claims, and all elements of loss, injury, or damages shall be forever barred as set forth in General Municipal Law § 787(2). Notice of this claim limitation period shall be posted and published in the same manner as required for the Dissolution Plan pursuant to General Municipal Law Article 17-A.
4. The Town Board finds and declares that the following notice shall be sufficient for, and complies with, the General Municipal Law for purposes of this notice: **“LEGAL NOTICE TO ALL CLAIMANTS against the Town of Lansing in respect of the formation or dissolution of Consolidated Water District (CWD) Extension #3:** Pursuant to the provisions of General Municipal Law (GML) § 787(2), you are hereby notified that dissolution proceedings pursuant to General Municipal Law Article 17-A, Title 3, were successfully completed and the dissolution of CWD Extension #3 will become effective upon September 1, 2024. You are further notified that all claimants against the Town or CWD Extension #3 are required to present their respective accounts, claims, and demands in writing and in detail, addressed to the Lansing Town Clerk at 29 Auburn Road, Lansing, NY 14882, on or before November 29, 2024. All claims and demands which are not presented and filed as provided in this Notice will be forever barred as against the Town and CWD Extension #3, their assets, and each of their officers and employees, except as otherwise provided by law. August 21, 2024, Town of Lansing, by Order of its Town Board.
5. All records and documents pertaining to the District Extension shall be delivered to the Town Clerk for safekeeping and archiving, as required by General Municipal Law § 788.
6. In accordance with General Municipal Law § 790, all other debts, liabilities, and obligations of the dissolved District Extension shall be assumed by the Town of Lansing and shall be a charge upon the taxable property within the limits of the Town of Lansing or that of the dissolved entity, collected in the same manner as town taxes, in each case as required by applicable law. The Town Board shall have all powers with respect to the assets, interests, properties, debts, liabilities, and obligations as the governing body of the dissolved entity possessed prior to its dissolution, including the power to issue town bonds, to redeem bond anticipation notes, to collect fees, receivables, debts, and interest, and to otherwise and fully close-out all affairs of such dissolved entity.

7. The Town Supervisor and Deputy Town Supervisor be and hereby are remain 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.

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 August 21, 2024.

**PRIVILEGE OF THE FLOOR – COMMENTS**

No one addressed the Town Board.

**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  
August 21, 2024**

**Tree & Brush Maintenance**

- Continuing working to improve line of sight issues throughout the Town
- Continued working diligently to mow roadsides throughout the Town
- Crews worked to cut brush back on Grandview and Hillcrest
- Crews worked to clean up trees post storms

**Water/Sewer Maintenance**

- Crews worked to improve upon the drainage on Armstrong Road. Based on evidence from the large rain a few weeks ago, seems to have improved immensely.
- Began stormwater pond maintenance
- Water main repair on North Triphammer
- Replaced hydrant on Windjammers Way and Captains Walk

**Road Maintenance**

- Crews continued working on various road maintenance projects 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 to submit the application for the vac truck
- Mike attended the personnel committee meeting
- Mike attended the department head meeting
- Mike attended the Bolton Point E & O meeting
- Mike and Ruth met with Josh Nalley to discuss the use of the Tompkins County fuel station on Warren Road while our fuel station is being built

- Mike and Jenna submitted for CHIPS reimbursement. We should get a check in September. \$465,809.43
- Mike attended Sewer District 1 meeting

### Community

- Established equipment for the parade on September 7<sup>th</sup>. We plan to have 4 pieces in the parade

### New Highway Barn

- Working with LeChase and Bergman to determine how to best move forward
- Proposing new location for the salt barn

### Intermunicipal Work

- Working with Tompkins County for line-stripping throughout the Town in an effort to cut costs
- Working with Tompkins County to move equipment
- Helped Village of Lansing to put down shoulders on Cayuga Heights Road
- Helped Groton by providing a truck for paving

### 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 August 2024**

#### **Recreation:**

- We hosted the Kyle Dake parade on Saturday August 17<sup>th</sup> to welcome home our 2X Olympic Bronze Medalist. A big thanks to all that helped make this happen, especially Eric Stickel. It was a great showing of support by our community.
- Our Adam Heck Soccer Camp was the largest it has ever been with 307 participants.
- We have started our Small Fry Football and Cheerleading programs.
- Fall Soccer begins on August 26<sup>th</sup>.
- Current programs include football, cheerleading, art camp, horse riding, soccer, yoga chi, strength & stretch and cardio step.

#### **Parks:**

- Our beachfront will close on August 17<sup>th</sup> for the season.
- We had a rainout of the TailorMade concert, we are hoping to reschedule this for August 29<sup>th</sup>.
- We are continuing to monitor Salt Point and Myers Park for HAB's (Harmful Algae Blooms). The rain and wind have luckily kept them away from the park.
- The Lansing Lighthouse 5K will be held at Myers Park on August 24<sup>th</sup>.
- Our Concert this week is Bad Alibi, featuring our own Town Employee Scott Hollister.
- The Annual Suicide Prevention Walk will be held at Myers Park on September 7<sup>th</sup>.

#### **Buildings:**

- Red Cross Blood Drive in the Town Hall on August 9<sup>th</sup> went very well, they reached their goal.
- The Community Center had a septic backup due to a clogged pipe; we have fixed the problem and had the septic pumped. We may have to replace some tiles in the kitchen if they begin to warp.

- With help from Christopher Skawski and Siobhan Hull from Cornell Cooperative Extension I have submitted all the necessary paperwork for grant funding for the HVAC system at the Town Hall.

Pat also reported about Town Banners:

- Two designs were shown to the Town Board
- Town Board selected the Banner with the photo on it
- Town will purchase eight (8) Banners totaling \$2,188.65, with Tompkins County grant funds

**DIRECTOR OF PLANNING REPORT – JOHN ZEPKO**

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.

**Planning & Code Enforcement**

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

**PLANNING BOARD**

**Aug 2024**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>Project:</b> Review of Minor Subdivision Plat of land at 545 Davis Road<br/> <b>Applicant:</b> Jane Cullings, on behalf of Joseph and Laura Huizinga<br/> <b>Location:</b> 545 Davis Road Tax Parcel # 10.-1-12.21<br/> <b>Project Description:</b> 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><b>Project:</b> Review of Minor Subdivision Plat of land at 2661 N Triphammer Road<br/> <b>Applicant:</b> Jack Litzenberger<br/> <b>Location:</b> 2661 N. Triphammer Road Tax Parcel # 44.-1-25<br/> <b>Project Description:</b> 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><b>Project:</b> Site Plan Review of Salt Point Brewery’s site modifications: new walk-in cooler, stage/performance area<br/> <b>Applicant:</b> Chris Hesse<br/> <b>Location:</b> 6 Louise Bement Lane Tax Parcel # 31.-1-16.6<br/> <b>Project Description:</b> 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**

**Aug 2024**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>Project:</b> Use Variance to construct a Solar Energy Facility off N. Triphammer Road<br/> <b>Applicant:</b> Mollie Messenger, representing Delawar River Solar<br/> <b>Location:</b> 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3<br/> <b>Project Description:</b> 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>                                                  |  |
| <p><b>Project:</b> Applicant wishes to remove prior conditions allowing for fill to be added to site to create positive drainage<br/> <b>Applicant:</b> Jason Demarest, representing Lillian Babcock<br/> <b>Location:</b> 30 Ladoga Park W, TPN 33.-1-58<br/> <b>Project Description:</b> 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 &amp; 32 Ladoga. This property is located in L1 zoning with lake frontage</p> |  |

**Building & Code**

**July 2024**

|                                           |                 |
|-------------------------------------------|-----------------|
| Fees Collected                            | \$9,412.30      |
| Estimated Project Cost                    | \$1,008,363.18  |
| Certificate of Occupancy/Compliance       | 25              |
| Building Permits                          | 34              |
| One & Two Family Residences               | 0               |
| New Businesses                            | 0               |
| Multi-Family Residences (3 or more units) | 0               |
| TOTAL 2024 Misc. Fee Collected to date    | 15,325.00       |
| Jan 1, 2024 to July 31, 2024              |                 |
| Fees Collected                            | \$70,739.20     |
| Estimated Project Cost                    | \$13,292,993.41 |
| Certificate of Occupancy/Compliance       | 177             |
| Building Permits                          | 192             |
| One & Two Family Residences               | 5               |
| New Businesses                            | 0               |



|                                                  |          |
|--------------------------------------------------|----------|
| <b>Multi-Family Residences (3 or more units)</b> | <b>1</b> |
|                                                  |          |

