

**SPECIAL TOWN BOARD MEETING**  
**October 3, 2012**

A Special Meeting of the Lansing Town Board was held at the Town Hall Board Room, 29 Auburn Road, Lansing, NY on the above date at 7:00 p.m. The meeting was called to order by the Supervisor, Kathy Miller and opened with the Pledge of Allegiance to the flag. Roll call by Darlene Marshall, Deputy Town Clerk, showed the following to be **PRESENT:**

Kathy Miller, Supervisor  
Andra Benson, Councilperson  
Robert Cree, Councilperson  
Ruth Hopkins, Councilperson  
Edward LaVigne, Councilperson

**ALSO PRESENT:** Guy Krogh, Town Attorney, Janice Johnson, Tompkins County, David Herrick, T. G. Miller, Dan Veaner, Dick Taylor, Deanne Poitras, Guy Poitras, Jr., Andy Sciarabba, Claes Nyberg, Ted Laux, Noel Desch, Dale Baker, Maureen Cowen, Peg Stoyell, Susan Schuster, Beth Acoff, Ian Creelman and a few other attendees.

**PRIVILEGE OF THE FLOOR:**

Claes Nyberg, 420 Ridge Road:

Mr. Nyberg feels it is very important that people get to vote on sewer. Mr. Nyberg asked if someone like himself that is not allowed to vote can collect signatures to bring to permissive referendum. Attorney Guy Krogh indicated that he thought he could but he would look into this and get back to Mr. Nyberg.

Mr. Nyberg asked when he could start collecting signatures. Attorney Guy Krogh informed him that signatures can be collected after adoption of the conditional order approving the district and what would notify him of this was to ask someone or see the notice of permissive referendum published in the newspaper. He can have someone create the form for him but when it comes to special districts the Town is required by statute to provide it for him if he asks for it. Attorney Guy Krogh indicated he can provide the Clerk with this form if Mr. Nyberg asks for it.

Mr. Nyberg also asked about voting by absentee ballots. Attorney Guy Krogh informed him that this special election is a non town wide special election not a general or biennial election. The Town Law has a provision under section 84 and 84A for absentee ballots but because it turns on the definition of what is an absentee ballot in the Election Law the Attorney General and State Comptroller and courts have ruled that absentee voting is not permitted in a special district special town election. So there would be no absentee voting.

Mr. Nyberg asked if he is not qualified to collect signatures can the person who signs the petition be the one to collect the signatures. Attorney Guy Krogh indicated yes as long as they are a qualified elector. There's different qualifications to sign the petition forms than there are to be a signatory to the petition. Attorney Guy Krogh will get the information to Mr. Nyberg on who can collect signatures.

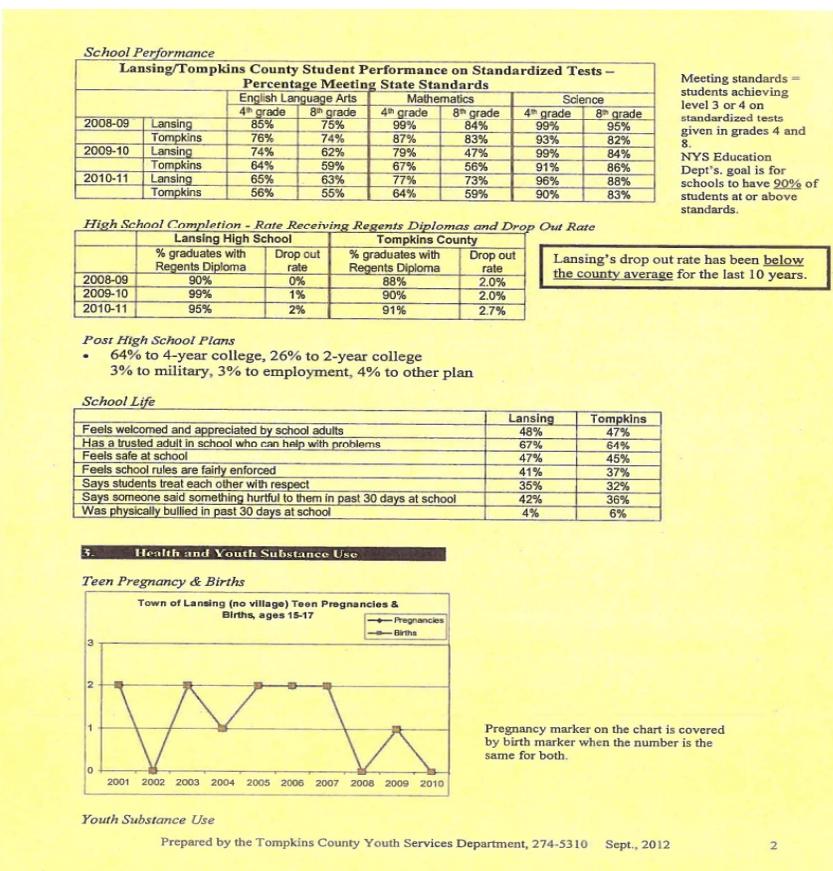
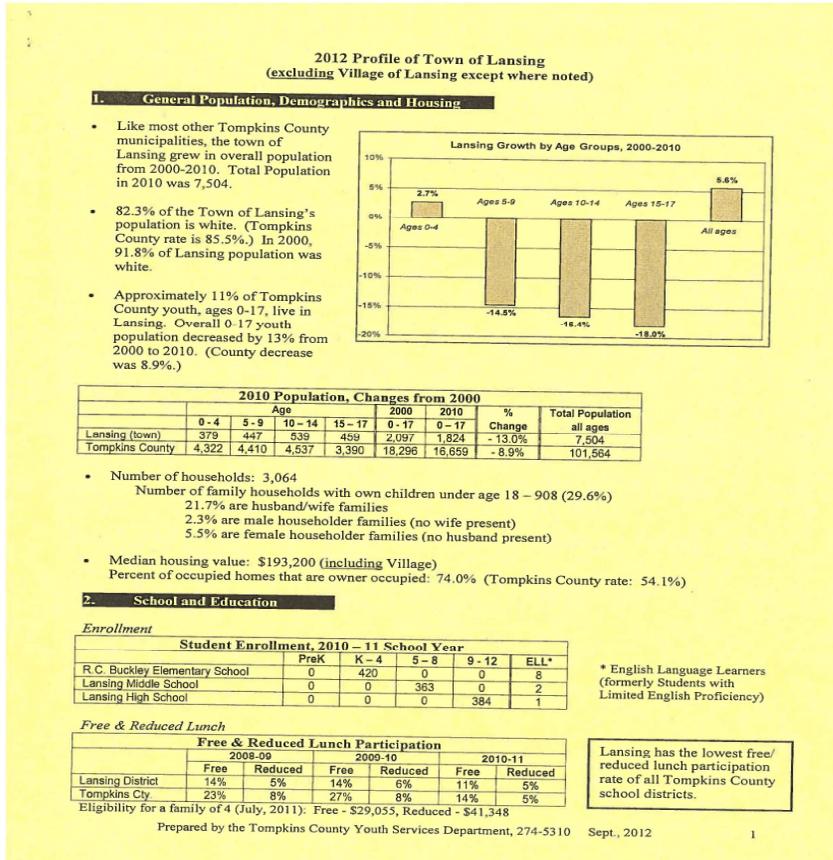
**YOUTH SERVICES PRESENTATION:**

