

REGULAR TOWN BOARD MEETING
November 15, 2011

A Regular Meeting of the Town Board of Lansing was held at the Town Hall Board Room, 29 Auburn Road, Lansing, NY on the above date at 6:00 p.m. The meeting was called to order by the Supervisor, A. Scott Pinney and opened with the Pledge of Allegiance to the flag. Roll call by Debbie Crandall, Town Clerk, showed the following to be **PRESENT**:

A. Scott Pinney, Supervisor
Marty Christopher, Councilperson
Robert Cree, Councilperson
Kathy Miller, Councilperson
Connie Wilcox, Councilperson

ABSENT: None

ALSO PRESENT: Guy Krogh, Town Attorney, Steve Colt, Park Superintendent and Recreation Director, Mike Koplinka-Loehr, Charlie and Sheila Nedrow, Ken Thompson, Larry Zuidema, Tom Butler, Dan Veaner, Suzanne Hinderliter, Maureen Cowen, Dale Baker, Roger Hopkins, Stephanie Behler, Ted Laux and several other people.

PRIVILEGE OF THE FLOOR:

Larry Zuidema – 22 Bean Hill Lane:

Comments by Larry Zuidema
Lansing Town Board Meeting
15 November 2011

My name is Larry Zuidema and I live in Lansing at 22 Bean Hill Lane. I have paid property taxes in the Town of Lansing since 1964 and have lived in Lansing most of the time since 1962.

Recently, I read the Sewer Map and Report of September 2011 and the Lansing Town Center Incentive Zone Program report adopted by the Tompkins County IDA on 21 October 2011. These closely related projects represent significant, if not monumental, issues for the residents of Lansing. I now offer the following recommendations to the Town Board of Lansing relative to the issues in these reports.

1. That the Town create a clickable section on its home page which would identify and locate new documents and reports issued by both the Town and Planning Boards. This would improve communication with residents and ensure that they are informed in a timely manner. After being told that the Sewer Map and Report was on the site, I found it difficult to locate. One elected Town council person had the same problem and did not see it prior to election day.
2. That, since you are now a so-called lame-duck board, these and other future-oriented issues be referred to the newly elected board which will meet for the first time in 7 weeks.
3. That, early in 2012, the newly seated Town Board schedule and hold within the Town of Lansing several information sessions and public hearings on these projects and that these meetings be widely publicized. Scheduling such meetings is a pro-active way of fulfilling campaign promises to listen to views of the residents of Lansing.
4. That any Town appointed person/persons who can influence sewer, town center and/or IDA decisions be asked by the Board to immediately and publicly disclose

any real, potential or appearance of conflict-of-interest in relation to these projects. If deemed appropriate, they should be asked to resign from their appointed positions.

5. That the inclusion of the Kingdom Farm in the sewer and water district be reviewed and rejected, keeping in mind the high agricultural value of this 500 acre parcel of prime agricultural land. If the Town's forthcoming agricultural report does not highlight the significance of this agricultural resource, it should do so. In my view, the Town Board should take no action which would preclude the future use of the Kingdom Farm for agricultural purposes. Also, releasing a report summarizing the outcome of the Board's executive session for Kingdom Farm negotiations held on 20 April 2011, would effectively increase public confidence in the Board.

Mr. Zuidema noted that he saw on the map that Ray Sill's farm is scheduled for R3, high density. He stated that Ray Sill's farm is one of the best pieces of agriculture land the Town of Lansing has. The Town Board should not be putting this parcel of land in anything other than agriculture.

I look forward to contributing comments on issues and opportunities in Lansing in future meetings.

Councilperson Christopher questioned the comment on the executive session with Kingdom Farms. The Town Board clarified that there has not been any new negotiations with Kingdom Farms and that on April 20, 2011 the Town Board entered executive session to discuss Kingdom Farm negotiations.

GAS DRILLING REPORT:

Tom Butler of 476 VanOstrand Road presented the following results of the Town of Lansing Gas Survey:

Mr. Butler informed the Town Board that there were 33 volunteer survey administrators. It was important that the survey was unbiased and the survey administrators were told many times that while conducting the survey that they should not discuss their personal feelings with people taking the survey.

Town of Lansing Gas Survey Results

Gas Drilling Oversight Committee
November 2011

Survey overview

- Survey conducted at all Lansing polling stations on election day (Nov. 8th 2011)
- Aim: to gauge Lansing resident's opinions on the prospect of gas drilling in the Town.
- Surveys conducted over full polling hours (6am – 9pm) in all locations except Lansing Village (6am – 5pm).
- 916 - town residents completed the survey (45% of voters that day, 14% of all registered voters)