John also reported about two (2) Solar Companies:

- Silverline Solar – Auburn Road (Route 34), Buck Road, Peruville Road, etc.
  - About 150 mw
  - About 800 fenced acres, about 2500 acres total
  - May have public presentation end of 2024
- Cayuga Solar – near old Cayuga Energy Plant
  - About 60 mw
  - About 400 fenced acres
- NYS Office of Renewable Energy Siting (ORES) makes decisions
- Town of Lansing does not make decisions
- Payment in Lieu of Taxes (PILOT) – John will gather additional information
- Host Community Agreement – benefits Town, Town works with solar companies on agreement

**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  
AUGUST 2024**

**CONGRATULATIONS KYLE DAKE OLYMPIC BRONZE MEDAL WINNER**

**NYS DEC Transition from Valeron to Plain Paper Licenses**

The DEC has changed the type of paper used for sporting licenses and tags from special license stock (Valeron) to plain paper. Our office has made the changes necessary to accommodate this. Lifetime licenses are printed on plain paper and mailed to be received no later than September 1, 2024. Back tags are no longer printed or needed.

**Water and Sewer Payments**

August is very busy collecting water and sewer payments. Total bills: 1867 of which 379 were emailed. Payments are due by August 26.

**Tompkins County Rabies Clinic**

**FALL 2024**



**TCAT Bus Garage**

737 Willow Ave, Ithaca  
Saturday, Sept. 14, 2024  
11 AM — 2 PM

Register online for an appointment:  
[www.tompkinscountyny.gov/health/rabies#clinics](http://www.tompkinscountyny.gov/health/rabies#clinics)  
or scan the QR code:



Call (607) 274-6688 for assistance

Proof of prior vaccination required for 3 year certificate  
Ferrets: one year certificate only.  
Dogs must be leashed or in carriers.  
Cats and ferrets must be in carriers.  
**No Cost Rabies Clinics -- Donations Accepted**



TCWH's Environmental Health Division  
Follow us on Facebook @TompkinsWholeHealth



**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  
August 2024**

1. The Cookie Contest Fundraiser will be Saturday, Aug 31st from 2-4 pm at Myers Park. Bakers of all ages and skill levels are encouraged to participate!
2. The FLX Library Road Trip program encourages people to explore more libraries in our system. Please get more info at the Library!
3. We are seeking feedback, so please take the Library Services Survey on the website.
4. Join us for an Artist Talk with Annie Sheng to discuss her “Creatures and Food Cultures” exhibition on 8/14 at 7 pm.
5. Dusty and Dott from “Reading Buddies” on PBS will be having a live performance on 8/8 at 10:30 am.
6. The Library is hosting friends from the Johnson Museum of Art for an “End of Summer Celebration” on 8/15 at 10:30 am.
7. The 2nd Annual Camping Story Time will be held behind Town Hall on 8/24 at 6:30 pm. Join for an evening of stories, snacks and songs.
8. The Lansing PTSO is looking for support for the pack-a-backpack drive. You can drop off supplies at the library or donate through GiveButter (check the website for details).
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 am.
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 am.

**LANSING YOUTH SERVICES REPORT – RICK ALVORD**

No report.

**ENGINEER’S REPORT – DAVE HERRICK**

No report.



**TOMPKINS COUNTY LEGISLATOR REPORT – MIKE SIGLER**

No report.

**CONSENT AGENDA**

**a. MOTION TO ADOPT THE DIVERSITY, EQUITY, AND INCLUSION STATEMENT FOR THE TOWN OF LANSING**

**MOTION M24-19**

**MOTION TO ADOPT THE DIVERSITY, EQUITY, AND INCLUSION STATEMENT FOR THE TOWN OF LANSING**

Motion to adopt the Diversity, Equity, and Inclusion Statement for the Town of Lansing.

**Diversity, Equity, and Inclusion Statement**

The Town of Lansing is committed to fostering, cultivating and preserving a culture of diversity, equity and inclusion.

Our human capital is the most valuable asset we have. The collective sum of the individual differences, life experiences, knowledge, inventiveness, innovation, self-expression, unique capabilities, and talent that our employees invest in their work represents a significant part of not only our culture, but our reputation and Town achievements as well. We embrace and encourage our employees’ differences in age, color, disability, ethnicity, family or marital status, gender identity or expression, language, national origin, physical and mental ability, political affiliation, race, religion, sexual orientation, socio-economic status, veteran status, and other characteristics that make our employees unique.

The Town of Lansing diversity initiatives are applicable to, but not limited to, our practices and policies on recruitment and selection; compensation and benefits; professional development and training; promotions; transfers; social and recreational programs; layoffs; terminations; and the ongoing development of a work environment built on the premise of gender and diversity equity that encourages and enforces:

- Respectful communication and cooperation between all employees.
- Teamwork and employee participation, permitting the representation of all groups and employee perspectives.
- Work/life balance through flexible work schedules to accommodate employees’ varying needs.
- Employer and employee contributions to the community we serve to promote a greater understanding and respect for the diversity.

**b. MOTION TO AMEND MOTION M24-16 TO EXPAND THE SCOPE OF THE GRANT APPLICATION FOR A FEASIBILITY STUDY FOR TRAILS**

**MOTION M24-20**

**MOTION TO AMEND MOTION M24-16 TO EXPAND THE SCOPE OF THE GRANT APPLICATION FOR A FEASIBILITY STUDY FOR TRAILS**

Motion to amend Motion M24-16 to expand the scope of the grant application to the Tompkins County Tourism Program to include a feasibility study of not only the first phase of a greenway near and adjacent to the Lansing Town Hall, but to include a trail along Myers Road from Ridge Road to Myers Park.

**c. RESOLUTION TO RELEVY YEARLY WATER AND SEWER CHARGES ON THE 2025 TOWN AND COUNTY TAX BILLS**

**RESOLUTION 24-127**

**RESOLUTION TO RELEVY YEARLY WATER AND SEWER CHARGES ON THE 2025 TOWN AND COUNTY TAX BILLS**

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

WHEREAS, the Town of Lansing Town Board hereby authorizes the Receiver of Water and Sewer Rents to relevy water and sewer accounts each year on the Town and County Tax Bills; and

WHEREAS, to assure proper notification to all account holders, the Lansing Town Board hereby directs SCLIWC (Bolton Point) once a year to place a timely reminder notice on the August water bills, or the Receiver of Water and Sewer Rents will send the courtesy reminder letter generated by Williamson Law Book, to all owners and tenants who have a balance of \$1.00 or more for the water and sewer charges on their account; and

WHEREAS, the last day for payment will be the second Tuesday of October; and

WHEREAS, after the collection date the Receiver will notify SCLIWC to remove said amounts from accounts to be relevied on the Town and County Tax Bills; and

WHEREAS, by no later than the second Tuesday of November the Receiver will send the amounts to be relevied on the Town and County Tax Bill to the Tompkins County Assessment Department; and

WHEREAS, upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Receiver will relevy the unpaid water and sewer account charges plus a 10% fee on all accounts with a balance of \$10.00 or more to the Town and County Tax Bills.

BE IT FURTHER RESOLVED that all unpaid water and sewer account charges under \$10.00 will be adjusted.