Susan Schuster thanked the Board for allowing them to make the presentation. Lansing Youth Committee Members Dick Taylor, Ian Creelman, Beth Acoff, and Peg Stoyell introduced themselves. Janice Johnson, Community Youth Services Coordinator provided Board Members with the following handout and gave a power point presentation. Ms. Johnson indicated that the Lansing Youth Services is 25 years old this year and is a sub committee of the Recreation Committee. Youth Development Programs are what the Lansing Youth Services provide. Research has shown that youth that develop life skills are less likely to engage in at risk behavior. Janice Johnson explained that Lansing Youth Services is part of a bigger system called the Municipal Youth

Service System and is part of Tompkins County Youth Services Department. It was created in 1988 by the County Legislature. They provide funds to all municipalities in Tompkins County.

A municipality qualifies by creating a local plan and matching County and State funds that are provided. The money can't be used for recreation programs only youth development programs. Fees may be charged but no youth can be turned away for the inability to pay.

This program was set up to let the community decide what programs are needed and will work best for them. Local staff work in individual communities and administration is centralized so it is cost effective.



- Lansing student alcohol use is the lowest in the county and lower than national rates.
  - 37% of Lansing 6-12<sup>th</sup> graders have ever tried alcohol. 23% of Lansing high schoolers are current (past 30 day) users.
- Lansing student marijuana use rates are lower than county and national peers for all grades.
  - 19% of Lansing 12<sup>th</sup> graders report current use of marijuana.
- Lansing student current use of cigarettes (4.6%) and smokeless tobacco (4.6%) is lower than county and national peers for all grades.
- Lansing high school students who participated on sports teams in the previous year have higher alcohol and marijuana use rates. (alcohol 22% use for athletes vs. 15% for non-athletes; marijuana 15% use for athletes vs. 2% for non-athletes)

#### 4. Protective Factors

- 89% of Lansing youth participated in the past year in a school-based club or activity.
- 89% of Lansing youth participated on an athletic team in the past year.
- 81% of Lansing youth participated in the past year in a community-based club or activity
- (add others here)

#### 5. Risk Factors

- 1 in 3 Lansing youth do not feel connected to their community. They say their community is not safe or well-maintained, has crime and not enough surveillance. (Tompkins rate = 33%0)
- (add others here)

Report sources:  
 U.S. Census  
 New York State Dept. of Education School Report Cards  
 New York State Dept. of Health Vital Statistics  
 2010 Youth Development Survey, Tompkins County results

youth/town profiles/2012/lansing town

Ian Creelman, Program Manager at Lansing Middle School provided the following Fall 2012 Program Registration Brochure and the September 2012 Program Manager Report to Board Members. He runs a variety of after school programs. He also runs programs during the summer, sometimes on holidays, vacations and weekends for special programs. There is a wide range of activities that attract different types of students. The programs try to target students that don't really fit into normal activities like school sports or other recreational activities. A majority of the students in his programs are what they consider targeted students. The targeted students are often referred by counselors or teachers that think that they would benefit from the programs. The programs are designed to appeal to kids but also teach life skills at the same time.

Ian Creelman explained that there is also a high school program that places students in jobs. The purpose of this program is to create local employment for Lansing youth.

Ian Creelman indicated that about half of the youth in the schools have participated in at least one program.




Full Lansing Youth Programs are here!  
 Hello, my name is Ian Creelman and I'm the program manager here in Lansing. Please stop by my office (RM 118) if you have any questions or just want to say hi!

Ian Creelman, Program Manager  
 (807) 533-4271, ext. 2118  
 iac@ccornell.edu





### Check out these exciting programs!!

**Culinary Kids** — Mondays, 6 weeks, September 17 through October 22  
 Learn how to make and eat different, tasty, healthy snacks, meals and desserts. Students should be willing to try new things and clean up. No program on October 8th.