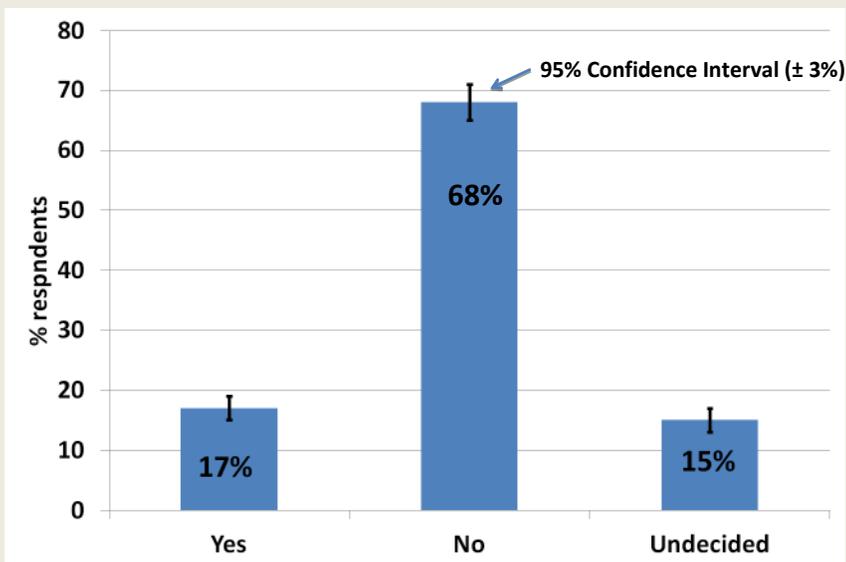
Survey asked 3 questions:

1. Do you favor HVHF gas development in the Town of Lansing?
2. Do you support stricter local laws to better control negative impacts associated with this type of gas drilling in Lansing?
3. Do you oppose gas drilling using HVHF and would like to see it banned from the town?

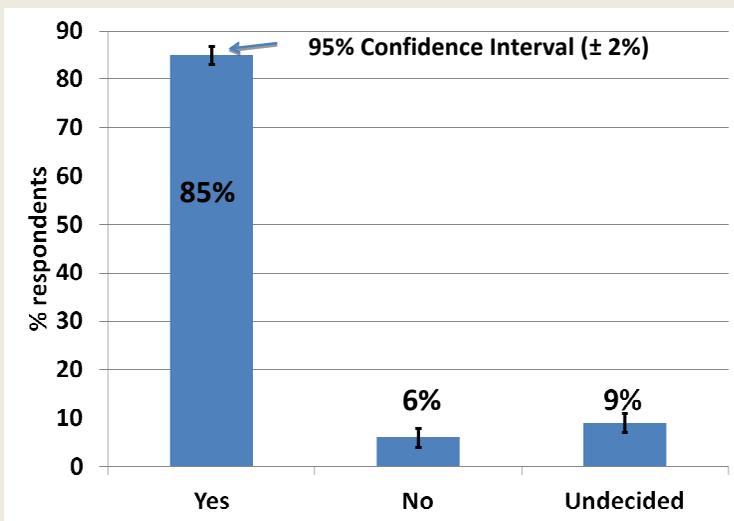
Overview of results

1. The clear majority of residents surveyed:
 - a) **Disfavored drilling** in the Town (68%)
 - b) **Wanted stricter local laws** on drilling (85%)
 - c) **Favored a ban** on drilling in the Town (64%)
2. The responses were very consistent across the different polling locations.

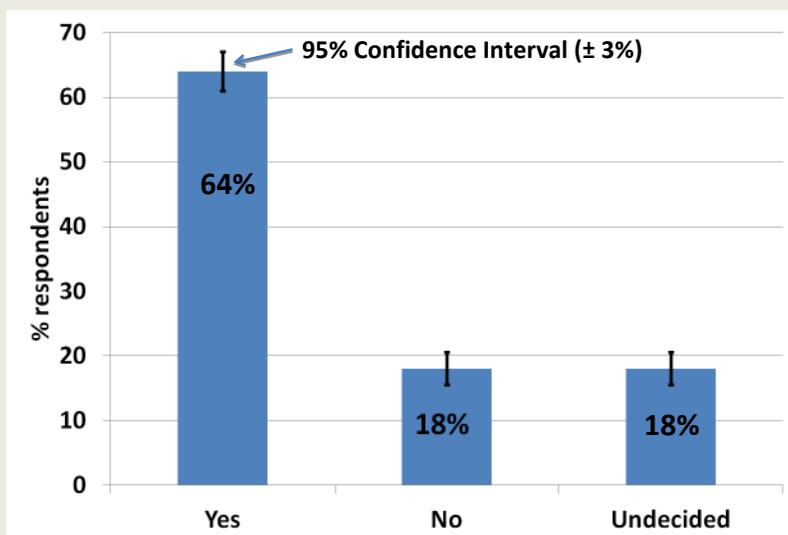
1. Do you favor HVHF gas development in the Town of Lansing?



2. Do you support stricter local laws to better control negative impacts associated with this type of gas drilling in Lansing?



