

March 28, 2011

The Lansing Town Board met in Special Session at 8:00 a.m. at the Lansing Town Hall Boardroom with Deputy Supervisor Wilcox presiding.

The Supervisor called the meeting to order and had the clerk take the Roll Call.

ROLL CALL

A. Scott Pinney	Supervisor	Absent
Marty Christopher	Councilperson	Present
Robert Cree	Councilperson	Present
Kathy Miller	Councilperson	Absent
Connie Wilcox	Deputy Supervisor	Present
Bonny Boles	Town Clerk	Present
Guy Krogh	Town Attorney	Absent

Visitors: None

**RESOLUTION SCHEDUELING HEARING FOR WOODLAND PARK
CONSOLIDATED WATER DISTRICT BOUNDARY AMENDMENT AND PUBLIC
INTEREST ORDER**

RESOLUTION 11- 68

**PUBLIC INTEREST ORDER AND RESOLUTION REGARDING WOODLAND PARK
CONSOLIDATED WATER DISTRICT BOUNDARY AMENDMENT**

At a Special Meeting of the Town Board of the Town of Lansing, held in and for the Town of Lansing at the Lansing Town Hall on 28th day of March, 2011, the following members were present and voting throughout:

Martin Christopher, Councilperson;
Robert Cree, Councilperson.
Connie Wilcox, Deputy Supervisor

The following Town Board members were absent:

A. Scott Pinney, Supervisor and Kathy Miller, Councilperson.

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

WHEREAS, Developer Cardamone Home Builders, Inc., requested that, pursuant to a certain Developer's Agreement between the Developer and the Town, and pursuant to a condition

relating to the Woodland Park Planned Development Area, as approved, the Developer must extend the boundary of the Consolidated Water District (“CWD”) to cover the whole of the parcel(s) within the PDA, being located on Warren Road and Hillcrest Road in the Town of Lansing, Tax Map Parcel 41.-2-5; and

WHEREAS, the Town Board authorized the preparation of a Map, Plan and Report (“MPR”) for such extension, which MPR was duly prepared and then duly reviewed by the Town Board; and

WHEREAS, the MPR is accepted and deemed final, complete, and in compliance with Town Law §§ 209-c and 209-d, and the creation of said water district extension by CWD boundary amendment is declared and deemed to be in the public interest, and the Town Board desires to now proceed towards completion of the amendment of the CWD boundary pursuant to the authority of Article 12-A of the Town Law to incorporate the subject lands into the CWD and finds that all proceedings to date have been in compliance therewith; and

WHEREAS, after an examination of said MPR and related requirements of Town Law Article 12-A, and upon due deliberation upon the foregoing, the public interests to be served, and the properties to be benefitted thereby, the Town Board of the Town of Lansing has hereby

RESOLVED AND DETERMINED, that the said MPR has been reviewed and deemed preliminarily feasible and complies with the requirements of Article 12-A and §§ 209-c and 209-d of the Town Law of the State of New York, and it is further

RESOLVED AND DETERMINED, that the Town desires to proceed towards establishment of the CWD boundary extension, and finds that all proceedings to date have been in compliance with said Town Law Article 12-A and §§ 209-c and 209-d; and it is further

RESOLVED, that the Town Board hereby adopts an Order pursuant to Town Law §209-d as follows:

1. The boundaries of the proposed district are described as follows: all that land as identified as tax parcel number 41.-2-5, all together with the land survey, metes and bounds, and/or such other descriptions and maps as are on file in the Tompkins County Clerk’s Office for the foregoing tax parcel number, all as more particularly described in the MPR, which is incorporated into this Resolution as if set forth here in full, there being approximately 48.4 acres of land in said parcel that is proposed to be included in the CWD (the balance of such parcel is already in the CWD);

2. The public improvements for such extension will be installed by and at the cost of the Developer and consist of water mains, hydrants, and service laterals, and any appurtenances necessary therefore. It is anticipated that up to 5,800’ of 8” ductile iron water pipe/mains, together with required hydrants, curb services and meter pits, and building laterals with sizes to

be determined by SCLIWC, will be needed to serve the proposed 48 townhomes and 25 single family residences (to be built in phases), and to connect the same to the Hillcrest Road main terminus at 145 Hillcrest Road and to the Warren Road mains;