**Make A Difference** — Mondays, 7 weeks, October 29 through December 17  
 Make a Difference in the lives of our friends, family, community, and the world! YOU come up with the projects and WE make them happen! This is a great way to do some good for other people (and animals) in your neighborhood.

**Environmental Sleuths** — Tuesdays, 12 weeks, September 18 through Dec. 11  
 Explore natural environments in the area as we search for animals, learn about ecosystems and how rain in the great outdoors. Learn about the science of weather, the power of the sun, and find out what lives in the water with a microscope and much more. No program October 9.

**Art and Soul** — Wednesday, 6 weeks, September 19 through October 31  
 Explore your creative side while trying different types of art each week including pottery, painting, photography, nature art and other crafts. Make beautiful things you can give to others or take home for yourself. No program October 10.

**Digital Photography** — Wednesday, 5 weeks, November 7 through Dec. 19  
 Learn how to use a digital camera and take beautiful photos of people, places and things. Also, learn the art of photo editing using Photoshop. We will be taking field trips to various photoogenic places in the area. Cameras will be provided, but bring one if you have one.

**Outdoor Adventures** — Thursday, 11 weeks, September 20 through Dec. 13  
 Get outside, enjoy fall and participate in various games and activities including hiking, geocaching, survival skills training, cornhole, croquet, and much more. Dress accordingly for weather; programs will run rain or shine. No programs Oct 11 and Nov 22. Programs begin at 11am on Nov 8 and Dec. 13 because of early dismissal.

**Dragons & Dragons** — Fridays, 10 weeks, September 14 through Dec. 14  
 Be transported to another place and time with the role-playing game. Dress in medieval, or magic, space, rock 'n' roll, and have role adventures. No experience necessary. No programs Oct 8 & 12 and Nov 9 & 23. Program begins at 11am on Dec. 14 because of early dismissal.

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The above programs begin at 2:15 pm and end at 5:30 pm unless otherwise noted.

Please listen to the morning and afternoon announcements for reminders and location information. Contact Ian in Room 118 if you have any questions about programs.

**Space is limited, so sign up now!**

Student Name: \_\_\_\_\_  
 Grade: \_\_\_\_ Date of Birth: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Home Phone: \_\_\_\_\_  
 Parent/Guardian Name: \_\_\_\_\_  
 Work: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Parent/Guardian Name: \_\_\_\_\_  
 Work: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
 Emergency Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Relation: \_\_\_\_\_

Does your youth have any medical conditions, dietary restrictions, or special needs we should be aware of?  
 \_\_\_ NO \_\_\_ YES (If Yes, please explain below)

\_\_\_ I give permission for my student to participate in the above checked programs.  
 \_\_\_ Understand that these programs meet at the middle school unless otherwise stated, and that I must pick my student up at the end of each program. Programs end at 5:30 and **THERE IS NO 5:00 LATE BUS.**  
 \_\_\_ I give permission for Cooperative Extension staff and Emergency Medical Personnel to give my young person medical care if necessary.  
 \_\_\_ I give permission for my student to be transported by Cooperative Extension staff for field trips or rides home if necessary.  
 \_\_\_ I give permission for my student's photo to be taken for documentation of programs and publicity.  
 \_\_\_ I give permission for my student to participate in program evaluation activities for the purpose of identifying the program's value and ways to strengthen and improve it in the future. Activities may include, site check-list, informal discussion, surveys, observation, or group activities. Any feedback or information gathered will remain **anonymous.**

Parent Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Programs are **FREE** and open to middle-school-aged youth living in the town of Lansing.  
**Donations are gladly accepted.** Please make checks payable to Cornell Cooperative Extension.

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**September 2012 Program Manager Report  
Ian Creelman**

Hello Everyone,

Summer Programs are wrapped up and the school year is in full swing again. Students are excited to see programs starting this week. I've been seeing many familiar faces in the lunch room and my office as well as some new students interested in the programs this fall. As we transition into the new school year, it is a good time to reflect on the summer programs.

As you all know, we tried some new things this summer: partnering with Jen Miller and Lansing Rec. to run the Destination Exploration program; working with Kathy Jet and other RYS program managers in the homesteading program; and having the Roseland trip at the end of the summer rather than the beginning. Overall I think these programs went well, but due to lower enrollment numbers, were not as successful as we had hoped.

The Lansing Recreation Destination Exploration program had much lower than expected enrollment (5 and 6 students the first two weeks and 13 the last week). Because of this, I volunteered with them for two days the first two sessions and for the whole third session. It was a good experience meeting some new Lansing Students, getting a better feel for how whole day programs are run and some ideas for future programs, but was not financially successful for LYS.

The Homesteading program was similar: great to work with other program managers, met some great students, and got ideas for future programs, but because of low enrollment, was not very financially successful.

The Roseland Water Park Trip had lower attendance than usual, only 19 students. I think having the program at the end of the summer, rather than the beginning affected this decrease in enrollment. I had about 15 students signed up or wanting to sign up for the program at the beginning of the summer, but not able to come at the later date.

From what I hear, the Car Show and BBQ went well and was successful. We have 50-60 pumpkins at the All Saints Community Garden that we could potentially use for a fall fundraiser or maybe a pumpkin carving event at the school.