3. Do you oppose gas drilling using HVHF and would like to see it banned from the town?

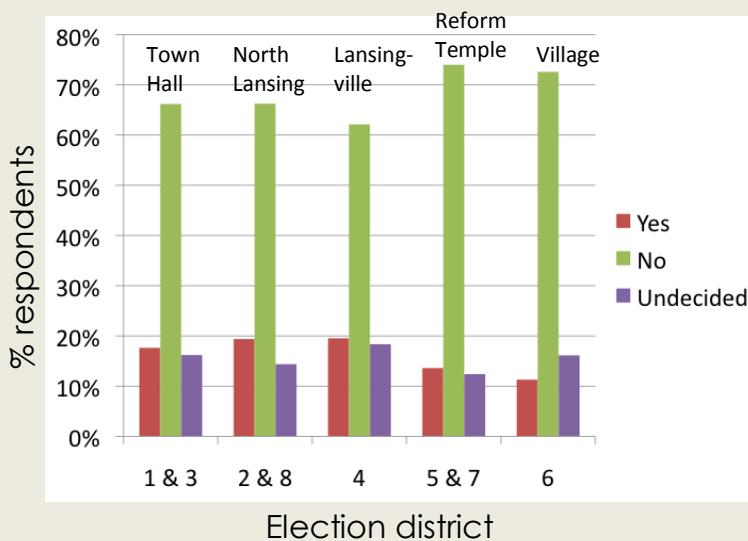


The survey was taken by residents across the Town. The responses were very consistent across all election districts

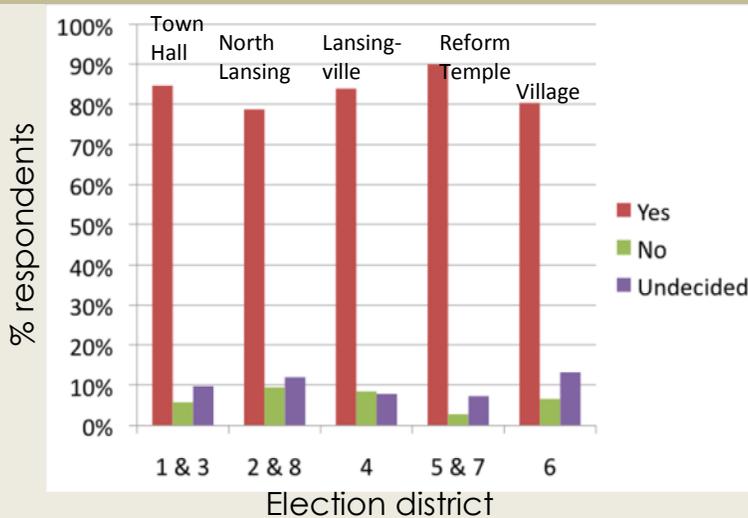
District	Location	Survey Responses	Election Turn out	% of those who voted who did survey	% of registered voters who did survey
1 & 3	Lansing Town Hall	279	36%	37%	13%
2 & 8	North Lansing Fire Hall	171	35%	48%	17%
4	Lansingville Fire Hall	169	34%	57%	19%
5 & 7	Ithaca Reform Temple	250	25%	50%	12%
6	Lansing Village Hall*	63	28%	37%	10%
Total across all districts		932	31%	45%	14%

* Survey was stopped at sun-down (5pm) at Lansing Village Hall.

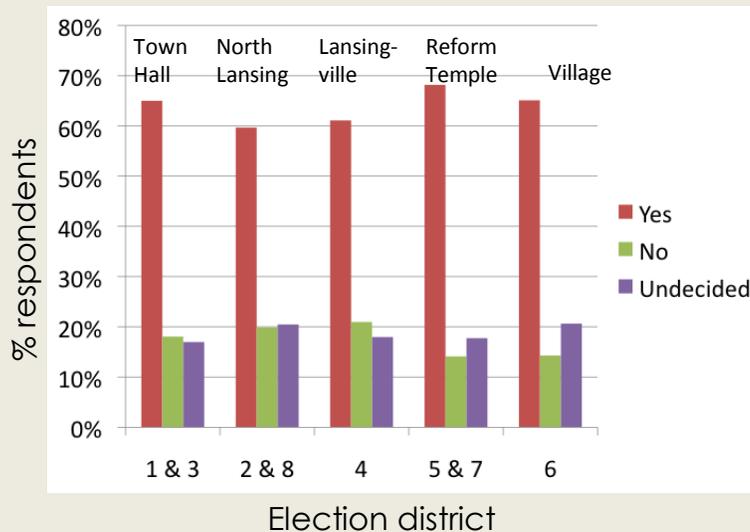
1. Do you **favor** HVHF gas development in the Town of Lansing?



2. Do you **support stricter local laws** to better control negative impacts associated with this type of gas drilling in Lansing?



3. Do you **oppose gas drilling** using HVHF and would like to see it **banned from the town**?



Committee's summary to the Board

- Town residents were surveyed about their views on gas drilling using High Volume Hydraulic Fracture ("fracking").
- 45% of voters that day completed the survey (14% of the registered electorate in the Town) across all districts.
- Consistently across the town, the majority of residents who completed the survey favor the Town Board taking action to:
 - Introduce stricter local laws to control negative impacts of drilling (85% of respondents)
 - Ban drilling from the Town (64% of respondents)
- The Committee asks that the Board factor in the Town resident's responses as they work to prepare for drilling in NYS.

Resident Charlie Nedrow of 418 Davis Road stated that he voted at Fire Station 3 (Lansingville) at 6:05 a.m. and there was nobody there with the survey at that time.

Mr. Nedrow wanted to know how many people surveyed owned 10 acres or more? Mr. Butler stated that this was not a question that was asked. Mr. Nedrow also asked Mr. Butler how many survey administrators approve or disapprove of gas drilling. Mr. Butler guessed that most of the survey administrators do not support gas drilling. He reiterated administrators were told that they don't want their opinion they want the opinion of the survey takers.