**d. RESOLUTION UPDATING EMPLOYEE OWEN DAVIS' POSITION**

**RESOLUTION 24-128**

**RESOLUTION UPDATING EMPLOYEE OWEN DAVIS' POSITION**

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

WHEREAS, to address staffing and training needs of the town, the town has need to fill a vacancy in the Highway Department and has selected Owen Davis to fill such position. Owen was hired as a Motor Equipment Operator (MEO) in the Parks and Recreation Department and meets the qualifications for MEO in the Highway Department so upon due consideration and deliberation by the Town of Lansing Town Board, now therefore be it RESOLVED as follows:

1. Effective July 2, 2024, Owen Davis is hereby appointed as MEO, with the same Town perquisites and benefits as are available to all employees of the town and to such position.
2. This appointment is a full-time appointment, at 40 hours per week.
3. The hourly wage is hereby set and approved at \$28.32 per hour, Grade C, Step 3.
4. The probationary period for such appointment is hereby set at 8 weeks.
5. The Town Personnel Officer be and hereby is authorized to make such changes to the Town's employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

**e. RESOLUTION INCREASING PAY RATE FOR EMPLOYEE TYLER TODD**

**RESOLUTION 24-129**

**RESOLUTION INCREASING PAY RATE FOR EMPLOYEE TYLER TODD**

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

WHEREAS, Tyler Todd has been a faithful Town of Lansing employee employed as a Motor Equipment Operator (MEO) in the Parks and Recreation Department. Due to the transfer of Owen Davis to the Highway Department, Tyler will be taking on more tasks within the Parks and Recreation Department and will assume additional responsibilities related to both. Upon due consideration and deliberation by the Town of Lansing Town Board, now therefore be it RESOLVED as follows:

1. Effective July 8, 2024 Tyler Todd's hourly wage is hereby set and approved at \$29.34 per hour, Grade C, Step 4.
2. The Town Personnel Officer be and hereby is authorized to make such changes to the Town's employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

**f. RESOLUTION HIRING JEFFERY PINCKNEY AS MOTOR EQUIPMENT OPERATOR (MEO - CLASS A) FOR THE PARKS AND RECREATION DEPARTMENT**

**RESOLUTION 24-130**

**RESOLUTION HIRING JEFFERY PINCKNEY AS MOTOR EQUIPMENT OPERATOR (MEO - CLASS A) FOR THE PARKS AND RECREATION DEPARTMENT**

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

WHEREAS, to address staffing and training needs of the town, the town has need to fill a vacancy for a MEO position in the Parks and Recreation Department; and

WHEREAS, Jeffrey Pinckney has been identified as a qualified candidate to fill such position; and

WHEREAS, the Parks and Recreation Department has recommended that Jeffrey Pinckney be hired as a MEO (Class A) in the Parks and Recreation Department, so upon due consideration and deliberation by the Town of Lansing Town Board, now therefore be it RESOLVED as follows:

1. Effective July 15, 2024, Jeffrey Pinckney is hereby appointed as MEO, with the same Town perquisites and benefits as are available to all employees of the town and to such position.
2. This appointment is a full-time appointment, at 40 hours per week.
3. The hourly wage is hereby set and approved at \$27.07 per hour, Grade C, Step 1.
4. The probationary period for such appointment is hereby set at 26 weeks.
5. The Town Personnel Officer be and hereby is authorized to make such changes to the Town's employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

**g. RESOLUTION DECLARING TOWN HIGHWAY EQUIPMENT EXCESS PROPERTY AND AUTHORIZING DISPOSAL OR SALE**

**RESOLUTION 24-131**

**RESOLUTION DECLARING TOWN HIGHWAY EQUIPMENT EXCESS PROPERTY AND AUTHORIZING DISPOSAL OR SALE**

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

WHEREAS, the Town’s budget has planned the retirement and replacement of 2015 Ford F-350 pickup truck VIN 1FTRF3BT3FEA98404, 2014 Boss plow SERIAL# BC060545, and 2013 Ford F-250 pickup truck VIN 1FTBF2B64DEB02253 operated and used by the Town Highway Department, and the same will be replaced; and

WHEREAS, the equipment named above are thus declared excess property and directed to be sold in a manner as produces fair value, whether at auction or private sale; and

WHEREAS, upon due deliberation had thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, that the following: 2015 Ford F-350 pickup truck VIN 1FTRF3BT3FEA98404, 2014 Boss plow SERIAL# BC060545, and 2013 Ford F-250 pickup truck VIN 1FTBF2B64DEB02253 be and hereby declared as excess property of the Town for which no current or future use is anticipated, including due to be replaced through scheduled equipment rotation cycles, and that the Highway Department sell the same “as is,” document the sale thereof to verify fair value, and deliver the proceeds of sale thereof to the Town Budget Officer. The Highway Superintendent, or his designee, be and each is hereby authorized to sign such bills of sale or other documents as are or may be necessary to give effect to this Resolution by and for the Town of Lansing.

**h. RESOLUTION APPROVING THE 2024 AMENDMENT TO THE MUNICIPAL COOPERATIVE AGREEMENT FOR THE GREATER TOMPKINS COUNTY MUNICIPAL HEALTH INSURANCE CONSORTIUM**

**RESOLUTION 24-132**

**RESOLUTION APPROVING THE 2024 AMENDMENT TO THE MUNICIPAL COOPERATIVE AGREEMENT FOR THE GREATER TOMPKINS COUNTY MUNICIPAL HEALTH INSURANCE CONSORTIUM**

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

**WHEREAS**, the Town of Lansing is a Participant in the Greater Tompkins County Municipal Health Insurance Consortium (the "Consortium"), a municipal cooperative organized under Article 47 of the New York Insurance Law, and

**WHEREAS**, the municipal participants in the Consortium, including this body, have approved and executed a certain Municipal Cooperation Agreement (the "Agreement"; effective date of October 1, 2010), and

**WHEREAS**, Article 47 of the New York Insurance Law (the "Insurance Law") and the rules and regulations of the New York State Department of Financial Services set forth certain requirements for governance of municipal cooperatives that offer self-insured municipal cooperative health insurance plans, and

**WHEREAS**, the Agreement sets forth in Section Q2 that continuation of the Consortium under the terms and conditions of the Agreement, or any amendments or restatements thereto, shall be subject to Board review and upon acceptance of any new Participant hereafter, and

**WHEREAS**, the Municipal Cooperative Agreement requires that amendments to the agreement be presented to each participant for review and adopted by a majority vote by its municipal board, and

**WHEREAS**, the Town of Lansing is in receipt of the proposed amended Agreement and has determined that it is in the best interest of its constituents who are served by the

Consortium to amend the Agreement as set forth in the Amended Municipal Cooperative Agreement, now therefore be it

**RESOLVED**, that upon receipt and review of the amended Agreement, the Town of Lansing approves at a meeting of the governing body held on August 21, 2024 and authorizes the Chief Elected Official to sign the **2024** Amendment to the Municipal Cooperative Agreement (Effective 1.1.24) of the Greater Tompkins County Municipal Health Insurance Consortium as recommended by the Board of Directors.

**i. RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR’S REPORT**

**RESOLUTION 24-133**

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

The Supervisor submitted her monthly report for the months of June and July 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 Joseph Wetmore and Councilperson Laurie Hemmings. The Supervisor’s Reports be approved as submitted and the Bookkeeper is hereby authorized to pay the following bills and to make the following budget modifications.

**CONSOLIDATED ABSTRACT # 008**

| TOWN OF LANSING |                               |                   |                   |                   |
|-----------------|-------------------------------|-------------------|-------------------|-------------------|
| Abstract # 008  |                               |                   |                   | 08/16/2024        |
| Summary by Fund |                               |                   |                   | 08:18:41          |
| Code            | Fund                          | Prepays           | Unpays            | Totals            |
| A               | GENERAL FUND TOWNWIDE         | 7,404.48          | 161,040.24        | 168,444.72        |
| B               | GENERAL FUND OUTSIDE VILLAGE  | 201.64            | 21,098.67         | 21,300.31         |
| DA              | HIGHWAY FUND TOWNWIDE         |                   | 104,558.09        | 104,558.09        |
| DB              | HIGHWAY FUND OUTSIDE VILLAGE  | 182.53            | 88,434.77         | 88,617.30         |
| HF              | ARPA FUNDS                    |                   | 80,704.48         | 80,704.48         |
| SL1-            | LUDLOWVILLE LIGHTING DISTRICT | 226.38            |                   | 226.38            |
| SL2-            | WARREN ROAD LIGHTING DISTRICT | 1,432.28          |                   | 1,432.28          |
| SL3-            | LAKEWATCH LIGHTING DISTRICT   | 2,167.57          |                   | 2,167.57          |
| SS1-            | WARREN RD SEWER               | 22,819.95         |                   | 22,819.95         |
| SW              | LANSING WATER DISTRICTS       | 114,714.22        | 240,951.97        | 355,666.19        |
| TA              | TRUST & AGENCY                | 6,492.74          | 69,025.56         | 75,518.30         |
| <b>Total:</b>   |                               | <b>155,641.79</b> | <b>765,813.78</b> | <b>921,455.57</b> |