**Destination Exploration – June 28 – July 13 9am – 4pm**

**June 28 & 29 -- 5 participants**

**July 5 & 6 – 6 participants**

**July 9-13 -- 13 participants**

*This program allows students to get outside, play games, learn about what's around them and connect to the natural world. Activities include, kayaking, canoeing, paddle boarding, swimming, floating classroom lake science, creek exploring, catching and identifying animals, nature art, photography, geocaching, hiking, bird watching and more. Cooperation, teambuilding, self-confidence, healthy lifestyles, stress management and problem solving are hallmarks of this program.*

Although registration for this camp was lower than we had hoped, it has been a good experience working with Jen Miller, getting to meet some new students, learning some new games and getting more experience with full day programs.

**Dungeons and Dragons--- July 16-19, 9am - 5pm, 19 Participants, 13 targeted**

*This classic role-playing game emphasizes a number of life skills especially cooperation, decision making, teamwork, creativity, and problem solving. A student creates a character in the game and is a unique, vital member of a campaign (adventure). Campaigns can only be won if all members of the group participate and work together.*

During this session of D&D I joined Jimmy and Danny Stoyell as Dungeon Masters, leading the students through an epic adventure that cultivates their imagination, problem solving and teamwork. Many of the students were returning players, but there were a number of new participants in D&D this session. This is the most popular program this summer, in a large part because of the enthusiasm and dedication from returning participants.

#### **Digital Photography --6 Participants, 4 Targeted**

*The purpose of this program is to introduce the students to digital photography and how to capture beautiful, interesting and unique images of people, places and things. Students will learn how to use a simple digital camera, how to use Photoshop for basic photo editing and how to frame pictures. At the end of this program, students will be able to display their art at the school and take home some of their best prints. This program helps students develop creativity, planning, social skills, sharing, goal setting, decision making, responsibility and self-esteem.*

There are some very talented photographers here at LMS. With a little bit of direction, the students are able to let their creativity loose and capture some really amazing images. Some students like to take lots of pictures of everything to see how they turn out, while other students are more selective and purposeful of the pictures they take. Two students in this program brought their own Digital SLR cameras and it was great being able to show them some amazing things they can do with those cameras. One student took over 600 pictures over the three day program!

#### **Outdoor Explorers – August 15-17, 9am – 5pm, 10 Participants, 7 Targeted**

*This program allows students to get outside, play games, learn survival skills and connect to the natural world. Activities include, fire building, campfire cooking, shelter making, edible plants, water purification, navigation, hiking, and more. Cooperation, teambuilding, self confidence, healthy lifestyles, stress management and problem solving are hallmarks of this program.*

Summer is a great time to get outside and experience nature. Building confidence in the outdoors is a great way for students to build confidence in their daily lives. We did an overnight backpacking/camping trip to Shindagin Hollow where students put their survival knowledge to the test. Students and parents were extremely appreciative of the opportunity to participate in this program. One student said “this is the best day of my life” and “thanks for taking us real camping.”

#### **Homesteading and the Lost Arts – August 20-24, 9am-4pm**

*Ian Creelman will be partnering with other program managers from around Tompkins County to host the RYS Homesteading program. In this programs students experience what it takes to develop a homestead, including: building a shelter, gardening, cooking over a fire, primitive pottery, metal forging/branding, weaving, log drum making, gourd containers and more. Cooperation, teambuilding, self-confidence, stress management, problem solving and a connection to nature are all hallmarks of this program.*

This was a pilot program for RYS to try a collaborative program to bring students together from around the county. Registration is was relatively low, but overall it was a great experience to team up with other program managers, meet some new students and get ideas for future programs.

#### **Roseland Water Park – August 27, 9am -5pm, 19 participants, 9 Targeted**

*During this program students get to go to Roseland Water Park to escape the summer heat. This fun program is a good way for some students to learn about Lansing Youth Services and the programs we offer. Program fees cover transportation, tickets and lunch for students in this program.*

This program was a lot of fun and introduced some students to LYS and other types of programs we do. Attendance was lower than usual, partly due to having it at the end of the summer rather than the beginning. There were several students who wanted to come at the beginning of summer but could not attend at the end of summer.

**Awesome Animals – August 29-30, 3 Participants, 3 Targeted**

*In this program students get to learn about and meet a variety of animals in the area with trips to the SPCA, the Benson's Farm, the Cayuga Nature Center and the Cornell Lab of Ornithology. They learn about the relationships between different animals, the environment and people and how each animal plays an important role in the food chain and life cycle. This program helps students foster a connection to the natural world and develop empathy for other people and creatures.*

This program had much lower attendance than expected. 4 students dropped out at the last minute because of swimming, volleyball, a family trip and because their friend dropped out. It was fun having a small group and getting outside and meeting animals in the area. We found some fossils at Taughannock Falls, took them to the museum of the earth and were able to use some of their tools to clean and excavate them. Students were really surprised to learn that those fossils were hundreds of millions of years old.

Here is what I have so far for **Fall Programs**.

**Culinary Kids – Mondays (9/17-10/22) – 14 Participants, 7 Targeted**

*This program teaches students about nutrition, food safety and how to make a variety of healthy, delicious snacks. Cooperation, communication, social skills, healthy lifestyles, planning/organizing, wise use of resources and sharing are all hallmarks of this program.*

In this program we will be making a variety of foods from scratch including: pesto, tomato sauce, pasta, curry, bread, butter, popcorn, and much more. By doing this, students learn what some common foods are made out of. Many students are surprised that bread and pizza crust are made out of just water, flour and yeast. By understanding more about foods, nutrition and how to make healthy, tasty meals, we hope to encourage more healthy eating habits for our youth.