Mr. Nedrow stated that the Town of Lansing should not spend money, we should set tight and watch what other Towns and the DEC do. Mr. Butler stated that other Towns and the County are being very active on this and the Town of Lansing should also. Mr. Nedrow stated that Town of Lansing should not be active.

Mr. Zuidema stated that one Town is being sued and can we actually ban gas drilling? Mr. Butler stated no that it is a question of home rule versus what NYS decides. Towns can control activities associated with drilling but they can not regulate drilling.

The Town Board thanked Mr. Butler and the volunteers for the survey.

Michael Koplinka-Loehr:

Mr. Koplinka-Loehr provided a Get Your Green Back Tompkins bag for all present. The bag contained an energy savings light bulb donated by Cargill along with literature on energy savings. Mr. Koplinka-Loehr encouraged everyone to complete the free home energy assessment application. On October 29th 600 volunteers distributed the packet of educational information.

Mr. Koplinka-Loehr reviewed the following Municipal Solar Lease:

The Municipal Solar Lease

guaranteed savings from sunlight

For only \$125 a month and no additional costs, your organization saves money from the first day! We guarantee that you will pay less for electricity with a Municipal Solar Lease.

Solar Liberty offers eligible New York State municipalities a 15-year solar lease for only \$125 per month. We will install and maintain a 25 kW solar electric system on your roof with no money down and no additional cost.

The electricity generated by the system, approximately \$3,250 in value at this year's rates, is a fraction of the cost you would otherwise have to pay the utility company. Leasing provides all of the benefits of generating your own solar electricity without the upfront cost of purchasing the equipment.

A Municipal Solar Lease also provides security for the future. Electric rates have been rising over twice the rate of inflation. The \$125 per month lease payment is locked in for 15 years, regardless of utility rate increases. This portion of your energy costs will be the most stable part of your operating budget.

Save money. Control costs. Going solar is easy!

The Municipal Solar Lease program has been specially created by Solar Liberty to install solar electric systems at a highly discounted rate on qualifying buildings owned by New York State municipalities.

Our program achieves a low lease rate by combining NYSERDA incentives for municipalities and US Treasury Grants for commercial owners of renewable energy systems. The leasing structure brings it all together. We need to act now before these incentive programs expire.

Sign up for a Free Informational Webinar
Go to www.solarliberty.com/municipalsolar to sign up for a free informational webinar to learn more details about the Municipal Solar Lease Program. Or feel free to call Ryan Calalesina at 716-634-3780 with your questions.

Don't delay. The Federal Treasury Grant program that makes this program possible is set to expire at the end of the year. We need to conclude all lease agreements this summer to ensure that the systems are installed in time.

Lead by example with solar energy!

Solar energy systems on government facilities demonstrate innovation, cost consciousness, and leadership in a new economy.

Making your own solar electricity contributes to our national energy independence and a more sustainable future. Solar installations create green collar jobs that cannot be outsourced.

There is no downside to installing solar in your community.

Option	Utility Cost	Lease Payment	Solar Savings	Total Cost
Purchased from Utility Before Solar	\$5,800	\$0	\$0	\$5,800
Solar Liberty Lease plus Utility	\$2,500	\$1,000	\$2,000	\$3,500

SOLARLIBERTY
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www.solarliberty.com



SOLAR LIBERTY LEASE PROGRAM

Solar Liberty is offering a 15-year lease program for a Solar Electric Generating System with no upfront costs. Solar Liberty will own, install, and maintain the system for the life of the lease. The only payment you will be responsible for is a low monthly lease payment.

To make this a no-risk venture, Solar Liberty guarantees that your lease payment is less than the value of the electricity the system produces, or we will pay you the difference.

After the 15-year lease, you will have three options: 1) continue the lease for a new term; 2) purchase the system at a fair market price determined by a third-party appraiser; or 3) we can remove the system from your roof at our cost.

Frequently Asked Questions

1. Will having this system void the warranty of the roof?
 - No. We will work with your roof manufacturer to make sure that any warranties stay in place.
2. How do you mount this system to the roof?
 - We install on flat and pitched roofs for this program. On a flat roof, we use ballast blocks to hold the solar array in place. There are no roof penetrations. On a pitched roof, depending on the material we may need to penetrate the roof to install a rail system in which the panels will sit on. All penetrations will be repaired when/if system is removed.
3. What is your guaranteed savings?
 - We guarantee that your yearly lease payment will be less than the value of money of the electricity produced by the system. If it is not, we will cover the difference.
4. What happens if Solar Liberty goes out of business?
 - Think of it like a mortgage. If your bank goes out of business, the contract transfers to another company. The same will happen here. We do not expect to go out of business, but if we do, your lease will be transferred to another solar company.
5. How long has Solar Liberty been installing solar? What qualifications do you have?
 - Solar Liberty has been incorporated since 2003. We currently have about 300 commercial-sized installations, equaling over 10 megawatts. This makes us the largest installer of solar in the state. We are NYSERDA and NABCEP certified.
6. Does solar work in NY?
 - Solar works every place the sun shines. The question is rather how much electricity will be produced the system. Before signing the contract, we will create a reliable production model using 30 years of average sunlight data, specific to your ZIP code. This gives a very accurate estimate of what your system will produce on a monthly basis (this chart is in the lease agreement).