3. The maximum amount proposed to be expended by the Town of Lansing or the CWD for such extension is \$0.00;

4. The one time estimated cost of connection, including hook-up fees, is estimated at \$0.00 as the Developer is paying to hook-up all facilities and dwellings as part of the PDA, including the payment of SCLIWC connection fees and related hook up expenses, including, but not limited to, an approximate permit connection fee of \$250.00, ¾” meters estimated at \$265.00 per meter, estimated 1”-2” service line extensions from the future curb boxes at approximately \$35.00 per linear foot, plus the cost of any necessary road boring/jacking expenses;

5. The annual cost to the typical property is estimated to be \$286.00. The typical property is a single family dwelling measured by EDUs, and such cost was thus calculated as follows: (i) \$150.00 per EDU for the CWD Operation and Maintenance; plus (ii) annual water consumption fees of \$136.00 per EDU (computed as 40,000 gallons at \$3.40 per 1,000 gallons). However, as the property is currently unimproved, there are no water costs anticipated in the first year, but if and when residences are constructed, the annual water cost is estimated at said amount of \$286.00 per EDU;

6. No district financing is applicable to this project, all of which costs have been and will be paid solely by the Developer, being the owner-applicant;

7. The Map, Plan and Report are on file for public review and inspection at the Office of the Town Clerk;

8. The Public Hearing be and hereby is set for 6:20 p.m. upon April 20, 2011, at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, and to thereat hear all persons interested in the subject thereof, being the extension of the CWD as aforesaid, to thereat take all evidence presented, and to thereat take such other or further action as is required or permitted by law;

9. The Map, Plan and Report describes in detail how the financing, hook-up costs, and other costs and expenses, were estimated and computed, and therefore complies with Town Law § 209-d(1) as it constitutes the detailed statement therein required;

and it is further

RESOLVED, that the Town Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to (i) cause a copy of this Resolution and Order to be published in the Town’s official newspaper not less than 10 nor more than 20 days before such public

hearing, and posted on the Town's official signboard not less than 10 nor more than 20 days before such public hearing.

The question of the adoption of such proposed Resolution was duly motioned by Mrs. Wilcox, duly seconded by Mr. Christopher, and put to a roll call vote with the following results:

Vote of Town Board . . . (Aye) Marty Christopher, Councilperson
Vote of Town Board . . . (Aye) Robert Cree, Councilperson
Vote of Town Board . . . (Aye) Connie Wilcox, Deputy Supervisor

Accordingly, the foregoing Resolution was approved, carried, and duly adopted.

RESOLUTION SCHEDULING HEARING FOR SEORA REVIEW OF PROPOSED WOODLAND PARK CONSOLIDATED WATER DISTRICT BOUNDARY CHANGE AMENDMENT:

RESOLUTION 11- 69

RESOLUTION SCHEDULING HEARING FOR SEORA REVIEW OF PROPOSED WOODLAND PARK CONSOLIDATED WATER DISTRICT BOUNDARY CHANGE AMENDMENT AND MAKING CERTAIN SEORA DETERMINATIONS AS TO CLASSIFICATION AND THE DESIGNATION OF LEAD AND OTHER AGENCIES

At a Special Meeting of the Town Board of the Town of Lansing, held in and for the Town of Lansing at the Lansing Town Hall on 28th day of March, 2011, the following members were present and voting throughout:

Martin Christopher, Councilperson;
Robert Cree, Councilperson.
Connie Wilcox, Deputy Supervisor

The following Town Board members were absent: A. Scott Pinney, Supervisor and Kathy Miller, Councilperson.