**MAD (Make A Difference) – Mondays (10/29-12/17)– 8 Participants, 7 Targeted**

*Generosity, empathy, and concern for others are hallmarks of this student-named and created service-learning program. Participants in M.A.D. are responsible for the entire process of completing community service projects, and learn planning and organizing, contributions to the group effort, and teamwork as a result. Lastly, participants practice time management as they negotiate free time with time spent completing their chosen projects.*

Students get to choose community service projects that they want to work on to make a difference in the lives of others. Helping and giving to others is a great way to feel good and create happiness in your life. As we head into the holiday season, being appreciative of what we have and helping those less fortunate is a great lesson for youth. We will likely be adopting a family again this year.

**Environmental Sleuths - Tuesdays (9/18-12/11), 9 Participants, 6 Targeted**

*In this program will go outside, explore, investigate and learn about the natural world that surrounds us. We will be learning about different types of life and how they fit together into ecosystems, about the sun and where energy comes from, about weather, about watersheds, about fossils, geology and more. Critical thinking, problem solving, decision making, planning and organizing, wise use of resources, cooperation, communication, teamwork, social skills, and leadership are all hallmarks of this program*

I am really excited getting students interested and learning about the science of the natural world that surrounds us.

**Art and Soul -- Wednesdays (9/19-10/31), 17 Participants, 11 Targeted**

*The purpose of this program is to introduce the students to various types of art and let them explore their creative side. Each week we will try a different type of art including: sewing, ceramics, photography, drawing and painting. Students can either give away the beautiful art they create or keep it for themselves. This program helps students develop creativity, social skills, empathy, sharing, planning, wise use of resources, goal setting, decision making and self esteem.*

This seems to be a popular program this fall and I'm excited to do some gourd/walking stick magnifying glass burning and other projects I learned from the homesteading program this summer.

**Digital Photography -- Wednesdays (11/7-12/12), 13 Participants, 9 Targeted**

*The purpose of this program is to introduce the students to digital photography and how to capture beautiful, interesting and unique images of people, places and things. Students will learn how to use a simple digital camera, how to use Photoshop for basic photo editing and how to frame pictures. At the end of this program, students will be able to display their art at the school and take home some of their best prints. This program helps students develop creativity, planning, social skills, sharing, goal setting, decision making, responsibility and self esteem.*

There are some very talented photographers here at LMS. With a little bit of direction, the students are able to let their creativity loose and capture some really amazing images. Some students like to take lots of pictures of everything to see how they turn out, while other students are more selective and purposeful of the pictures they take.

**Outdoor Explorers -- Thursdays (9/20 - 12/13), 16 Participants, 11 Targeted**

*This program allows students to get outside, play games, learn survival skills and connect to the natural world. Activities include, fire building, campfire cooking, shelter making, edible plants, water purification, navigation, hiking, geocaching, and more. Cooperation, teambuilding, self confidence, healthy lifestyles, stress management and problem solving are hallmarks of this program.*

The fall is a great time to get outside and experience nature. The students really like to practice their survival skills, role playing that they are lost in the woods and have to figure out how to survive. Building confidence in the outdoors is a great way for students to build confidence in their daily lives. We have a few students who don't usually participate in outdoor programs signed up this session, which is great to get them outdoors and connected with nature. Because of the large interest and enrollment of this program, I have a high school helper assistant that has much outdoor experience from Primitive Pursuits and boy scouts.

**Dungeons and Dragons--- 21 Participants, 16 Targeted**

*This classic role-playing game emphasizes a number of life skills especially cooperation, decision making, teamwork, creativity, and problem solving. A student creates a character in the game and is a unique, vital member of a campaign (adventure). Campaigns can only be won if all members of the group participate and work together.*

During this session of D&D I will be joining Jimmy and Danny Stoyell as Dungeon Masters, leading the students through an epic adventure that cultivates their imagination, problem solving and teamwork. Many of the students are returning players, but there are a few new participants in D&D this session. This is almost always the most popular program, in a large part because of the enthusiasm and dedication from returning participants.

Janice Johnson explained that State and County funding has dropped significantly for the program. They are trying to overcome this by reaching out and getting as many grants as possible and increasing fund raisers.

Supervisor, Kathy Miller, asked if Ian has help with the programs. Ian indicated that they are connected with the Cooperative Extension and sometimes they do joint programs. He also has high school helpers for the larger programs. The Lansing Youth Commission also helps.

Councilperson Edward LaVigne asked what the Committee's concerns are for the next five years. Dick Taylor Indicated that funding is a concern and they want to keep serving as many youth as possible.

Councilperson Robert Cree asked how Ian revamps the program to reach the other fifty percent that were not interested last year. Ian indicated that they are not trying to target 100 percent of the students. A lot of students play sports so those students aren't necessarily their targeted audience. He does try to offer a broad range of programs to interest both boys and girls.

Supervisor Kathy Miller thanked Ian Creelman and Janice Johnson for the presentation.

**APPROVE LETTER OF INTENT FOR CALAMAR:**

Councilperson Ruth Hopkins stated that she understands that this is a non binding Letter of Intent but it is our intent to show good faith in our negotiation with Calamar and NRP. Councilperson Ruth Hopkins fully recognizes the process has a big interdependency between developing sewer as well as the need to move forward in parallel with the Town Center. Councilperson Ruth Hopkins would like to approve the Letter of Intent with a couple of conditions: The final terms of the sale are consistent with the outcome of the current Town planning process including final placement of the parcel and be subject to design guidelines that will be established by the Town Center. She also would like to include a statement that final agreement will be based on documentation which may include an independent appraisal of the land recognizing the availability of sewer and the value of infrastructure to be provided by the developer.

Supervisor Kathy Miller questioned how the appraisal would fit in. Attorney Guy Krogh indicated it was up to the Board. The LOI sets forth the frame work upon which each party moves forward to develop the final agreement. It is typical to end up with similar terms including price as it is to have a change in price as elements change.