If you have any further questions, please feel free to ask.

THE FUTURE OF ENERGY INDEPENDENCE™

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www.solarliberty.com
info@solarliberty.com

Mr. Koplinka-Loehr encouraged the Town Board to consider the benefit for the municipal buildings. He has provided the information electronically and should hear back within a week. A site visit could be scheduled the week of December 1st. The tax credits expire at the end of the year.

It was the consensus of the Town Board to consider and move forward on looking into the benefits for the Town of Lansing.

TOMPKINS COUNTY IDA – LANSING TOWN CENTER INCENTIVE ZONE PROGRAM:

The Town Board discussed the following Tompkins County IDA Lansing Town Center Incentive Zone Program/Policy and Pre-Application: Handouts were provided to all prior to the meeting.

**Tompkins County Industrial Development Agency
Lansing Town Center Incentive Zone Program**

Endorsed by the Lansing Town Board May 18, 2011

Adopted by the Tompkins County IDA October 21, 2011

The Town of Lansing Comprehensive Plan identifies goals and objectives around creating a vibrant Town Center where higher density housing, commercial services catering to the needs of local residents, and recreational opportunities are established that increase the tax base and create a sense of community in Lansing.

The Town currently has very few basic commercial services. It is geographically located 5 miles from the Village of Lansing and more than 10 miles from the City of Ithaca's downtown and Route 13 commercial districts. In order to attract developers to the Town of Lansing, and the Town Center, an incentive program is critical and the requirements imposed to qualify for the incentives need to be reasonable.

The Lansing Town Center Incentive Zone Program is being considered to encourage development in the Lansing Town Center. Under this program, the Town of Lansing recommends projects to the Tompkins County Industrial Development Agency for consideration of tax incentives.

Eligible Projects

The Lansing Town Center Incentive Zone Program encourages development within the boundaries of the Town Center as outlined by the Lansing Town Center Map. In general, the Program supports development at higher densities in the Town Center that increase the tax base. The following criteria and community benefits must be met for a project to be eligible.

1. Industrial – Light manufacturing and industrial projects selling a product or service outside of the local area. This definition very broadly includes computer software, agri-business, printing, publishing, and research and development.
2. Retail/Commercial - Retail/commercial projects that make available goods or services not reasonably accessible in the Town of Lansing or that the Town Board believes would benefit the community. Projects may be single story or part of a multi-story, mixed-use development project.
3. Rental Housing – multi-family housing must be at least two stories and establish a minimum of four new rental units. Projects may be part of a multi-story, mixed-use development project. Mixed income and affordable housing projects are desirable, but not required.
4. Not-For-Profit – Not-for-profit projects qualify for access to low cost tax-exempt bond financing under the regular IDA policies and procedures.

Projects must have new construction costs of at least \$500,000. In addition, the value of projected incentives must be at least three times the projected fees associated with the project. The IDA may waive the minimum construction cost in circumstances where the public benefit outweighs the project costs.

Public Benefits

Projects will be evaluated based on the extent to which they meet the public benefits outlined below:

- creates permanent or seasonal jobs
- employ local construction labor as much as possible
- purchase construction materials locally when possible and price competitive
- use hiring practices that encourage women and minority applicants
- increase the property assessed value and generate additional property taxes
- when appropriate to the project, generate net new sales taxes and/or room occupancy taxes

- creates synergy with existing activities, such as sharing curb cuts and driveways
- incorporates public amenities such as benches or bike racks
- incorporate open space improvements
- include mixed uses (commercial and housing)
- housing projects that include mixed income and/or affordable housing
- creates quality rental housing to meet the needs of the community

Incentive Package

Property Tax Abatement – The standard Lansing Town Center Incentive Zone property tax abatement will begin at 90% in year one and decrease in equal increments over seven (7) years. The abatement will only impact taxes on improvements to the property and not taxes on the existing value. The IDA retains the ability to offer more or less than the standard Lansing Town Center Incentive Zone abatement based on an analysis of the impact on the economy, the needs of the business, and input from the Town of Lansing. The IDA may negotiate additional abatements based on financial need.

Sales Tax Abatement – The applicant will be exempt from both the local and State portion of sales tax on construction materials, equipment, and furnishings associated with the project. The IDA will pass the sales tax abatement on to a tenant in a retail/commercial space only if the type of business meets the eligibility requirements of the Lansing Town Center Incentive Zone.

Mortgage Recording Tax – The applicant will be exempt from the State portion of the Mortgage Recording Tax (\$2.50 per \$1,000).

Local Purchasing and Hiring Practices

The IDA requires all recipients of IDA incentives to make every effort to purchase goods and services from Tompkins County businesses and to hire Tompkins County residents. The IDA is especially supportive of projects that make a specific commitment to hire women and minorities during the construction phase and as permanent full-time workers of the project's operating businesses. The IDA may require detailed information concerning the applicant's past and projected purchasing and employment practices.

