



REGULAR TOWN BOARD MEETING

Lansing Town Hall Board Room
Wednesday, July 19, 2023
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the “YouTube” Icon (red square) located on the bottom left corner of our Home Page.

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Hearing on Local Law No. 5 of 2023 to Override Tax Levy Limit**
 - a. Motion to Open/Close Public Hearing
5. **Resolution**
 - a. [Resolution Adopting Local Law No. 5 - Override Tax Levy Limit](#)
6. **Public Hearing on Village Solar Major Subdivision**
 - a. Motion to Open/Close Public Hearing
7. **Resolution**
 - a. [Resolution Granting Subdivision Approval for Village Circle - Village Solars PDA per Prior Approvals](#)
8. **Presentation**
 - a. Bear Peak Lansing BESS Presentation
9. **Privilege of the Floor:** Limited to 20 Minutes with a Maximum of 3 Minutes per Speaker
 - a. Optional Board Member Responses – Maximum 2 Minutes per Board Member
10. **Department Reports**
 - a. [Lansing Community Library Report](#) – Christine Eisenhut
 - b. [Lansing Youth Services Report](#) – Richard Alvord
 - c. [Tompkins County Legislator Report](#) – Mike Sigler
 - d. [Highway Report](#) – Mike Moseley
 - e. [Parks and Recreation Report](#) – Patrick Tyrrell
 - f. [Director of Planning Report](#) – John Zepko

- g. **Engineer's Report** – Dave Herrick
- h. **Town Clerk Report** - Debbie Munson

11. Consent Agenda

- a. Resolution Approving Hiring of a Seasonal Lansing Highway Department Employee
- b. Resolution Updating Organizational Resolution No. 23-22 Establishing Standard Hours for Determination of Retirement Benefits to Include Code Enforcement Officer - Trainee
- c. Resolution Approving Consent Agenda

12. Motions and Resolutions

- a. Motion Authorizing Town Supervisor to Write and Send Letter to Governor Hochul to Save Nonprofit Auto Insurance
- b. Resolution For State Environmental Quality Review - Declaration of Lead Agency and Scheduling Public Hearing for 39 Village Circle Subdivision (Lucente Homes)
- c. Resolution Amending Consolidated Abstract #006 Resolution No. 23-98, to Correct Clerical Errors
- d. Resolution Approving Audit and Budget Modifications and Supervisor's Report

13. Board Member Reports

- a. Councilperson Andra Benson
- b. Councilperson Ruth Groff
- c. Councilperson Bronwyn Losey
- d. Councilperson Joseph Wetmore
- e. Supervisor Edward LaVigne

14. Work Session

- a. Department of Public Works Discussion - Ruth Groff and Ed LaVigne

15. Executive Session if Needed

- a. Motion to Enter/Exit

16. Adjourn Meeting

- a. Motion to Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

**TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
LOCAL LAW NUMBER 5 OF 2023**

**TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN
GENERAL MUNICIPAL LAW §3-C**

Be it enacted by the Town of Lansing as follows:

SECTION 1: LEGISLATIVE INTENT: This Local Law shall be known as “Local Law, Number 5 of 2023”. It is the intent of Local Law Number 5 of 2023 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, and to allow the Town of Lansing, County of Tompkins to adopt a Town budget for (a) Town purposes, and (b) any other special or improvement district, and Town improvements provided pursuant to Town Law Article 12-C, governed by the Town Board for the fiscal year beginning January 1, 2024 and ending December 31, 2024 that requires a real property tax levy in excess of the “Tax Levy Limit” as defined by General Municipal Law §3-C.

SECTION 2: AUTHORITY: This Local Law is 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 vote of at least sixty (60%) of the Town Board.

SECTION 3: TAX LEVY LIMIT OVERRIDE: The Town Board of the Town of Lansing, County of Tompkins is hereby authorized to adopt a budget for the fiscal year 2024 that requires a real property tax levy in excess of the limit specified in General Municipal Law §3-C.

SECTION 4: SEVERABILITY: If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of the Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 5: EFFECTIVE DATE: This Local Law shall take effect immediately upon filing with the Secretary of State.