Attorney Guy Krogh indicated that they have two appraisals with biased and best use values but before these state certified appraisal process occurred there was an appraisal that preexisted that was more in the nature of a summary appraisal that determined what the commercial land would be worth and that might be a good measuring stick. It basically put a much higher value on the land that had frontage because it was presumed that land would be the first to get infrastructure such as sewer, gas and high speed internet. This might be a closer snap shot of what the commercial value would be with more infrastructure and he can dig this out and maybe it will help. This appraisal was done a month or two before the other appraisals.

Attorney Guy Krogh indicated when a developer signs an LOI they recognize that there might be some variation in price but they are planning a multimillion dollar project so they are looking at price being a pretty solid thing.

Councilperson Andra Benson stated that she would like to move forward with this as it appears they are not doing anything to take the steps to make this happen.

Councilperson Edward LaVigne stated he is ready to vote on the Letter of Intent now. He stated that for the record the Town Center is separate from the sewer. The only thing contingent on this is the sewer. To him it is a logical move forward.

Attorney Guy Krogh indicated that the fact that the Letter of Intent is signed doesn't mean anyone is breaking ground. The Town Board can always decide not to sign a purchase agreement. What a Letter of Intent says is that we have a good faith intent to go forward and negotiate the final site planning, architectural detail and other elements that make this up. But the fact that that approximate location is what is being targeted if it is the intent of the Board to change the location they probably should not sign the Letter of Intent because both parties are going to go forward and spend substantial resources whether it is money or time. Neither party should be prepared to extend those resources if you don't have basics like location figured out.

Councilperson Edward LaVigne stated he is very comfortable going with the way it is now.

Councilperson Robert Cree asked if they were voting on the Resolution as it stands now.

Supervisor Kathy Miller indicated they were voting on the resolution as it stands now.

**RESOLUTION 12-181**

**RESOLUTION APPROVING CALAMAR ENTERPRISES, INC.  
LETTER OF INTENT TO PURCHASE AND DEVELOP  
CERTAIN TOWN-OWNED LANDS**

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

WHEREAS, the Town owns over 156 acres of land across the street from the Town Hall and has been engaged in a multi-year study of the potential use and development of such land, including for town center and housing purposes; and

WHEREAS, professional planners, architects, and landscape architects have examined the proposal and its revised location and have found or determined that the proposed development is consistent with a town center concept and fulfills needs for housing and density in the proposed town center area; and

WHEREAS, the 2010 plan, the current Zoning Ordinance, the Town’s Comprehensive Plan, and the town center plans and committees all agree that this type of development is appropriately targeted to the proposed town center area, and that density of uses is appropriate in a town center and consistent with County Planning goals; and

WHEREAS, the proposed Letter of Intent (“LOI”) covers approximately 13.5 acres, most of which will remain open space as only about 3 acres is proposed to actually be developed and, as well, substantial lands remain to fulfill other visions for a town center and the LOI is preliminary only as the development plans must be finalized and subjected to subdivision and site plan review, or other reviews as applicable, such that substantial control over the project remains with the Town, including the wording and terms of any actual purchase agreement for the subject land; and

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

RESOLVED, that the Town Board hereby approves the Calamar LOI, subject to the final negotiation of its terms, and hereby authorizes the Supervisor and/or Deputy Supervisor to negotiate the remaining terms thereof, if necessary, and to thereafter execute the same by, for, on behalf of, and in the name of the Town of Lansing.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Andra Benson, duly seconded by Councilperson Robert Cree, and put to a roll call vote with the following results:

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Nay
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on October 3, 2012.

**APPROVE LETTER OF INTENT FOR NRP:**

**RESOLUTION 12-182**

**RESOLUTION APPROVING NRP GROUP, LLC  
LETTER OF INTENT TO PURCHASE AND DEVELOP  
CERTAIN TOWN-OWNED LANDS**

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

WHEREAS, the Town owns over 156 acres of land across the street from the Town Hall and has been engaged in a multi-year study of the potential use and development of such land, including for town center and housing purposes; and

WHEREAS, professional planners, architects, and landscape architects have examined the proposal and its revised location and have found or determined that the proposed development is consistent with a town center concept and fulfills needs for housing and density in the proposed town center area; and

WHEREAS, the 2010 plan, the current Zoning Ordinance, the Town's Comprehensive Plan, and the town center plans and committees all agree that this type of development is appropriately targeted to the proposed town center area, and that density of uses is appropriate in a town center and consistent with County Planning goals; and

WHEREAS, the proposed Letter of Intent ("LOI") covers approximately 15.5 acres, most of which will remain open space and, as well, substantial lands are initially proposed to be given back to the Town for open space and recreational purposes; and further, substantial town-owned lands remain to fulfill other visions for a town center, and the LOI is preliminary only as the development plans must be finalized and subjected to subdivision and site plan review, or other reviews as applicable, such that substantial control over the project remains with the Town, including the wording and terms of any actual purchase agreement for the subject land; and

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

RESOLVED, that the Town Board hereby approves the NRP LOI, subject to the final negotiation of its terms, and hereby authorizes the Supervisor and/or Deputy Supervisor to negotiate the remaining terms thereof, if necessary, and to thereafter execute the same by, for, on behalf of, and in the name of the Town of Lansing.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Robert Cree, duly seconded by Councilperson Edward LaVigne, and put to a roll call vote with the following results:

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Aye
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on October 3, 2012.