Fees

Administrative Fees – The applicant is responsible for paying the IDA Administrative Fee at the time of closing. This fee will be equal to 1% of the total value of expenses that are positively impacted by IDA incentives. This includes the value of construction of improvements to property that is impacted by property and sales tax abatement and the value of furniture, fixtures and equipment that are impacted by sales tax abatement. It will not include any purchases, such as manufacturing equipment, where the IDA does not deliver an incentive. Soft Costs (legal, consulting, financial, architectural and engineering fees) will be included in the amount considered as total value of expenses.

In an attempt to make its incentive program cost effective for smaller projects, the IDA will reimburse the applicant for 100% of the Administrative Fee, IDA Counsel Fee, and IDA Bond Counsel Fee associated with the IDA involvement in the project if the total project cost is less than \$1 Million. For total project cost greater than \$1 Million but less than \$2 Million, the reimbursement of fees will be reimbursed on a sliding scale that declines from 100% to 0% gradually based on project size. There will be no reimbursement of fees for projects with costs over \$2 Million. The reimbursement will take the form of additional property tax abatement credited to the business in the initial years of the Payment In Lieu of Tax agreement (PILOT). The IDA retains the right to determine the credit the applicant will receive. For projects where there is no property tax abatement, there will not be any form of fee reimbursement.

IDA Counsel Fees – The applicant is also responsible for paying the IDA for all legal costs it incurs including IDA Counsel and Bond Counsel fees.

Applicant Attorney Fees – The applicant is responsible for its own attorney fees associated with closing IDA incentives.

Application Process

Tompkins County Area Development, Inc. (TCAD) provides administrative and marketing services to the IDA. Potential applicants should work with TCAD to determine whether the proposed project is eligible. If the project appears to be eligible, TCAD will work with the applicant to apply for assistance.

It is strongly advised that a potential applicant meet with TCAD staff as early in the process as possible to determine if the dollar value of the proposed incentives exceeds the associated fees.

Based on the nature of the project and the incentives requested, the following will occur:

1. Pre-Application – A developer seeking a tax abatement under this program must first submit a preapplication to the Town of Lansing. The application will be in such a form that it identifies which criteria the project is eligible under and outlines the community benefits achieved by the project.

2. Town Recommendation – The Town of Lansing must recommend, by resolution, the project to the IDA. All projects are still subject to Planning and Zoning Board approvals and other normal requirements.

3. IDA Application – A full IDA application will be submitted to the IDA accompanied by the Pre-Application and a resolution from the Town of Lansing. The IDA will make an independent determination of the project, weighing the costs and benefits of any tax incentives it delivers. The IDA recognizes that, in adopting the Lansing Town Center Incentive Zone, it is accepting that it may favor some local businesses over others in an effort to influence location decisions. The IDA also recognizes that the negative impact on existing businesses may outweigh the benefits gained from locating new development within the Zone. The IDA will also evaluate the potential impact on other governmental entities, including school districts.

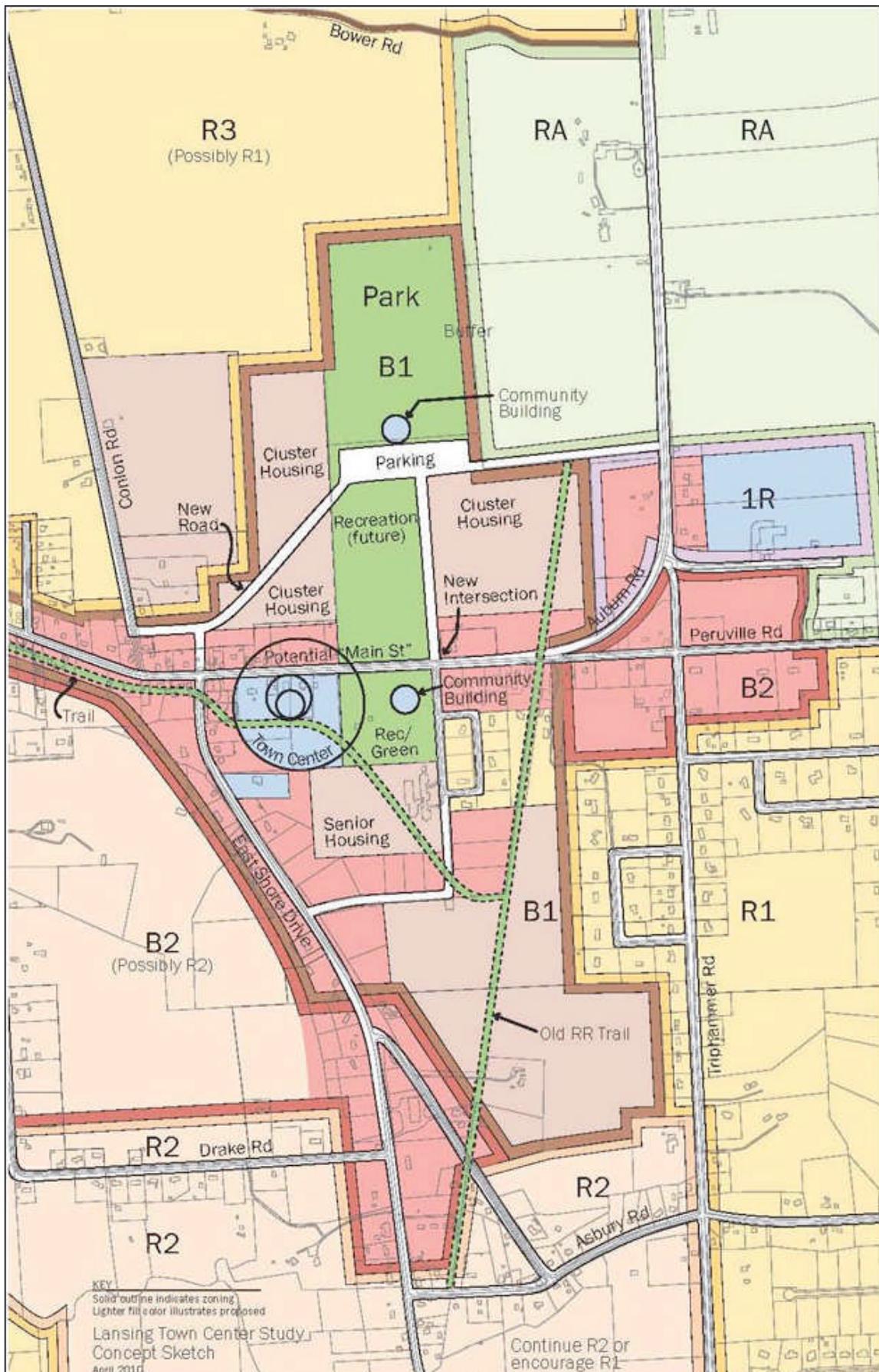
4. Public Hearing – Following an initial review, the IDA will, if favorably disposed toward a project, schedule a public hearing on the proposed incentive package. Standard IDA policies apply with regards to public hearing notification and other requirements.