RESOLUTION ADOPTING LOCAL LAW NO. 5 OF 2023 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C

RESOLUTION 23

RESOLUTION ADOPTING LOCAL LAW NO. 5 OF 2023 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 2024; and

WHEREAS, the proposed Local Law No. 5 of 2023 proposes to authorize the Town Board to override the limit on the amount of real property taxes that may be levied by the Town of Lansing, County of Tompkins, for the fiscal year beginning January 1, 2024 and ending December 31, 2024, so as to allow, if necessary or desired, a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law §3-C; and

WHEREAS, a public hearing was duly held upon July 19, 2023, at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, whereas the public was invited to comment upon the proposed Local Law, and whereat all persons interested in the subject were duly heard and all evidence submitted, if any, was duly received; and

WHEREAS, upon due deliberation thereupon, and in consideration of all discussions and matters arising from or in relation to the aforesaid public hearing, the Town Board of the Town of Lansing has hereby resolved, and thus be it so enacted, as follows:

RESOLVED, that Local Law No. 5 of 2023 be and hereby is approved and adopted in the form as presented to this meeting, and in such form “be it so enacted”; and it is further

RESOLVED, that in accord with §21 of the Municipal Home Rule Law, the final adopted version of this Local Law shall be presented to the Supervisor for approval; and it is further

RESOLVED, that upon such approval by the Supervisor (or other approval occurring pursuant to said §21 of the Municipal Home Rule Law), and within 20 days after the final adoption of this Local Law, the Town Clerk shall file a certified copy of this Local Law, together with the required certifications, if any, as follows: (i) in the Office of the Town Clerk; and (ii) with the New York State Secretary of State as required by Municipal Home Rule Law §27 (said filing may be made by delivery to the NYS Department of State, Division of Corporations, State Records and Uniform Commercial Code, One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231).

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

Councilperson Andra Benson –
Councilperson Bronwyn Losey –
Supervisor Edward LaVigne –

Councilperson Ruth Groff –
Councilperson Joseph Wetmore –

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 19, 2023.

RESOLUTION GRANTING SUBDIVISION APPROVAL FOR VILLAGE CIRCLE - VILLAGE SOLARS PDA PER PRIOR APPROVALS AND AUTHORIZING SEALING OF SUCH PLAT OR MAP PER LANSING TOWN CODE § 270-67V

RESOLUTION 23-XX

RESOLUTION GRANTING SUBDIVISION APPROVAL FOR VILLAGE CIRCLE - VILLAGE SOLARS PDA PER PRIOR APPROVALS AND AUTHORIZING SEALING OF SUCH PLAT OR MAP PER LANSING TOWN CODE § 270-67V

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

WHEREAS, the Town received an Application for Review and Approval of Subdivision from Rocco Lucente, Senior Vice President, Village Solars, LLC under the provisions of Town Code § 270-67V:

The developer may subdivide (and rejoin or consolidate) the PDA parcel into separate or differing tax parcels to assist in the delineation of project phasing, tax management issues, and financing for project development. In each such case, suitable cross easements shall be implied, required, and provided for access and common use of project facilities, and such proposed subdivision and line locations shall be subject to review and approval by the Town Board. Once approved by the Town Board, the Town Code Enforcement Officer may seal such map for filing with or delivery to the County Clerk or Assessor's office; and

WHEREAS, an environmental review was already conducted upon this proposal on 12 September 2022, and as the existing approvals and negative declarations already considered any potential adverse environmental effects of this approval, and as the passage of time and lack of changes in the proposal and final development plan do not create any risk of new environmental impacts not previously considered, the Town Board reaffirms the findings and negative declaration issued in Planning Board Resolution #22-13 and has determined that no supplemental environmental review is required; and

WHEREAS, upon a review and in consideration of the phased subdivision mapping submitted in furtherance of the existing approved PDA plan and approval; and

Now Therefore Be It RESOLVED, that the proposed phasing and subdivision plat or map as submitted be and hereby is approved, and the Town's Code Enforcement Officer be and hereby is authorized to seal and certify such proposed subdivision and lot line maps for filing with or delivery to the County Clerk and County Assessor's Office for approval and filing.