**SCHEDULE PUBLIC HEARING FOR LOCAL LAW #6 OF 2012 TO  
OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL  
MUNICIPAL LAW § 3-C:**

Supervisor Kathy Miller stated that this is a just incase thing and she thinks this is a good thing for towns to do as you never know what is going to happen during the budget cycle.

Councilperson Robert Cree added that in conversation with some of the Commissioners that are on Bolton Point especially the Town of Ithaca, when they spoke to the credit rating agency that reviewed the credit of Bolton Point and its members they looked very favorable upon the fact that Town of Ithaca passed such resolution even though they had no intent of overriding the tax cap. Councilperson Robert Cree indicated that it is not the intent to raise taxes above the tax cap, he thinks it is prudent that they go ahead and pass the override so they have the latitude in the event that something unforeseen happens.

Attorney Guy Krogh indicated that a lot of towns do it just as a safety precaution and a lot of towns do it for bonding. Attorney Guy Krogh also indicated that special districts, improvement districts, consolidated water districts, etcetera have to separately by resolution approve to override the cap.

**RESOLUTION 12-183**

**RESOLUTION SCHEDULING PUBLIC HEARING  
FOR LOCAL LAW #6 OF 2012  
A LOCAL LAW TO OVERRIDE THE TAX LEVY  
LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C**

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

WHEREAS, the Town Board of the Town of Lansing is hereby authorized to adopt a budget for the fiscal year 2013; and

WHEREAS, said proposed Local Law proposes: (1) to override the limit on the amount of real property taxes that may be levied by the Town of Lansing, County of Tompkins pursuant to General Municipal Law §3-C (2) pursuant to Town Law Article 12-C, governed by the Town Board for the fiscal year beginning January 1, 2013 and ending December 31, 2013 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law §3-C; and

WHEREAS, this proposed Local Law if adopted pursuant to subdivision 5 of General Municipal Law §3-C which expressly authorizes the Town Board to override the tax levy limit by the adoption of a Local Law approved by a vote of at least sixty percent (60%) of the Town Board; and

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

RESOLVED, that a Public Hearing will be held at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, being in the Town of Lansing, on the 17<sup>th</sup> day of October, 2012, at 7:15 o’clock P.M., to consider public input and comments upon such proposed Local Law, and to hear all persons interested in the subject thereof, and to take such action thereon as is required or permitted by law; and it is further

RESOLVED, that the Town Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to cause a Notice of Public Hearing to be published in the official newspaper of the Town of Lansing, and also to post a copy thereof on the Town signboard maintained by the Town Clerk, in accord with law.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Robert Cree, duly seconded by Councilperson Andra Benson, and put to a roll call vote with the following results:

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Aye
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on October 3, 2012.

**APPROVE LANSING COMMUNITY CENTER RULES AND REGULATIONS:**

Supervisor Kathy Miller explained the rules and regulations are a little different than they were before and mostly have to do with keeping the Community Center clean.

Attorney Guy Krogh asked if the lack of restriction to Lansing residents was purposeful. It is a public facility paid for by Lansing residents and very often community facilities are for members of that Community or as in the Park there are differentials in fees for residents versus non residents

Supervisor Kathy Miller indicated basically there is no fee unless you use the kitchen. This fee covers the use of natural gas and a specified soap and rinsing agent for the dishwasher and other materials used.

Councilperson Andra Benson indicated that she would rather not restrict use to Lansing residents unless they have a problem.

#### **RESOLUTION 12-184**

#### **APPROVE LANSING COMMUNITY CENTER RULES AND REGULATIONS**

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

WHEREAS the Lansing Community Center has been recently renovated, and will be used by several groups within the Community, and

WHEREAS the Town Board of the Town of Lansing wishes to update the Rules and Regulations for the use of the building, and

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

RESOLVED, that the Rules and Regulations for use of the Lansing Community Center are hereby approved and the same shall replace and supersede all prior Rules and Regulations for the use of the Lansing Community Center as follows:

##### RULES AND REGULATIONS:

1. To reserve the Community Center contact the Town Clerk's Office at 607-533-4142 or stop by the Town Clerk's Office at 29 Auburn Road, Monday - Thursday 7:30 am to 4:00 pm, Friday 7:30 am to Noon.
2. All organizations must provide a Certificate of Insurance in the amount of \$500,000.00 combined single limit and the Town to be named as an additional insured.

3. KEYS:

Weekly and Bi-weekly Users will be assigned one key to the leader of the organization at the beginning of your assigned use date. The Key must be signed out in person at the Town Clerk's Office. At the end of the scheduled season, you must return the key to the Town Clerk's Office.

All Other Users must sign out a key in person at the Town Clerk's Office and return the key in the Town Clerk's Drop Box immediately after use.

**THERE WILL BE A \$100 FEE CHARGED FOR ANY LOST KEY AND KEY HOLDER PRIVILEGES WILL BE REVOKED!**

4. KITCHEN USE:

There will be a fee of \$25.00 charged for kitchen use.

Kitchen use includes the use of the stove, griddle &/or the dishwasher.

Usage shall be limited to once per month **not to exceed a total of 3 uses per calendar year.**

5. CLEAN UP:

Return tables and chairs to their original spots. Do not drag tables and chairs across the floor. If the kitchen facilities were used, wipe down and clean all surfaces. If extensive clean up is required after your use of the Community Center, you will be charged a clean up fee of \$50.00 per hour.