5. IDA Determination – Following a public hearing, the IDA will make a determination on the project. No final decision may be reached by the IDA until SEQR requirements have been met by the developer.

6. Notification and Reporting – The IDA will notify the Town of Lansing and appropriate taxing jurisdictions once a project is approved. The IDA may diminish or rescind incentives should the project materially change. IDA agreements generally have claw back requirements.

7. Applications under this policy may not be accepted after December 31, 2021 unless the IDA and the Town of Lansing vote to extend the policy beyond that date.

Refer to Tompkins County Industrial Development Agency Mission, Policies and Procedures for additional information.



Supervisor Pinney asked if there were any questions from the public.

Mr. Zuidema commented on the map that was provided. Mr. Zuidema indicated that this map was much clearer and in color. Ray Sill's farm is an R3 and possibly and R1. He encouraged the Town Board not to do anything to change it and make it so that it is irreversibly taken away from agriculture.

Supervisor Pinney stated that this does not change the current zoning.

Councilperson Miller stated that the whole proposed Town Center Development is not to encroach upon agriculture.

Dan Veaner asked what committee this came from. It was stated that it came from the Town Center Committee and the Economic Development Committee.

Further discussion was held on Ag Land Protection and land being leased for organic farming.

A copy of the application was provided for people to review.

Mr. Zuidema suggested that Conlon Road be the continuous road and not the new road. Supervisor Pinney stated that this was a great idea. Councilperson Miller stated that there will be workshop sessions where new ideas and input will be generated and she encouraged people to participate.

Maureen Cowen asked for clarification on the sequence of the application. Supervisor Pinney explained the process. The completed developer application comes before the Town Board to approve or deny. If approved it is then submitted to the Tompkins County IDA for their approval for the tax incentive. The developer would still continue with the current process of site plan review with the Town of Lansing Planning Board. It is an option for a developer to apply for the tax incentives within the restricted Town Center area.

Councilperson Wilcox stated that this opens up the opportunity for controlled commercial growth that will benefit the taxpayers of Lansing.

Maureen Cowen asked the Town Board to consider a future Planner for the Town of Lansing.

Councilperson Miller stated that when this process gets started she hopes there is a lot of enthusiasm. She encourages people to attend the meetings to all work together and share their ideas.

PLANNING and ENGINEERING DEPARTMENT REPORT:

Monthly Report:

The monthly activity report for the month of October was given to all Board Members and the Town Clerk.

PARK and RECREATION DEPARTMENT REPORT:

Mr. Colt reviewed the following report with the Town Board:

Parks & Recreation Department Town Board Meeting 11/15/11

RECREATION

- **Our Youth Cheerleaders placed 2nd** this season at the yearend competition. Last year we won the championship and many thought we did this year too!! The kids had another very successful experience putting in a lot of effort.
- **Bowling** has started and takes place afterschool on Monday's. The class is full and sold out.
- **The Basketball Program** started last night. We have already made plans to adjust our numbers to move all of our 6th graders to the Middle School

Gym. This move needed to be done for safety allowing more room in the gyms for the players.

- **Gymnastics** has also started and takes place afterschool on Friday's. This class is full and is also closed out.
- **Youth Wrestling** is scheduled to start November 29th and will run through February 10th.
- **Early Childhood Music Class** is currently taking registrations for a Holiday Session. This is a very new program for us and is for children that are infants to 5 years of age.
- **Adult classes** are ongoing with Adult Open Swim, AM Strength & Stretch, Step Cardio and now a new addition with ZUMBA classes.
- **The Youth Service "High School Helpers"** program has 3 students working for us now. Two of the students are chaperones for the Bowling Program and 1 student is cleaning and organizing our athletic equipment prior to end of season storage.