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

WHEREAS, Developer Cardamone Home Builders, Inc., requested that, pursuant to a certain Developer's Agreement between the Developer and the Town, and pursuant to a condition relating to the Woodland Park Planned Development Area, as approved, the Developer must

extend the boundary of the Consolidated Water District (“CWD”) to cover the whole of the parcel(s) within the PDA, being located on Warren Road and Hillcrest Road in the Town of Lansing, Tax Map Parcel 41.-2-5; and

WHEREAS, the Town Board authorized the preparation of a Map, Plan and Report (“MPR”) for such extension, which MPR was duly prepared and then duly reviewed by the Town Board, and

WHEREAS, the Town Board duly issued its Public Interest Order to consider the conditional approval of the CWD boundary change pursuant to Town Law Article 12-A, and the Town therefore needs to also conduct a SEQRA review to examine the environmental impacts of such proposed CWD extension by boundary changes, and to review the proposal in light of the Town’s Land Use Ordinance and Comprehensive Plan, and accordingly, the Town Board of the Town of Lansing has hereby

RESOLVED AND DETERMINED, that

1. This action is classified as an Unlisted Action pursuant to 6 NYCRR Part 617.2(ak);
2. The Town Board of the Town of Lansing proposes to be the Lead Agency for environmental review, subject to consent or any requests of coordinated or independent review by any Involved or Interested Agency, as applicable;
3. The Involved Agencies are determined to be the Tompkins County Highway Department, the Tompkins County Health Department, and SCLIWC (Bolton Point);
4. The NYS Comptroller’s Office, the Town of Lansing Planning Board, and the NYS Department of Environmental Conservation are determined to be Interested Agencies;

and it is further

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 20th day of April, 2011, at 6:25 o'clock P.M., to consider a SEQRA review of the environmental impacts of the proposed CWD boundary change, 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; and it is further

RESOLVED, that the Town Clerk immediately cause a Notice of Intent relative to Lead Agency status to be issued and delivered to all Involved and Interested Agencies.

The question of the adoption of such proposed Resolution was duly motioned by Mr. Christopher, duly seconded by Mr. Cree, and put to a roll call vote with the following results:

Vote of Town Board . . . (Aye) Marty Christopher, Councilperson
Vote of Town Board . . . (Aye) Robert Cree, Councilperson
Vote of Town Board . . . (Aye) Connie Wilcox, Deputy Supervisor

Accordingly, the foregoing Resolution was approved, carried, and duly adopted.

Approve Temporary Full-Time Typist Position:

RESOLUTION 11 - 70

APPROVE TEMPORARY FULL-TIME TYPIST POSITION

At a Special Meeting of the Town Board of the Town of Lansing, held in and for the Town of Lansing at the Lansing Town Hall on the 28th day of March 2011, the following members were present and voting throughout:

Martin Christopher, Councilperson
Robert Cree, Councilperson
Connie Wilcox, Deputy Supervisor

The following Town Board members were absent: Kathy Miller, Councilperson and A. Scott Pinney, Supervisor

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

WHEREAS, the Town Clerk had presented a request to hire a part-time typist, and

WHEREAS, the Town Board had previously appointed Darlene Marshall as a part-time typist, and

WHEREAS, the Town Clerk is now requesting that the part –time position become a full-time temporary position,

NOW THEREFOR BE IT RESOLVED, that Darlene Marshall is hereby appointed for the position of a temporary full-time typist beginning April 4, 2011 and ending June 1, 2011. The question of the adoption of such proposed Resolution was duly motioned by Mr. Christopher, and seconded by Mr. Cree, and put to a roll call vote with the following results:

Vote of Town Board . . . (Aye) Marty Christopher, Councilperson
Vote of Town Board . . . (Aye) Robert Cree, Councilperson
Vote of Town Board . . . (Aye) Connie Wilcox, Deputy Supervisor

Adjourn Meeting:

RESOLUTION 11 – 71

RESOLUTION offered by Mrs. Wilcox and seconded by Mr. Christopher:

RESOLVED, that the meeting is hereby adjourned at the call of the Deputy Supervisor at 8:13 a.m.

Vote of Town Board . . . (Aye) Marty Christopher, Councilperson
Vote of Town Board . . . (Aye) Robert Cree, Councilperson
Vote of Town Board . . . (Aye) Connie Wilcox, Deputy Supervisor

Minutes taken and executed by the Town Clerk.