

APPROVED

Town of Lansing

Wednesday, June 6, 2012

2:00 PM Town Hall

SEWER COMMITTEE

(*Denotes present)

- * Thomas Jones
- * Ed LaVigne
- * Kathy Miller
CJ DelVecchio
- * Andy Sciarabba
Mark Booth
- * Noel Desch
- * Jeff Overstrom
- * Dale Baker

Public Present

Dan Veaner

John Young

General Business

Kathy Miller called the Meeting to order at 2:00 PM.

Approval of May 30, 2012 Minutes

Noel Desch requested on page 2, under #1, second sentence, the word **up** should be inserted after hook. Noel Desch made a motion to approve the Minutes as amended. Andy Sciarabba seconded. VOTE: ALL IN FAVOR.

Kathy Miller-Joint Meeting with Planning Board

Andy Sciarabba and Kathy Miller felt it would enhance the Joint Meeting if each Planning Board Member compiles their own list of questions/concerns they would have answered by the Sewer Committee Members on June 25th. Kathy Miller will contact Larry Sharpsteen to arrange for this to happen.

Noel Desch states the key question is whether the proposed sewer district meets the requirements of the Town's Comprehensive Plan. Kathy Miller states the Town Board is in the process of bringing on board Jonathan Kanter to work with the Planning Board and Sewer Committee on zoning issues. Noel's concern can be directed to Jonathan once he is on board.

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Update-Tompkins County Property Taxes/Assessments

Jay Franklin sent in the following letter to The Committee;



Department of Assessment

128 East Buffalo Street

Jay Franklin
Director

Inclusion through Diversity

Irene Kahoe
Assistant Director
June 6, 2012

Town of Lansing Sewer Committee
Attn: Andy Sciarabba
PO Box 186
Lansing NY 14882

Dear Town of Lansing Sewer Committee Members,

I have been asked to respond on whether the proposed sewer district would increase the value of residential property, specifically those located in Ladoga.

It is office policy to not make any predication as to what effect a possible stimulus will have on value. There are too many variables to take into account as to predict what effect, if any, it will have.

If in fact the sewer system does go in, we will not make any changes to value – either negative or positive – to the existing residential properties until the real estate market shows an effect on value. Once the effect shows up in the real estate market, then any change in market value – either negative or positive - would be reflected accordingly.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Jay Franklin
Director of Assessment

Mail Address:
128 East Buffalo Street
Ithaca, New York 14850
<http://www.tompkins-co.org/assessment/>

Tel: 607-274-5517
Fax: 607-274-5507
assessment@tompkins-co.org

Update-Lansing School District

Andy Sciarabba has spoken with Steve Grimm, Superintendent of the School. Mr. Grimm will be composing a letter in support of the proposed sewer project within the next couple of days.

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Bio-Mass Generator

Jeff Overstrom states he received a call from Bruce Abbott with respect to using district heating through bio-mass (incinerator). According to Mr. Abbott this could be a cost sharing or pay back because any energy produced would shed the energy user's cost. (sludge) After a lengthy explanation by Mr. Overstrom, the Committee Members were not interested.

Mike Koplinka- Lehr has requested to give a presentation at the Town Board Meeting on June 20th with respect to obtaining a NYSERDA Grant for a feasibility study.

Update - Cayuga Farms

Jeff Overstrom gave a brief description of where the proposed project is located. The project will consist of 138 dwelling units (Townhouses) on almost 36 acres. The project Engineer is proposing two options;

1. On site small treatment systems. These systems would require to go through the NYS DEC permitting process.
2. Town of Lansing proposed Sewer. The Developer will pick up the cost of infrastructure.

Mr. Overstrom will be speaking with David Herrick with respect to this addition. Andy Sciarabba is ready for Stearns and Wheeler to get involved and give the Committee their dollar amount they come up with options, to include, original district and this add on. Jeff Overstrom will pass this information on to David Herrick for his advice. It was recommended that Stearns and Wheeler attend the next Sewer Meeting.

Developer -John Young

John Young, adjacent owner to the Cayuga Farms project states he would like to eventually build three English style Villages on his 100 acre parcel. Mr. Young's idea would be to erect three buildings, each having 20 dwelling units clustered, and the remaining land would be open space. Cluster can't done, unless sewer is available. Andy Sciarabba advised Mr. Young that the Cayuga Farm Developer will be paying for the infrastructure for his project and inquired if Mr. Young would be in agreement to do the same. Mr. Young would be interested in working with the town.

Noel Desch-proposed Letter

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Noel Desch shared a draft letter that he composed for use by the residents within the proposed sewer district. A few additional changes were made to Mr. Desch's draft with respect to the proposed cost and certain wordage. Mr. Sciarabba states the letter needs to be circulated as soon as possible.

Contractor Estimate

Andy Sciarabba states he has received figures from T.G. Miller with respect to the cost of the proposed infrastructure for the Town Center property. Mr. Sciarabba has since given a copy of the specs to a local contractor to see what dollar amount he comes up with.

Joint Meeting w/Planning Board June 25, 2012 @ 7:15 PM

Andy Sciarabba encouraged all Committee Members to appear at the Planning Board Meeting on June 25th @ 7:15 PM. Mr. Sciarabba will prepare issues that he would like to discuss with the Planning Board. Legal Counsel suggested that the Town consider having a new zone for the proposed Town Center property. The zone would be more efficient and could then be shovel ready to go. The E suggested that the Town has a design criteria set for the Town Center property.

Noel Desch motioned to adjourn the Meeting at 3:00 PM. Ed LaVigne seconded. VOTE: ALL IN FAVOR.