**BUDGET MODIFICATIONS**  
**GENERAL FUND A**  
August 21st, 2024

| <u>FROM</u> | <u>TO</u> | <u>FOR</u>                                                                              | <u>AMOUNT</u> |
|-------------|-----------|-----------------------------------------------------------------------------------------|---------------|
| A599        | A1220.400 | ADDTL \$\$ NEEDED FOR REMAINING MONTHS OF FISCAL YEAR - ENCOUNTERED UNBUDGETED EXPENSES | \$ 1,000.00   |
| A599        | A1910.400 | ADDTL COST OF NEW EQUIPMENT                                                             | \$ 163.00     |

|      |           |                              |         |
|------|-----------|------------------------------|---------|
| A599 | A7180.400 | ADDTL COST OF WATER SAMPLING | \$ 6.87 |
|------|-----------|------------------------------|---------|

**GENERAL FUND B**

August 21st, 2024

| <u>FROM</u> | <u>TO</u> | <u>FOR</u>                                           | <u>AMOUNT</u> |
|-------------|-----------|------------------------------------------------------|---------------|
| B8020.402   | B8020.403 | SILVER LINE SOLAR PROJECT - NEW ACCOUNT CODE CREATED | \$ 378.00     |
| B1990.400   | B8010.400 | VOUCHER 853 - COLLIERS, CFA GRANT APPLICATION        | \$10,000.00   |

**WATER DISTRICTS SW**

August 21st, 2024

| <u>FROM</u> | <u>TO</u>  | <u>FOR</u>                          | <u>AMOUNT</u> |
|-------------|------------|-------------------------------------|---------------|
| SW599       | SW8320.403 | TO COVER ADDTL COSTS OF WATER RENTS | \$ 1,925.00   |
| SW599       | SW8320.404 | TO COVER ADDTL COSTS OF WATER RENTS | \$ 475.00     |

**CONSENT AGENDA MOTIONS M24-19 – M24-20 AND RESOLUTIONS 24-127 – 24-133**

**RESOLUTION 24-134**

**CONSENT AGENDA MOTIONS M24-19 – M24-20 AND RESOLUTIONS 24-127 – 24-133**

The following Motions and Resolutions were duly presented for consideration by the Town Board:

WHEREAS, upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Consent Agenda Motions **M24-19 – M24-20** and Resolutions **24-127 – 24-133**, are hereby approved as presented and amended, and

The question of the adoption of such proposed Consent Agenda Motions and Resolutions were 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 Motions and Resolutions were approved, carried, and duly adopted on August 21, 2024.

**AMENDED AND RESTATED BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK (THE “TOWN”), AMENDING AND RESTATING IN ITS ENTIRETY A BOND RESOLUTION OF THE TOWN DATED JANUARY 18, 2023, RELATING TO THE CONSTRUCTION AND RECONSTRUCTION OF A NEW TOWN HIGHWAY DEPARTMENT FACILITY; ESTIMATING THAT THE MAXIMUM ESTIMATED COST THEREOF IS \$22,000,000; APPROPRIATING SAID AMOUNT THEREFOR; AND**



**AUTHORIZING THE ISSUANCE OF UP TO \$22,000,000 IN SERIAL BONDS OF THE TOWN TO FINANCE SAID APPROPRIATION**

**RESOLUTION 24-135**

**AMENDED AND RESTATED BOND RESOLUTION OF THE TOWN BOARD OF THE TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK (THE “TOWN”), AMENDING AND RESTATING IN ITS ENTIRETY A BOND RESOLUTION OF THE TOWN DATED JANUARY 18, 2023, RELATING TO THE CONSTRUCTION AND RECONSTRUCTION OF A NEW TOWN HIGHWAY DEPARTMENT FACILITY; ESTIMATING THAT THE MAXIMUM ESTIMATED COST THEREOF IS \$22,000,000; APPROPRIATING SAID AMOUNT THEREFOR; AND AUTHORIZING THE ISSUANCE OF UP TO \$22,000,000 IN SERIAL BONDS OF THE TOWN TO FINANCE SAID APPROPRIATION**

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

**WHEREAS**, the Town Board (the “Board”) the Town of Lansing, Tompkins County, New York (the “Town”) by a bond resolution adopted on January 18, 2023 (the “Original Bond Resolution”) authorized the issuance of serial bonds and bond anticipation notes of the Town to finance the construction and reconstruction of a new Town Highway Department facility on a Town-owned parcel of land in Lansing, New York, in and for the Town of Lansing, Tompkins County, New York, at 10 Town Barn Road (Tax Parcel Numbers 30.-1-16.12 and 30.-1-16.11) (collectively the “Project”), at an estimated maximum cost of \$15,000,000; and

**WHEREAS**, by resolution dated December 21, 2022, at a regular meeting of the Board held on such date, the Board determined pursuant to the State Environmental Quality Review Act and the regulations of the Department of Environmental Conservation promulgated thereunder (6 NYCRR Part 617.5(c)) (collectively, “SEQRA”), that said public improvement and purpose constitutes a “Type I” action under the New York State Environmental Quality Review Act and the regulations promulgated thereunder SEQRA and based on its coordinated review determined that the Project will not cause a significant impact on the environment and adopted a “Negative Declaration” pursuant to SEQRA with respect thereto; and

**WHEREAS**, the Engineer has informed the Town that due to a significant rise in the costs of materials and labor, the estimated maximum cost of the Project shall need to be increased, along with the amount of any serial bonds authorized to be issued in connection therewith, by \$7,000,000 to a total of \$22,000,000, all as is more particularly described in the amended Engineer’s Report which is on file and available for review at the Town Clerk’s office; and

**WHEREAS**, the Town now intends to amend and restate in its entirety the Original Bond Resolution pursuant to the terms of this resolution for the purpose of increasing the maximum estimated cost of the improvements authorized to be undertaken and the maximum authorized principal amount of serial bonds to be issued from \$15,000,000 to \$22,000,000 and restating the plan of finance set forth therein; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Board of the Town of Lansing, Tompkins County, New York (by the favorable vote of not less than two-thirds of all the members of such body), **TO AMEND AND RESTATE THE ORIGINAL BOND RESOLUTION IN ITS ENTIRETY, TO READ AS FOLLOWS:**

**SECTION 1.** The Town is hereby authorized to undertake the construction and reconstruction of a new Town Highway Department facility on a Town-owned parcel of land in Lansing, New York, in and for the Town of Lansing, Tompkins County, New York, at 10 Town Barn Road (Tax Parcel Numbers 30.-1-16.12 and 30.-1-16.11), including original furnishings, equipment, machinery, apparatus, appurtenances, site improvements, and other incidental improvements and expenses in connection therewith. It is hereby determined that the maximum estimated cost of the aforementioned class of object or

purpose is \$22,000,000, said amount is hereby appropriated therefor and the plan for the financing thereof shall consist of (i) the issuance of the \$22,000,000 in serial bonds of the Town authorized to be issued pursuant to this resolution or bond anticipation notes issued in anticipation of such bonds and (ii) unless paid from other sources, the levy and collection of taxes on all taxable real property of the Town to pay the principal of such bonds or notes and the interest thereon as the same become due and payable.

SECTION 2. Serial bonds of the Town in the principal amount of \$22,000,000 are hereby authorized to be issued pursuant to provisions of Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law") to finance the aforementioned class of object or purpose.

SECTION 3. It is hereby determined that the period of probable usefulness of the aforementioned class of object or purpose is thirty (30) years, pursuant to subdivision 11(a)(1). of paragraph a. of Section 11.00 of the Law.

SECTION 4. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. The Town shall reimburse such expenditures with the proceeds of the bonds or bond anticipation notes authorized by this resolution. This resolution shall constitute a declaration of official intent to reimburse the expenditures authorized herein with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulations Section 1.150-2.

SECTION 5. The final maturity of the bonds herein authorized to be issued shall be in excess of five (5) years measured from the date of issuance of the first serial bond or bond anticipation note issued pursuant to this resolution.