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

Councilperson Andra Benson –

Councilperson Ruth Groff–

Councilperson Bronwyn Losey–
Supervisor Edward LaVigne –

Councilperson Joseph Wetmore –

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 19, 2023.



LANSING COMMUNITY LIBRARY UPDATE TO THE LANSING TOWN BOARD
July, 2023

Submitted by Christine Eisenhut

1. The Summer Reading program is in full swing! The theme is “All Together Now”. There are many events planned throughout the remainder of July and August. Please check the website or the library for a full calendar.
2. The Power House, a mobile program of Cornell Cooperative Extension, will be visiting the library parking lot on Thursday, July 20th with fun and engaging STEM activities for kids.
3. Watercolor artist Lee O’Connell will be offering a class on July 27th at 10:30am to children 8 and older.
4. The library is participating in the Target Circle Program. Shoppers can vote for the LCL and help direct Target’s giving program to benefit our library by visiting target.com/circle. Please vote by September 30th.
5. During the month of July, the library will be collecting supplies and monetary donations to help support the Lansing PTSO Pack-a-Backpack program.
6. Book donations to the library have been suspended for the month of July.
7. On display during July and August will be the Sculpture, Painting and Poetry of Shawn Hull.
8. The library has a mobile wireless hotspot available for check out. Also, the Wi-Fi is not password protected. The community is welcome to park in the lot to access the Internet.
9. Instructor John Burger hosts T’ai Chi classes at the Community Center on Fridays from 10:30-11:30 am.
10. Learn to play American Mah Jongg every Tuesday at 10:15am and play American Mah Jongg every Wednesday from 1:00-3:00pm.
11. The library continues to provide free delivery to Woodsedge.
12. The library has an Empire Pass and passes to the Museum of the Earth and the Cayuga Nature Center available for check out. Board games, puzzles, story time kits, and STEAM kits are also available.
13. The library continues to distribute free self-test COVID-19 kits, antibacterial wipes and N95 masks to Lansing households.

HIGHWAY REPORT
July 2023

Intermunicipal Work

- Worked with the Town of Dryden and NYS DOT to pave Waldon Lane
- Tompkins County and Town of Dryden trucks helped to assist us in paving Woodland Way

Road Maintenance/Improvement

- Oakwood Drive overlaid with hot mix with shoulders added.
- Continued road maintenance on all Town roads
- Assisted Parks and Recreation Department to add crusher run to the road at Salt Point

Storm Damage/Flooding

- SE part of Town received roughly 3” of rain in just over an hour on July 3rd which caused flooding within the Town. Crews worked to repair the damage.
- Crews worked to clean up downed trees from storms.

Tree and Brush Maintenance

- Tree and brush maintenance along roadside to aid line of sight.
- Right of way tree maintenance

Water/Sewer Maintenance

- Repaired water main break on Brickyard Road.
- Fixed broken sewer manhole covers.

Office

- Mikey and Jenna worked diligently with Tompkins County Soil and Water to complete the application for Vac truck.

**Parks & Recreation
July 2023
Town Board Meeting**

RECREATION:

- We hosted both 10U and 12U baseball tournaments this month with our Lansing Hitcats teams coming out on top of both. Both tournaments were very well attended. Thank you to Moore’s Family Farm for having their donut trailer here for both tournaments, it was a fantastic addition to the tournaments.
- All our summer camps are running smoothly except for the air quality issues we have had to deal with.
- We have received lots of compliments for our wildflowers in the ditch by the ball fields. We received our order of more seeds this week which will be planted in the next couple of weeks. Thanks to the Tompkins County Parks & Trails Grant.
- Baseball home run fences will come down this week and you will see soccer goals going up soon.
- This week’s camps include Hogwarts, Band, Basketball, Swimming, Horse Riding and Fly Fishing.