- 6. Turn off lights for the 2<sup>ND</sup> FLOOR, BATHROOMS AND FOYER ONLY. All other lights are on sensors and will turn off automatically.
- 7. Be sure all doors are locked when you leave.
- 8. If there is any abuse to the building you will lose your privilege to use the building.
- 9. Youth groups must have an adult supervisor.
- 10. NO ALCOHOLIC BEVERAGES ARE ALLOWED.
- 11. If you experience problems during the use of the Community Center with the water, heat, plumbing or appliances, please call one of the following immediately:

Steve Colt, Director of Parks & Recreation (607) 227-0562  
 Jack French, Highway Superintendent (607) 279-0973  
 Kathy Miller, Supervisor (607) 227-5049

**DONATIONS ARE APPRECIATED**

Your cooperation is appreciated. If you have any questions, please contact the Supervisor, Councilperson or the Town Clerk’s Office. Thank you!!

LANSING TOWN BOARD

Adopted October 3, 2012

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Andra Benson, duly seconded by Councilperson Robert Cree, and put to a roll call vote with the following results:

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Aye
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

Accordingly, the foregoing Resolution was approved, carried and duly adopted on October 3, 2012.

**APPROVE CWD OUTSIDE USER RATE FOR 2012:**

**RESOLUTION 12-185**

**RESOLUTION ESTABLISHING 2012 WATER RATES  
FOR CONSOLIDATED WATER DISTRICT  
OUTSIDE USERS**

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

WHEREAS, the Town of Lansing is a signatory to the amended, supplemental, restated and consolidated agreement of municipal cooperation for construction, financing and operation of an Intermunicipal, water supply and transmission system dated as of June 5, 1979, as the same has been amended from time to time, (the “Agreement”); and

WHEREAS, pursuant to the Agreement each municipality agreed to pay to the Southern Cayuga Lake Intermunicipal Water Commission (hereinafter referred to as the "Commission") water revenues based upon, in part, a water rate schedule annexed as Exhibit I of Schedule A to the Agreement; and

WHEREAS, pursuant to Resolution 11-177 the Town of Lansing had established the 2012 water rates; and

WHEREAS, on June 20, 2012 the Town of Lansing adopted Local Law Number 2 of 2012, Entitled "Town of Lansing Consolidated Water District, Water District Extension, and Outside User Rules and Regulations; and

WHEREAS, according to Section 9, B: Outside User Policy (Including Back-Lots) states the outside users shall pay 1.5 times the whole of the Water Rate as set by the Town and the Commission; and

WHEREAS, upon due deliberation upon the same, it is hereby

RESOLVED, that the Town Board of the Town of Lansing does hereby establish the following 2012 water rates for the residents with a Consolidated Water District Outside User Agreement. The agreement states that residents will pay 1.5 times the normal total water rate for the Town of Lansing as an outside user to equalize the taxed O&M fees of the CWD that inside users must pay. This rate will be charged until such time as the applicant's lands are brought within the Consolidated Water District:

Water Rate (SCLIWC)	\$3.15 per thousand gallons
Operation and Maintenance (TOL)	<u>\$3.00 per thousand gallons</u>
	\$6.15 per thousand gallons

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Robert Cree, duly seconded by Councilperson Edward LaVigne, and put to a roll call vote with the following results:

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Aye
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on October 3, 2012.

**ENTER EXECUTIVE SESSION:**

**RESOLUTION 12-186**

Councilperson Andra Benson moved to **ENTER EXECUTIVE SESSION TO DISCUSS THE PAY AND BENEFITS OF A PARTICULAR PERSON AT 8:22 PM.** Councilperson Edward LaVigne seconded the motion and it was carried by the following roll call vote:

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Aye
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

**EXIT EXECUTIVE SESSION:**

**RESOLUTION 12-187**

Councilperson Andra Benson moved to **EXIT EXECUTIVE SESSION AT 8:31 PM.**

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

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Aye
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

**ADJOURN MEETING:**

**RESOLUTION 12-188**

Supervisor Kathy Miller moved to **ADJOURN THE OCTOBER 3, 2012 SPECIAL TOWN BOARD MEETING AT 8:32 PM** to commence the **WORK SESSION MEETING**. Councilperson Robert Cree seconded the motion and it was carried by the following roll call vote:

Councilperson Andra Benson	Aye
Councilperson Robert Cree	Aye
Councilperson Ruth Hopkins	Aye
Councilperson Edward LaVigne	Aye
Supervisor Kathy Miller	Aye

Minutes taken and executed by the Deputy Town Clerk.

Respectfully submitted,

Darlene Marshall

**TOWN BOARD WORK SESSION MEETING**  
**October 3, 2012**  
**TOWN HALL BOARD ROOM, 29 AUBURN RD, LANSING, NY**

PLEASE NOTE: The primary purpose of the Town Board Work Session is to be informational/educational for the benefit of the Board Members. Public comment will be taken at the regular meetings when the items are scheduled on the agenda.

Meeting Time: 8:35 pm – 10:15 pm

Town Board Members Present:

Kathy Miller, Supervisor  
Andra Benson, Councilperson  
Robert Cree, Councilperson  
Ruth Hopkins, Councilperson  
Edward LaVigne, Councilperson

Also Present: Guy Krogh, Town Attorney, Dave Herrick, T. G. Miller, Ted Laux, Dan Veaner, and a few other attendees.

Topics of Discussion:

**Dave Herrick, T. G. Miller:**

**Proposed CWD Extension #3 (Buck Road and Conlon Road)** – Mr. Herrick gave a report on the projected cost of the proposed Town of Lansing Consolidated Water District Extension.

**Sewer** – Mr. Herrick answered questions from Board Members regarding sewer.

With no further business to discuss the meeting ended at 10:15 pm.

Notes were taken by Supervisor Kathy Miller and executed by the Deputy Town Clerk.

Respectfully submitted,

Darlene Marshall