SECTION 6. Each of the serial bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said serial bonds and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the real property within the Town subject to applicable statutory limits, if any. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal and interest on said serial bonds and bond anticipation notes and provisions shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 7. Subject to the provisions of this resolution and of the Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of serial bonds and bond anticipation notes or the renewals of said obligations and of Sections 21.00, 50.00, 54.90, 56.00 through 60.00, 62.10 and 63.00 of the Law, the powers and duties of the Town Board relative to authorizing serial bonds and bond anticipation notes and prescribing terms, form and contents as to the sale and issuance of bonds herein authorized, including without limitation the determination of whether to issue bonds having substantially level or declining debt service and all matters related thereto, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, are hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town (the "Town Supervisor"). Such notes shall be of such terms, form and contents as may be prescribed by said Town Supervisor consistent with the provisions of Local Finance Law. Further, pursuant to paragraph b. of Section 11.00 of the Law, in the event that bonds to be issued for the class of object or purpose authorized by this resolution are combined for sale, pursuant to paragraph c. of Section 57.00 of the Law, with bonds to be issued for one or more object or purpose authorized by other resolutions of the Board, then the power of the Board to determine the "weighted average period of probable usefulness" (within the meaning of paragraph a. of Section 11.00 of the Law) for such combined objects or purposes is hereby delegated to the Town Supervisor, as the chief fiscal officer of the Town.

SECTION 8. The Town Supervisor is hereby further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”) and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof, if applicable, as “qualified tax-exempt bonds” in accordance with Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The Town Supervisor is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchasers of the bonds or notes authorized by this resolution in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 10. The intent of this resolution is to give the Town Supervisor sufficient authority to execute those applications, agreements and instruments, or to do any similar acts necessary to affect the issuance of the aforesaid serial bonds or bond anticipation notes without resorting to further action of the Board.

SECTION 11. Pursuant to subdivision b. of Section 35.00 of the Law, this resolution is subject to a permissive referendum in the manner prescribed by Article 7 of the Town Law of the State of New York (the “Town Law”). The Town Clerk is hereby authorized and directed, within ten (10) days after the date of adoption of this resolution, to publish and post a notice satisfying the requirements of Section 90 of the Town Law, which shall set forth the date of adoption of this resolution, shall contain an abstract hereof, and shall specify that this resolution was adopted subject to a permissive referendum. Such notice shall be published in the official newspaper of the Town for such purpose.

SECTION 12. This resolution shall take effect thirty (30) days after the date of its adoption or, if within such thirty (30) day period there is filed with the Town Clerk a petition subscribed and acknowledged by the number of qualified electors of the Town required by Section 91 of the Town Law and in the manner specified in such Section, until approved by the affirmative vote of a majority of such qualified electors voting on a proposition for its approval.

SECTION 13. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

- (c) such obligations are authorized in violation of the provisions of the constitution.

SECTION 14. Upon this resolution becoming effective, the Town Clerk is hereby authorized and directed to cause a copy of this resolution, or a summary thereof, to be published, together with a notice attached in substantially the form as prescribed in Section 81.00 of the Law, in the official newspaper(s) of the Town for such purpose, together with a notice of the Town Clerk substantially the form provided in Section 81.00 of the Law.

The question of the adoption of the foregoing Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Judy Drake, and put to a vote on roll call, which resulted as follows:

|                                  | <u>AYE</u> | <u>NAY</u> |
|----------------------------------|------------|------------|
| Councilperson Christine Montague | X          |            |
| Councilperson Joseph Wetmore     | X          |            |
| Councilperson Judy Drake         | X          |            |
| Councilperson Laurie Hemmings    | X          |            |
| Supervisor Ruth Groff            | X          |            |

The resolution was thereupon declared duly adopted by a vote of five (5) ayes and zero (0) nays.

Date: August 21, 2024

**RESOLUTION AUTHORIZING PREPARATION OF DEED TO SURRENDER ABANDONED RIGHT-OF-WAY TO GRANDVIEW WATER TOWER**

**RESOLUTION 24-136**

**RESOLUTION AUTHORIZING PREPARATION OF DEED TO SURRENDER ABANDONED RIGHT-OF-WAY TO GRANDVIEW WATER TOWER**

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

WHEREAS, decades ago and in 1992, in relation to the build-out of the Consolidated Water District and the need for a water tower and access thereto, the former landowner at 45 Grandview Drive (Preston, R.O.) executed a deed and granted a right-of-way (ROW) to the Town for access to the Grandview water tower, which grant was later clarified in a Deed filed and dated May 3, 2007 (Tompkins County Instrument No. 508089), which Deed amended the prior grant and, among other changes and in exchange for the landowner undertaking plowing and general maintenance of the ROW, the Town agreed to convey the land and interests back to the landowner if, at any time in the future, the Town no longer needed or used such ROW; and

WHEREAS, with the completion of highways at the Cayuga Way Subdivision and the creation of a paved public highway providing direct access to such water tower, including the completion by the Town of a security fence and new gate providing secure access off of David Court, the Town has ceased using the older ROW that was located upon and encumbered the lands of Preston, and removed the gate that once provided access from Pheasant Way, which property is now known as 12 Pheasant Way (Brock, R.O.); and

WHEREAS, the Town now wishes to honor its commitment and the current owners (Brock) of the underlying property (and the right of reversion referenced in said Instrument No. 508089), have agreed to waive any restoration requirements and to re-convey, if needed, any easements to allow access to any water meters as may still be upon the property; and

WHEREAS, this matter is determined to be a Type II Action under SEQRA, pursuant to 6 NYCRR Part 617, §§ 617.5(1), (6), (13), (26), and (33), such that no EAF or further environmental review is required, and upon consideration of the foregoing, the Town Board has duly

RESOLVED, that a conveyance-back to Brock (R.O.) of the old, no longer used ROW across their property, from Pheasant Way to the Grandview water tower be and hereby is approved; and it is further

RESOLVED, that the Town Supervisor may direct the preparation of a suitable quit claim instrument or other deed as conveys all title and interests to such ROW areas and lands to the underlying land owners, together and along with all real property instruments as allow the filing of the same on record at the Tompkins County Clerk’s Office, and such deed may contain such access easements as are or remain necessary to access any meters or other municipally-owned infrastructure that may remain on the lands of Brock; and it is further

RESOLVED, that upon approval of the form of such deed and related documents by Town Counsel, the Town Supervisor may sign each such document by and in the name of the Town of Lansing, and may take such other or further actions, and make such further decisions, as may reasonably be needed or required to give effect to these resolutions. The question of the adoption of such proposed Resolution was duly motioned by Councilperson Judy Drake, duly seconded by Councilperson Joseph Wetmore, 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 August 21, 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  
August 2024**

Tompkins County Youth Services Board – no meeting in July

Lansing Fire Commissioners – August 6, 2024 – not able to attend, from minutes provided

Calls in July: Fire: 52 EMS: 44 Total calls: 113 Total for year: 611  
Floor replacement at Central Station is nearing completion.  
Contract with MoMo’s regarding use of parking lot for truck and encroachment for ice cream window has been completed. (This was required for the ZBA area variance.)

Lansing Zoning Board of Appeals – August 14, 2024

Agenda: 32 Ladoga Park – request to remove prior conditions  
N. Tripphammer Road – Solar variance to construct 2 solar energy facilities

Personnel Management Committee – August 7, 2024

Discussed and recommended Diversity, Equity and Inclusion statement.  
Began discussion of Chapter 5 of Personnel Manual.

Lansing Highway Association (LHA) Negotiations – August 12, 2024

Preliminary meeting with LHA representatives.

Judy also stated she is researching a public works department, behind the scenes.

**Laurie Hemmings**

No report.

Laurie stated she is looking at mobile home restrictions.

**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  
August 2024**

1. Cayuga Lake Summit July 16th, organized by CLEAN

Heard presentation on efficient road salt and brine application and forwarded information about this consulting firm to highway dept.  
Heard presentations about PFAS water and soil testing, and how PFAS has accumulated in the Finger Lakes (Seneca Army Depot, the spreading of sewage sludge on farmland, from firefighting foam, etc.)

2. Lansing Housing Authority meeting July 22<sup>nd</sup>
3. Watched June Cayuga Watershed Intermunicipal Organization meeting recording about risks of the salt mine.  
Raymond Vaughan, Geologist, described the risks of allowing water to dissolve the salt pillars that currently hold up the mine. The risks include the mine squeezing shut, with salt leaking into the lake to cause anoxic dead zones at the bottom, and subsidence of land surface. In the case of a catastrophic collapse, 0.5% of the volume of the lake would relocate into the mine cavities. They recommend that some authority should ensure that the mine remains stable and dry for the long term.