PARKS:

- We have begun our Music in the Park series; it has been an immense success.
- All the playground repair pieces have been ordered, they should arrive this week and be installed immediately.
- NYS Parks & Trails Grant team answered the Town Board’s questions.
- We had an Eagle Scout complete a picnic table and two new benches for Lansing Center Trail. Thank you Luis Kapur-Mauleon III.
- All non-Lansing residents must pay \$7 to enter Myers Park. Season Passes for non-residents are available at a discounted rate.
- We have received donated logs from Cascadilla Tree service to replace the concrete barriers at Salt Point and make it look more natural. This project will be put on the schedule.
- Thank you to the Highway crew for re-grading the road into Salt Point.
- Lansing Lighthouse 5k will be held August 26th.
- Myers Park guarded swimming is open. We are monitoring our beachfront for algae blooms daily.
- Usage at Myers Park has been consistently high.

Planning & Code Enforcement

John Zepko, Acting Director, CPESC, CFM

Reporting Period June 2023

CORE PLANNING FUNCTIONS

- **General Admin**
 - The Department continues to seek applicants for the position of Planner
- **Planner conducting classification and review of development applications**
- **Planning Board staff support**
- **Zoning Board of Appeals staff support**
- **Hazard Mitigation Planning**
- **Floodplain Management**
 - 31 May 2023 – Official findings from the NYS DEC (FEMA) Community Assistance Visit (CAV) were received and are available for review at the office of Planning and Code Enforcement. The purpose of the CAV was to assess the Town of Lansing’s compliance with NFIP regulations. Code Enforcement Officer Scott Russell has made significant progress in addressing items of concern noted by NYS DEC during their CAV visit.
- **Stormwater Management**
 - The MS4 Annual Report was completed and submitted to the NY Department of Environmental Conservation

LAND USE WORK PROGRAM

- **Code Revision Committee**

COMMITTEE MANAGEMENT

- **Agricultural and Farmland Protection Committee staff support**

PLANNING BOARD

- **26 June meeting** – the Planning Board heard the following:
 - Lot line adjustment at 365 Fenner Road
 - Public Hearing for Minor Subdivision 547 Ridge Road
 - Sketch plan for Site Plan at 431 Auburn Rd
 - Sketch Plan for Major Subdivision at 825 Lansingville Rd
 - Lansing Community Solar – Lansingville Rd – a 2nd public hearing was held for a proposed 5 MW community solar project.

ZONING BOARD OF APPEALS

- 14 June meeting – The Zoning Board of Appeals held a public hearing for an appeal for side and front setback regulations of the AG zone.

Code Enforcement

- **June 2023 Permit Information**
 - 31 New Building Permits issued
 - 12 Building Permits Closed

**TOWN CLERK
JULY 2023**

Ethics Disclosure Statements

The Board of Ethics had several follow up questions during their review of the disclosure statements. Our office is gathering additional information for them.

Water and Sewer Payments

The next quarterly water bill will be coming out August 1st. As a reminder, customers may sign up to receive their bill electronically. Sign up here: <https://www.boltonpoint.org/ebilling>. This service is provided and managed by Bolton Point. There are no additional fees associated with receiving a bill electronically.

2023 Final Assessment Roll

Our office has received the 2023 Final Assessment Roll and Special District report for Lansing. It is available to view online here -

<https://www.tompkinscountyny.gov/files2/assessment/rolls/2023Final/Lansing.pdf>

**RESOLUTION APPROVING HIRING OF A SEASONAL
LANSING HIGHWAY DEPARTMENT EMPLOYEE AS NEEDED**

RESOLUTION 23-

**RESOLUTION APPROVING HIRING OF A SEASONAL
LANSING HIGHWAY DEPARTMENT EMPLOYEE AS NEEDED**

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

WHEREAS, the Town Highway Superintendent had included the hiring of a seasonal employee to assist with the increased workload of the Highway Department in the summer in his annual budget funding, and such funds were approved as part of the 2023 budget; and

WHEREAS, the Deputy Town Highway Superintendent has been principally placed in charge of making recommendations to the Town Board and final decisions relating to the filing of such positions, including the selection of candidates and the setting of appropriate pay rates and terms of employment; and

WHEREAS, and after due deliberation upon this matter, be it now hereby RESOLVED as follows:

1. That one seasonal laborer position be and hereby is approved to be filled by the selection of the Deputy Highway Superintendent of and for the Highway Department, effective July 20, 2023 at a rate of pay not to exceed \$19.32 per hour per position, and upon such reasonable terms as the Deputy Highway Superintendent shall so select.
2. The Town Personnel Officer be and hereby is authorized to make such changes to the Town's employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

**RESOLUTION UPDATING ORGANIZATIONAL RESOLUTION NO. 23-22
ESTABLISHING STANDARD HOURS PER MONTH, AS REQUIRED FOR
DETERMINATION OF RETIREMENT BENEFITS TO INCLUDE CODE
ENFORCEMENT OFFICER – TRAINEE POSITION**

RESOLUTION 23-

**RESOLUTION UPDATING ORGANIZATIONAL RESOLUTION NO. 23-22
ESTABLISHING STANDARD HOURS PER MONTH, AS REQUIRED FOR
DETERMINATION OF RETIREMENT BENEFITS TO INCLUDE CODE
ENFORCEMENT OFFICER – TRAINEE POSITION**

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

WHEREAS, Resolution No. 23-80 created a new position, Code Enforcement Officer – Trainee; and

WHEREAS, Resolution No. 23-22 does not include the position of Code Enforcement Officer – Trainee; and

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

RESOLVED, that Resolution No. 23-22 is updated to include Code Enforcement Officer – Trainee at 7.3 hours/day and 36.5 hours/week, for determination of retirement benefits.

JUSTIFICATION:

Nonprofit carshares are community-focused, membership-based services that provide access to cars for local trips to people who can't or choose not to buy their own vehicle. While there are a few carshares in NYS right now, the opportunity exists to significantly expand this service and its many benefits. This includes improved access to mobility for low- to moderate-income people and reducing transportation emissions as it has similar emissions reduction effects as public transit.

However, due to a requirement that all insurers providing coverage in New York State be domiciled here, the state's only nonprofit carshares will soon be unable to secure required automobile insurance and will be forced to close their operations. This legislation explicitly allows risk retention groups registered in New York State under the Federal Liability Risk Retention Act of 1986, and which are insuring 501(c)(3) nonprofit organizations exclusively, to be registered in and offer insurance coverage in New York State.

Email dated July 10, 2023, from Teresa Linde, on behalf of Fernando de Aragon, Staff Director, Ithaca-Tompkins County Transportation Council

ITCTC partners-

As you know, the NY State Senate and Assembly passed the bill expanding access to auto insurance for NY non-profits (A.5718b/S.5959b). The bill now waits for the governor's signature to become law. Locally, this bill is critical for Ithaca Carshare to be able to resume operations. The legislation includes a six-month waiting period that doesn't go into effect until it is signed by the governor. In short, we need the governor's signature as soon as possible.

It is important to continue to advocate for the bill ensure it moves ahead in the legislative process. I write to ask you to consider sending a letter/email to the governor asking for quick action. Here is a letter template you can use to send to the governor and to share with any contacts who may also wish to write-

https://docs.google.com/document/d/1-Dz0xhdTli_ydTpLzB-KtzS4DIhUrOB4mCLQzQT0r88/edit?usp=sharing

This site also included addresses for the governor and her key staff working with this bill.

The contact website for the governor is - <https://www.governor.ny.gov/content/governor-contact-form>

Thanks for your help.

Fernando

Fernando de Aragón
Staff Director
Ithaca-Tompkins County Transportation Council
121 E. Court St.
Ithaca, NY 14850
607-274-5570

Template: Letter to Governor Hochul to Sign A.5718/S.5959

It's helpful to send a physical letter, and then follow up with an email, but if you can only do email, that's okay.