PARKS

- Our main shop has been cleaned and organized for winter equipment storage.
- With this late warmer weather we were able to purchase several plantings and those trees and plants were actually planted this morning.
- We do have specific trees identified for removal, but will wait now until later when the ground freezes.

Lansing Pathways Committee Report:

- Pathways completed a mulching project on Nov 5th with the help of committee members and a few enthusiastic community volunteers. The mulch was donated by Cascadilla Tree service. Two loads of mulch were spread under the area we refer to as the "grove." It is adjacent to the parking area as you enter off 34B. It looks nice and is ready for a few benches and a kiosk.
- We are also looking forward to the snow season and planning for sharing the trail with the snowmobilers. We will be working with the snowmobilers to establish signage for sharing the space.

Maureen Cowen
Lansing Pathways

APPROVE MINUTES:

A copy of the minutes of October 26, 2011 and November 9, 2011, having been furnished to the Board Members beforehand, the Supervisor asked for a motion to make corrections or to accept the same as submitted.

RESOLUTION 11-194

Councilperson Wilcox moved that the minutes of October 26, 2011 and November 9, 2011 are hereby approved as submitted. Councilperson Miller seconded the motion and it was carried by the following roll call vote:

Councilperson Martin Christopher	Aye
Councilperson Robert Cree	Aye
Councilperson Kathy Miller	Aye
Councilperson Connie Wilcox	Aye
Supervisor A. Scott Pinney	Aye

APPROVE AUDIT and BUDGET MODIFICATIONS:

RESOLUTION 11-195

Councilperson Wilcox moved that the Bookkeeper is hereby authorized to pay the following bills and to make the following budget modifications.

CONSOLIDATED ABSTRACT # 011

DATED	<u>11/15/11</u>
AUDITED VOUCHER #'s	<u>1096 – 1175</u>
PREPAY VOUCHER #'s	<u>1096 – 1100</u>
AUDITED TA VOUCHER #'s	<u>100 – 105</u>
PREPAY TA VOUCHER #'s	<u> </u>

<u>FUND</u>	<u>TOTAL APPROPRIATIONS</u>
GENERAL FUND	\$ <u>32,118.06</u>
HIGHWAY FUND	\$ <u>115,457.13</u>
LANSING LIGHTING	\$ <u>142.64</u>
LANSING WATER DISTRICTS	\$ <u>118,155.01</u>
TRUST & AGENCY	\$ <u>25,316.81</u>
WARREN RD SEWER-CAPITAL PROJ	\$ <u>609.75</u>
LANSING SEWER DISTRICTS	\$ <u>123.10</u>
DEBT SERVICE	\$ <u>0.00</u>

**BUDGET MODIFICATIONS
General Fund A**

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
A1990.400	A1420.400	From Contingency to Attorney Cont	10,000.00
A1630.405	A1630.400	From Comm Center Repairs to Comm Center Contractual	700.00
A1990.400	A1640.400	From Contingency to Town Barn Rd Cont	185.00
A1990.400	A9040.800	From Contingency to Workers Comp Ins	1,662.00

General Fund B

B8020.200	B8020.402	From Planning Board Equipment to PB Legal	2,000.00
B8020.401	B9040.800	From Planning Board Engineering to Workers Comp Ins	460.00

Highway Fund DA

DA9060.800	DA9040.800	From Health Ins to Workers Comp Ins	1,285.00
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Highway Fund DB

DB5112.400	DB9040.800	From Road Improv Cont to Workers Comp	705.00
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Water District SW

SW599	SW8320.400	From Fund Balance to Source of Supply Cont	50,213.00
SW9030.800	SW9050.800	From Social Security to Workers Comp Ins	420.00

Councilperson Cree seconded the motion and it was carried by the following roll call vote:

Councilperson Martin Christopher	Aye
Councilperson Robert Cree	Aye
Councilperson Kathy Miller	Aye
Councilperson Connie Wilcox	Aye
Supervisor A. Scott Pinney	Aye

BOARD MEMBER REPORTS:

Marty Christopher: - No Report

Robert Cree: - No Report

Kathy Miller:

Councilperson Miller reported she attended the Planning Committee Meeting for the Ithaca-Tompkins County Transportation Council today.

Connie Wilcox: - No Report

A. Scott Pinney - Monthly Report:

The Supervisor submitted his monthly report for the month of October to all Board Members and to the Town Clerk.

Town Counsel Report: No Report

ADJOURN MEETING:

RESOLUTION 11-196

Supervisor Pinney moved to **ADJOURN THE NOVEMBER 15, 2011 TOWN BOARD MEETING AT 6:50 PM.** Councilperson Christopher seconded the motion and it was carried by the following roll call vote:

Councilperson Martin Christopher	Aye
Councilperson Robert Cree	Aye
Councilperson Kathy Miller	Aye
Councilperson Connie Wilcox	Aye
Supervisor A. Scott Pinney	Aye

Minutes taken and executed by the Town Clerk.

Respectfully Submitted,
Debbie S. Crandall