**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 and August 2024**

**Planning Board**

**Monday, July 22·6:30 – 8:30pm**

1. Review of Minor Subdivision Plat of land at 545 Davis Road. 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 both the AG & RA Zoning District. The Planning Board granted final approval of the Minor Subdivision.
2. Review of Minor Subdivision Plat of land at 2661 N Triphammer Road. 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. The Planning Board scheduled a public hearing for August.

**Code Revision Committee Monthly Meeting**

**Wednesday, July 24·10:00am – 12:00pm**

Status of ongoing work:

- 270-3 Corner Lots (Lot, Corner) – Completed
- Discussion of maximum principal dwellings per lot – Completed
- 270-3, 235-5 Flag Lots – Completed
- 270-28 Keeping of Chickens – Completed
- 235-3 (def) Lot Line Adjustment – Completed
- Local Planning and Zoning Gap Analysis – Completed
- Correct Omission of Illustration of Ag Zoning Update – Discussion of Buffer Chart (270-40.4 (3)) – Completed

Discussion of 2024 Town Board directives:

- Update and Finalize Cannabis Law – Next meeting
- Update Zoning on Storage Containers – Next meeting

**Trail Committee**

**Monday, August 12·11:30am – 12:30pm**

GRANTS



*Rural Beautification Grant - for Route 34B banners. \$2,250.*

- A vendor has been selected. Eight banners can be purchased for the grant amount.
- The people shown in one design will be adjusted slightly. No changes to the photographic version.
- Pat to present to the Town Board for a final selection at their 8/21 meeting.

*Tompkins County Tourism Grant - for Town Center Greenway Feasibility Study. \$25,000. This grant is due on August 26, 2024.*

- We are going to apply for a feasibility study for both the Town Center Greenway segment and for the schools to Myers segment.
- The group was unanimous that the Schools to Myers Greenway should be our top priority should we receive only enough funding for one study.

*Next Meeting Dates - No late August meeting. An email with a possible meeting schedule for the fall will be out in a few weeks.*

Joe also reported:

Underground Railroad Marker – application will be submitted in January

Owasco Lake Watershed – meeting was yesterday

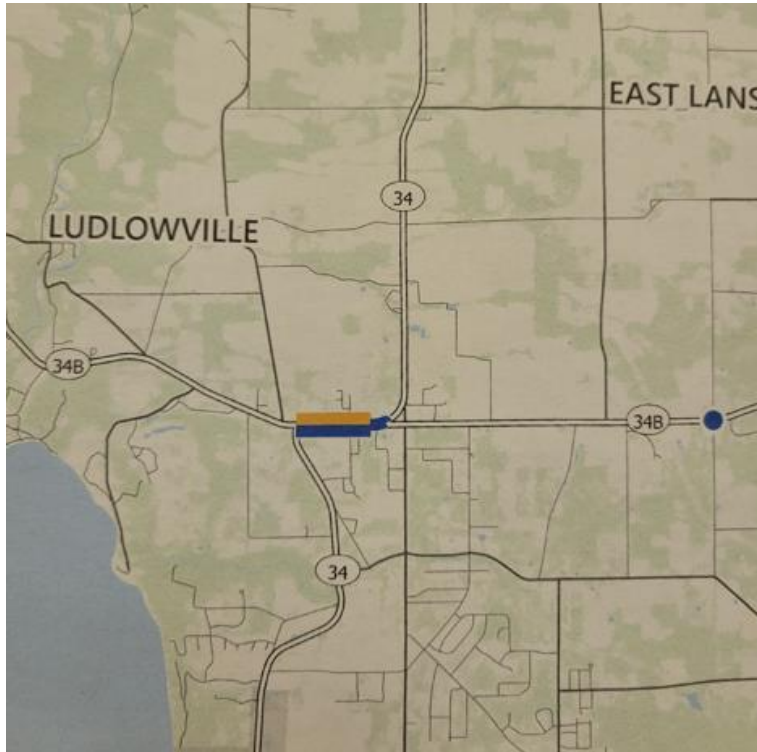
**Ruth Groff**

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.

**Ruth Groff  
Supervisor Report  
July and August 2024**

- **Tompkins County Council of Governments:**
  - June 27, 3:00 p.m.
  - July 25, 3:00 p.m.
- **Monthly meeting with Superintendent of Lansing School District:** July 1, 10:00 a.m.
- **Highway facility meeting:**
  - July 2, 12:00 p.m.
    - Internal meeting with Guy Krogh, David Herrick, Mike Moseley, and me, to discuss how to proceed with the engineering design firm and the construction management firm. It was confirmed that we need to move forward with the project and take stronger control of the agendas.
  - July 11, 1:00 p.m.
    - We met with LeChase, the construction management firm, to discuss conclusions from the internal meeting on July 2.
  - July 18, 10:00 a.m.
    - Continued discussions on next steps to move the project along
  - July 31, 11:00 a.m.
    - David Herrick, Mike Moseley, and I met with Scott Bova from Colliers, to discuss valued engineering options to reduce the cost of the Highway facility project.
- **Town Supervisors:**
  - July 8, 10:00 a.m.
    - Supervisors from around the county discussed issues pertaining to their municipalities.
- **Southern Cayuga Lake Intermunicipal Water Commission (Bolton Point):**
  - July 11 -

- 3:30 p.m. – Budget Committee meeting
    - 4:00 p.m. – Regular Commissioners meeting
  - July 24 –
    - 1:00 p.m. – Personnel and Operations Committee meeting
  - August 8 –
    - 3:30 p.m. – Budget Committee meeting
    - 4:00 p.m. – Regular Commissioners meeting
- **NextEra, subsidiary of Florida Power & Light:** July 15, 11:00 a.m.
  - John Zepko, Guy Krogh, and I met with representatives from NextEra regarding the proposed solar farm in Lansing. The company is planning the project to be 150MW, and to cover 2,500 acres, with 800 of those containing panels. They are hoping to have a community meeting near the end of summer.
- **Local Government Leaders:** July 19, 9:00 a.m.
  - These meetings are hosted by Joel Malina, V.P. University Relations, Cornell University. Participants are municipal leaders around the county, sharing information about projects they are involved in, and sharing ideas.
- **Code Revision Committee:** July 24, 10:00 a.m.
  - Topics were flag lots, corner lots, and maximum dwellings per lot. John will work with Guy to determine where the best place is in the zoning law to insert the topic of maximum dwellings.
- **EV Request for Proposal Review:** July 26, 11:00 a.m.
  - The municipalities in the county discussed the different RFP responses.
- **Fuel Station tour:** July 29, 11:00 a.m.
  - Mike Moseley and I met at the fuel station by the airport with a representative from the county for an overview of the fuel station. He explained the benefits of the Highway Department and the Fire Department signing up for a WEX account, which allows them to get fuel from that station, or any station in the state, when needed, and it tracks the purchase by person and vehicle.
  - That station has a generator backup, so we would be able to obtain fuel even in a power outage.
- **Lansing Historical Association:** July 31, 4:00 p.m.
- **Tompkins County Monthly Elected Officials meeting:** August 1, 8:30 a.m.
- **Tompkins Joint Safety Action Plan In-Person Advisory Committee meeting:** August 1, 2:30 p.m.
  - There was a presentation from Cambridge Systematics, Inc., the consulting group that has been overseeing the Tompkins County SS4A (Safe Streets For All) Joint Safety Action Plan
  - The goal of the SS4A Program is to provide recommendations for prioritized locations to help improve safety and develop strategies for eliminating fatalities and serious injuries in the region.
  - A county map was displayed that highlighted locations that are most likely to benefit from safety improvements.
    - Lansing was represented with gold and blue lines on the section of road from the intersection of 34 and 34B by Crossroads, down to the intersection by Rogues Harbor.
      - The yellow line indicates “Vulnerable Road User Screening”
      - The blue line indicates “Fatal and Serious Injury Screening”
    - I met the DOT representative for our district, Valerie Kaiser, Safety Evaluation Section, Traffic Safety and Mobility. She advised me that she had been assigned to Lansing regarding that section of road by the town center.