To email governor Hochul, use the contact form on the her website:
<https://www.governor.ny.gov/content/governor-contact-form>

To send a physical letter:

The Honorable Kathy Hochul
Governor of New York State
New York State Capitol Building
Albany, NY 12224

Please also email a copy of the letter in PDF form to: legislative.secretary@exec.ny.gov
CC: Elizabeth Fine, Chief Counsel to the Governor (Elizabeth.Fine@exec.ny.gov)
CC: Cherell Beddard, Assistant Counsel to the Governor (cherell.beddard@exec.ny.gov)
Please also BCC: liz@ithacacarshare.org & jennifer@the-cct.org

And if you want to mail a physical copy to Elizabeth Fine:

Elizabeth Fine, Chief Counsel to the Governor
633 3rd Ave FL 37
New York, New York 10017

DATE, 2023

SUBJECT: Please sign S.5959b/A.5718b immediately to save nonprofit auto insurance

Dear Governor Hochul,

I'm writing on behalf of [YOUR ORGANIZATION or MUNICIPALITY] to urge you to sign S.5959b/A.5718b into law as soon as possible. This bill solves an auto insurance market failure for nonprofits by allowing nonprofit organizations to obtain auto insurance from a nonprofit Risk Retention Group.

With a 6-month waiting period built into the bill before it can go into effect, we urge you to sign it immediately.

This bill will save Ithaca Carshare, allow the carshares in Albany and Rochester to move to a nonprofit model and expand their Electric Vehicle fleets, and **help all nonprofits across the state access much-needed auto insurance so they can better serve their communities.**

This bill will also allow Buffalo to relaunch their nonprofit carshare that closed in 2015 due to this auto insurance market failure.

Carshares are membership-based organizations providing 24/7 access to fleets of vehicles for members to drive whenever they need a car. Ithaca Carshare was the first carshare in New York State and opened in 2008. They initially received seed-funding from NYSERDA in 2006, but it took two years to open because they couldn't find auto insurance.

Carsharing greatly reduces traffic congestion and carbon emissions, and helps New York meet its climate action goals. NYSERDA has invested \$3 million so far in carshares across the state,

and has slated millions more in funding over the next few years to invest in Electric Vehicle carsharing across the state.

By signing this bill into law, you're helping *all* nonprofits across the state access much-needed auto insurance, you're saving carshares across the state, and you're giving all New Yorkers and the environment a win by supporting clean transportation alternatives to personal car ownership.

Please consider signing this bill immediately. Thank you for your timely consideration of this important matter.

Sincerely,

[Your Name, Title, etc]

ENCL.
CC:
Elizabeth Fine, Chief Counsel to the Governor
Cherell Beddard, Assistant Counsel to the Governor

The Honorable Kathy Hochul
Governor of New York State
New York State Capitol Building
Albany, NY 12224

URGENT: Please sign S.5959b/A.5718b immediately to save nonprofit auto insurance

Dear Governor Hochul,

I am writing on behalf of the Town of Lansing to urge you to sign S.5959b/A.5718b into law as soon as possible. This bill solves an auto insurance market failure for nonprofits by allowing nonprofit organizations to obtain auto insurance from a nonprofit Risk Retention Group.

With a 6-month waiting period built into the bill before it can go into effect, we urge you to sign it immediately.

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By signing this bill into law, you are helping *all* nonprofits across the state access much-needed auto insurance, you are saving carshares across the state, and you are giving all New Yorkers and the environment a win by supporting clean transportation alternatives to personal car ownership.

Please consider signing this bill immediately. Thank you for your timely consideration of this important matter.

Sincerely,

Edward J. LaVigne
Town Supervisor
Town of Lansing

CC:
Elizabeth Fine, Chief Counsel to the Governor
Cherell Beddard, Assistant Counsel to the Governor

MOTION TO AUTHORIZE TOWN SUPERVISOR TO WRITE AND SEND LETTER TO GOVERNOR HOCHUL URGING HER TO IMMEDIATELY SIGN BILLS S.5959b/A.5718b TO SAVE NONPROFIT AUTO INSURANCE