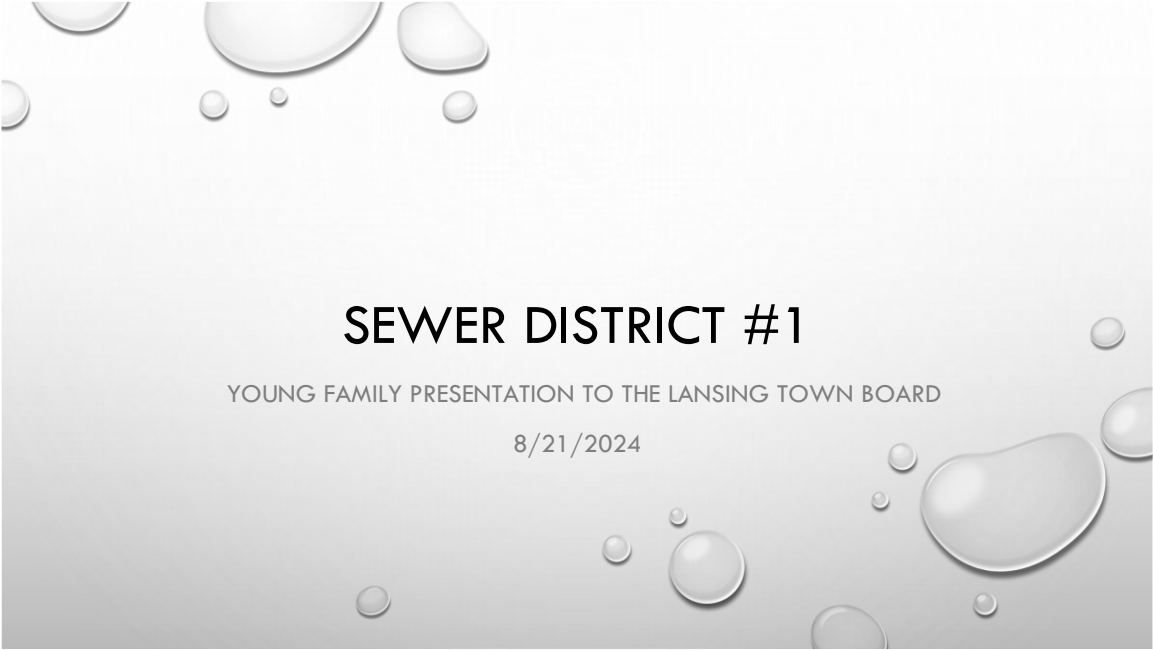
- **Personnel Management Committee:** August 7, 8:00 a.m.
  - The committee is continuing to review the Employee Handbook and is currently updating Section 500.
- **G6 Sewer meeting:** August 8, 10:00 a.m.
  - This is the “Gang of 6” which includes the 6 municipalities that currently utilize the Cayuga Heights waste treatment plant.
  - Some of the agreements are expiring in 2025
  - If we want to increase capacity, they are considering 3 different options
  - We need to know how much future development is anticipated
  - If the facility expands, the Total Daily Maximum Load (TDML) does not increase (this is the maximum load of phosphorous that is allowable)
  - We need better ways to treat for phosphorous
- **Cayuga Solar (AES):** August 9, 10:00 a.m.
  - John Zepko and I met with the representative of Cayuga Solar
  - Cayuga Solar is planning a 400 acre or less, 60MW solar farm near Milliken Station
  - They have been working with the Finger Lakes Land Trust (FLLT) for the purchase of some of the land
    - FLLT required certain concessions regarding environmental issues, to include a wildlife corridor through the farm, with the condition that no trees are to be cut along that corridor
  - Cayuga Solar is partnering with Cornell to establish a small solar farm next to the new Cayuga Shores wildlife management area, where Cornell will be researching agrivoltaic farming
- **Cornell Breakfast with other Local Government Leaders to meet the Interim President, Michael Kotlikoff:**
  - August 13, 8:30 a.m.
    - All the municipal leaders had the opportunity to share with Mr. Kotlikoff the issues that we face, and to ask Cornell to assist us in certain endeavors.
- **Met with Ronny Hardaway, Mayor of the Village of Lansing:** August 14, 1:00 p.m.
  - A discussion with Ronny to discuss ways the two municipalities can work together on various projects by applying for funding through intermunicipal agreements.

**WORK SESSION**

**Sewer District #1 Presentation by Jack and Jesse Young**

Sewer District #1 (SD #1) already has sewer capacity with Village of Cayuga Heights. When SD #1 is completed, it will be given to the Town to maintain. The Young’s requested a letter from the Town supporting SD #1 and that the Town will accept dedication, when completed. The Town Board had a consensus to have Supervisor Ruth Groff write a Town of Lansing letter in support of SD #1.

The following slides were reviewed.



**HISTORY**

- Public efforts never managed to yield any access to sewer other than in the Warren & Cherry Road areas. There have been numerous attempts over the past 40-50 years, but it’s proven to be a tricky political issue.
- Various private efforts, such as those from the Weinstein family, also failed, as the costs were just too high.
- Finally, a public/private collaboration between the Town of Lansing the Village of Lansing, the Village of Cayuga Heights and ourselves eventually led to the creation of Sewer District #1 in 2018. This was aided by our promise of a \$900,000 donation to the Village of Lansing which we fulfilled last year. This kept the project viable when our partners dropped out and costs skyrocketed.



## SUITABILITY FOR SEPTIC

Septic tank absorption field limitation ratings are poor

- 73% of SD#1 is classified as “Very Limited.”
- 27% of SD#1 is classified as “Somewhat Limited.”

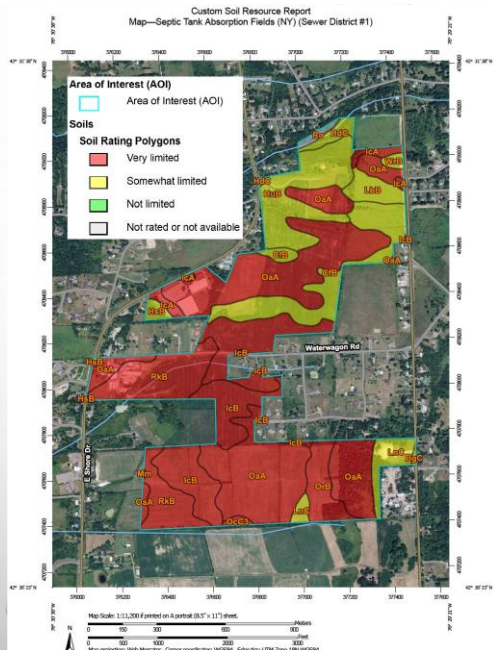
Details for map ratings:

**Not limited** indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

**Somewhat limited** indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

**Very limited** indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Reference: New York State Department of Health, 1990, Appendix 75 -A of Part 75, Section 201(1)(1) of New York Public Health Law.

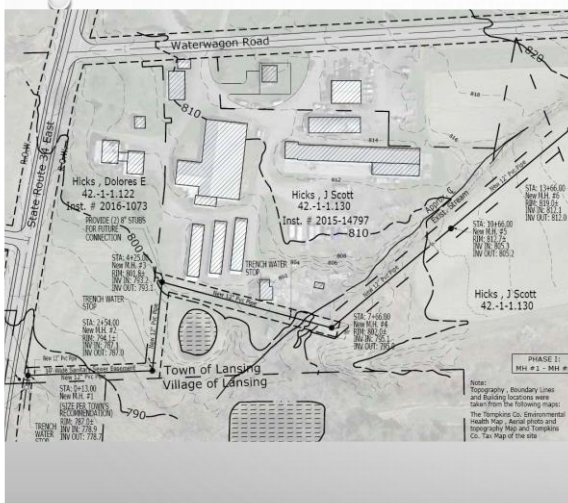


## APPROVED SEWER DISTRICT #1

- Sewer District #1 was unanimously approved by the Town Board on 6/6/2018
- <https://www.lansingstar.com/news-page/14988-lansing-approves-town-sewer-district>