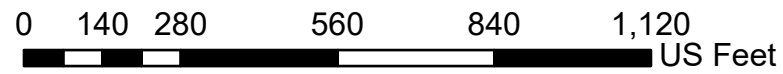
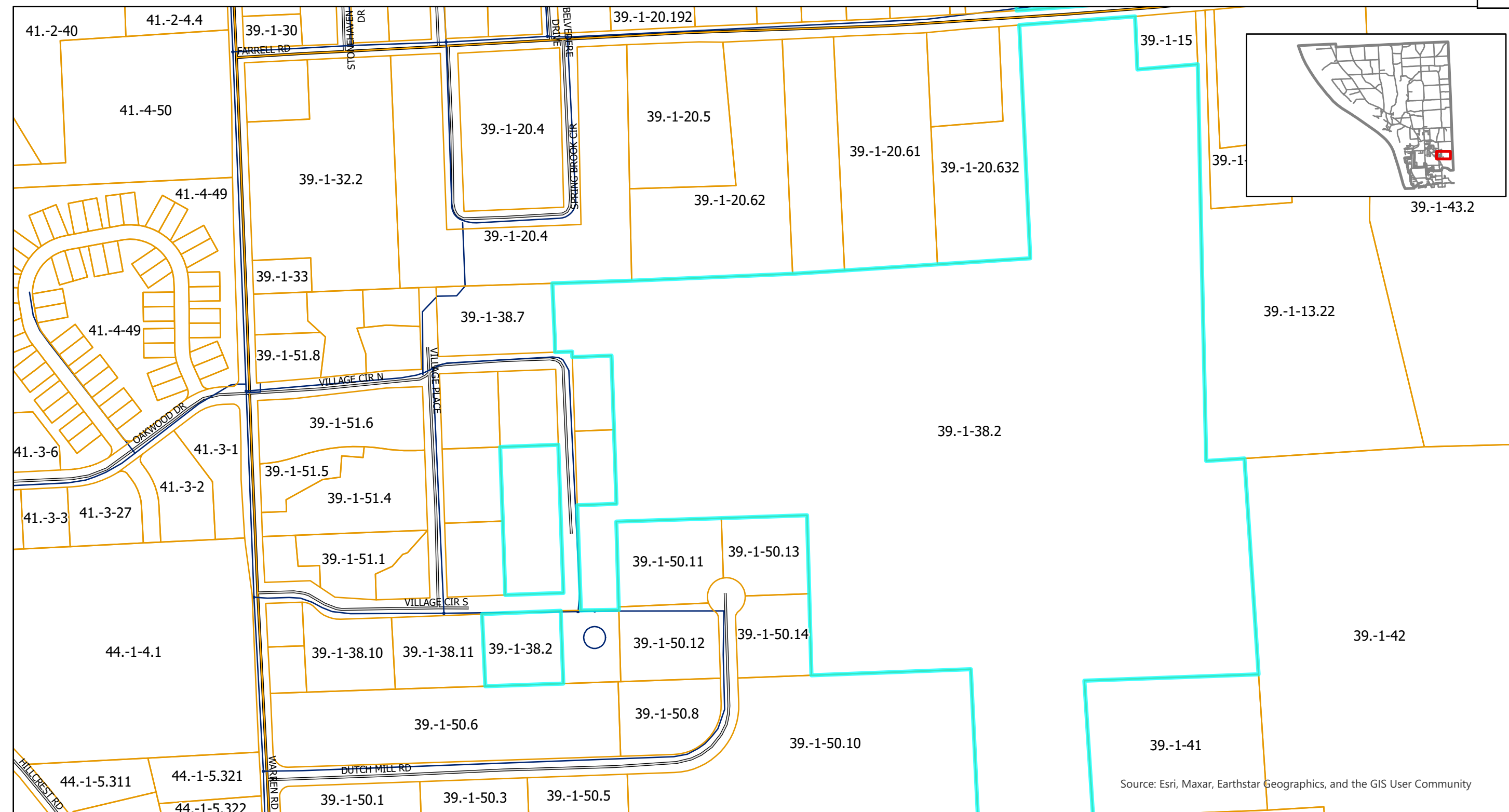
MOTION M23

MOTION TO AUTHORIZE TOWN SUPERVISOR TO WRITE AND SEND LETTER TO GOVERNOR HOCHUL URGING HER TO IMMEDIATELY SIGN BILLS S.5959b/A.5718b TO SAVE NONPROFIT AUTO INSURANCE

Councilperson _____, moved to authorize Town Supervisor to write and send letter to Governor Hochul urging her to immediately sign bills S.5959b/A.5718b to save nonprofit auto insurance. Email copies of the letter in PDF form to be sent to legislative.secretary@exec.ny.gov; Elizabeth Fine, Chief Counsel to the Governor (Elizabeth.Fine@exec.ny.gov); Cherell Beddard, Assistant Counsel to the Governor (cherell.beddard@exec.ny.gov); Assemblymember Anna Kelles, (kellesa@nyassembly.gov); and Senator Lea Webb, (leawebb@nysenate.gov).