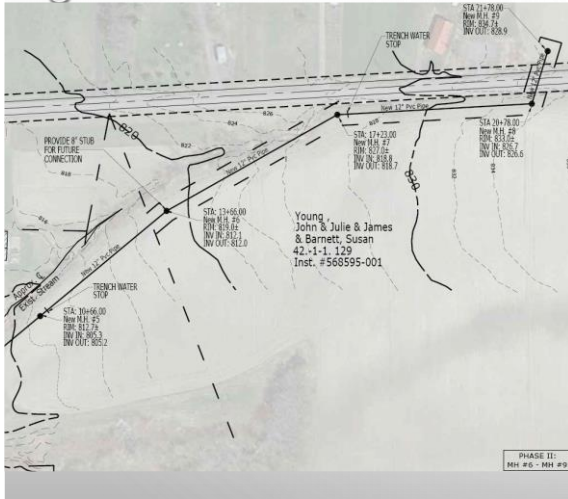


## CURRENT PROPOSAL – PHASE 1



- Build 12" sewer line to the two Hicks properties pursuant to easement acquisition agreement
- Cost to Town: \$0.00
- Schedule: Assuming a favorable reaction from the Board, we hope to have DEC and TCHD permits in hand by mid-October, get materials delivered and have the project operational before winter.
- Residents served: Dolores Hicks and Scott Hicks
- We will dedicate everything in Phase 1 to the Town once built, inspected and approved, along with an easement to extend the main 12" line to and across Waterwagon Road.

## FUTURE PROPOSAL – PHASE 2



- We expect to propose future development for this area in accordance with the Comprehensive Plan and Town Zoning Ordinance once the economics of the various allowed uses become clearer. Phase 2 will not be built until we have a fully approved plan for development.
- Our sewer capacity is limited by the overall agreement with Cayuga Heights and our promise to CRC to provide them access as needed. Building costs and interest rates etc have made development planning a moving target in recent times. The size of anything we propose for Phase 2 will be somewhat limited by these issues.



## BENEFITS – REDUCING HOUSING COSTS

- The availability of sewer service will allow for increased density within Sewer District # 1, which should help reduce housing costs and limit sprawl as per the goals of the comprehensive plan.

**GOAL HN-3: Expand existing infrastructure to support the growing housing needs of Lansing.**

*Recommendations:*

- *HN-3A Work with the Village of Lansing and Village of Cayuga Heights on plans to expand the sewer system to allow new higher density development within the southern and south central portions of the Town of Lansing.*

*[Excerpt from 2018 Comprehensive Plan]*

## BENEFITS – FOCUSING DEVELOPMENT

- Development in this area has the added benefit of not impacting the higher quality farmland north of the 34B corridor, which is discouraged by the comprehensive plan.
- Encouraging affordable development in southern Lansing should also reduce the development pressures in northern Lansing substantially, preserving the higher quality farmland in the north.



*Agriculture Plan Priority Recommendations:*

- *Encourage infill development in southern Lansing.*

**Goal LU-1: Improve and shape the quality of the built environment by focusing growth to provide for the needs of Town residents. Foster a balanced mix of agricultural, open space and recreational, residential, commercial, institutional, and office/light industrial uses.**

*Recommendations:*

- *LU-1A Focus and promote development to areas where adequate infrastructure and services already exist or are envisioned. Specifically, to areas south of the 34B corridor, to minimize impact on prime agricultural land*

*[Excerpt from 2018 Comprehensive Plan]*





**Goal CL-3** Support the Tompkins County Department of Environmental Health standing policies aimed at reducing the pollution of Cayuga Lake that may be caused when using failing septic systems.

*Recommendations:*

- CL-3A Continue to use site planning and building review as a tool to foster the systematic development of sewage systems within the town.
- CL-3B Foster efforts to expand municipal sewer and water.

*[Excerpt from 2018 Comprehensive Plan]*

## BENEFITS – WATER QUALITY

- Public sewers are better than septic systems both environmentally and cost-wise in areas with poor soil conditions such as southern Lansing – and replacing septic systems with sewer service is also a goal of the comprehensive plan. So, this project should also help improve water quality in the lake over time as the Town’s sewer system gradually expands.

## BENEFITS – UTILITY EXPANSION

- Access to sewer service in Sewer District # 1 will complement the other public services already in place there. Once more sewer capacity is available from the Village of Cayuga Heights, additional sewer districts could be created that would use our infrastructure to flow sewage from areas to the north and east, potentially providing future sewer service to the Town Center area and the Lansing School District property.



**Goal LU-1:** Improve and shape the quality of the built environment by focusing growth to provide for the needs of Town residents. Foster a balanced mix of agricultural, open space and recreational, residential, commercial, institutional, and office/light industrial uses.

*Recommendations:*

- LU-1A Focus and promote development to areas where adequate infrastructure and services already exist or are envisioned. Specifically, to areas south of the 34B corridor, to minimize impact on prime agricultural land.

**GOAL HN-3:** Expand existing infrastructure to support the growing housing needs of Lansing.

*Recommendations:*

- HN-3D Encourage denser residential development in the central portion of the Town where access to municipal water is currently available and the potential for municipal sewer is more likely to exist.

*[Excerpt from 2018 Comprehensive Plan]*



**Goal I-1:** Increase the capacity of municipal services, allowing for the continuance of both housing and business development within targeted areas of growth and density.

*Recommendations:*

- I-1B Expand the municipal sewer system to areas where development is desired and steer the expansion from areas where it is not. This should include the exploration of a "Public / Private Partnership" between the Town of Lansing and developers who have proposed potential strategies to expand the existing sanitary sewer system to mixed use / commercial, higher-density, and residential developments.

*[Excerpt from 2018 Comprehensive Plan]*

## BENEFITS – PUBLIC/PRIVATE PARTNERSHIP POSSIBILITIES

- We hope to work closely with the Town to make Phase 2 and beyond consistent with the Town’s Comprehensive Plan.

## BENEFITS – RECREATION FACILITIES

- Finally, this project will make sewer capacity available for CRC, enhancing their ability to provide additional recreational opportunities to the community by freeing up land currently used for their large septic field - another goal of the comprehensive plan.



**Goal R4: Identify lands that can become available for new recreation locations and determine how to acquire access to the lands for Town use.**

*[Excerpt from 2018 Comprehensive Plan]*



## CLOSING

- We **Request a letter of support** from the Board to use with our DEC and TCHD permit applications, pending final approval of our plans by the Town Engineer and Highway Superintendent.
- We are happy to answer any questions the Board may have at this time.

### Highway Facility Discussion

Salt Barn:

- Geotechnical Map and proposal for Geotechnical work was given to the Town Board
- Will be a new facility
- Change location to where current brush pile is
  - Mulch pile will be re-located
  - Minimizes site work and saves about \$750,000
- Motion below is the first step to relocate the salt barn

### MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN BERGMANN AGREEMENT PROPOSAL FOR ADDITIONAL SERVICES

#### MOTION M24-21

### **MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN BERGMANN AGREEMENT PROPOSAL FOR ADDITIONAL SERVICES - ALTERNATIVE LOCATION FOR THE NEW SALT STORAGE STRUCTURE, NOT TO EXCEED \$24,000**

Councilperson Judy Drake, moved to authorize Town of Lansing Supervisor to sign Bergmann Agreement Proposal for Additional Services – Alternative Location for the New Salt Storage Structure, not to exceed \$24,000.

Councilperson Joseph Wetmore seconded the motion.

All in Favor – 5

Opposed – 0

Highway Facility Project updates will be on the Town website.

Discussion about what the new Highway Facility should be called. One suggestion was Public Works Campus.

**Spectrum Franchise Agreement**

Reviewed the prior decision on franchise fee percentages, influencing a unanimous inclination towards a 5% rate. Councilperson Joseph Wetmore will contact Cohen Law group about this.

**Budget Preparation Process**

Department Heads are working on their budgets. Tentative Budget will be presented to the Town Board at the September 18, 2024 Town Board Meeting. The Budget discussion meeting is scheduled for September 25, 2024.

**MOTION TO ADJOURN MEETING**

Councilperson Joseph Wetmore moved to **ADJOURN THE MEETING AT 8:17 PM.**  
Councilperson Laurie Hemmings seconded the motion.

All in Favor – 5

Opposed – 0

Minutes taken and executed by the Town Clerk.

Respectfully submitted,

Deborah K. Munson, RMC  
Town Clerk