Councilperson _____, seconded the motion.

All in Favor – _____ Opposed – _____



PARCEL MAP
 39 VILLAGE CIRCLE
 SUBDIVISION APPLICATION



Sheet No.
1A

NOTES

Author:

Date Created: 7/3/2023

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

To: Town Board Town of Lansing
From: Lawrence P. Fabbroni, P.E., L.S.
Date: June 23, 2023



Re: Subdivision of Two Lots within Village Apartments/Village Solars PDA

Hopefully the history of the two lots for which subdivision is requested will make ratification of this subdivision straightforward.

In 1976 a revised map was filed showing the two lots. Subsequently the lot including 39 village circle was altered by the dedication of the water tank site to the Town. A portion of what is now Village Circle fronting on 39 Village Circle, the tank site, and the empty lot here in question was " reserved for future expansion. This section was still not dedicated at the time of the approval of the Village Apartment/ Village Solar PDA though the lots are shown in their updated form by then. Finally when the Town requested an updated map of the Village Apartment/Village Solar area the missing section of road along with an updated description of all roads comprising Village Circle and Village Place WERE DEDICATED OR REDEDICATED TO THE TOWN IN 2017.

So this road dedication of the missing section of road would seem to have subdivided the two lots being requested for subdivision from the large parcel 39-1-38.2 they were connected to through this 45 year history. The action now requested is to recognize this subdivision so maps for each can be recorded and the lots both fronting on Village Circle can stand on their own.

Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: Subdivision Plat Fee Paid \$ _____ Date _____
 Boundary Change Receipt No. _____

1. Name or Identifying Title TWO LOT SUBDIVISION FROM PARENT LOT
2. Tax Parcel No. TA 39-1-38.5 Zoning District POA
3. Subdivider: (if owner, so state; if agent or other type of relationship,

state details on separate sheet)
Name & Title LUCENTE HOMES LLC OWNER WALTERO LUCENTE
Signature [Signature] Date JUNE 23, 2023
Address 120 BRIARWOOD DRIVE, ITHACA, NEW YORK
Phone 607-2194241 Fax _____ E-Mail WLUCENTE@YAHOO.COM
Other Contact information _____

4. Licensed Land Surveyor:
Name: LAWRENCE P. FABBRONI
Address 539 POWERS RD. NORTH, KING FERRY, NEW YORK 13081
Phone 607-3510940 Fax _____ E-Mail FABBRONI@aol.com
Other Contact information _____

5. Engineer:
Name: LAWRENCE P. FABBRONI
Address 539 POWERS RD. NORTH, KING FERRY, NEW YORK 13081
Phone 607-3510940 Fax _____ E-Mail FABBRONI@aol.com
Other Contact information _____

6. Easements or other restrictions on property: (Describe generally)
NYSEG ALONG RD. FRONTAGE

7. Names of abutting owners and owners directly across adjoining streets, including those in other towns (Available at Tompkins County Assessor's Office. Attach additional sheets if necessary)
KAIDA COMPUTER TECH LLC 21-23 DOTCH MILL RD, ITHACA, NY
VILLAGE SOLARS LLC 21 VILLAGE CR. / MAIL 1073 WARREN RD, ITHACA
LUCENTE HOLDINGS 20, 73, 88, 96, 99 VILLAGE CR / MAIL 1073 WARREN RD
LUCENTE HOMES LLC 23 VILLAGE CR. / MAIL 120 BRIARWOOD DR, ITHACA

8. Requested exceptions: The planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing subdivisions (attach list of exceptions with the reason for each exception set forth):

* Note: Application, Fee and required documents must be received in the Code Enforcement Office 14 days prior to the scheduled Planning Board meeting.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Village Apartment Subdivision by Lucente Homes LLC owner Traudel Lucente			
Name of Action or Project: Subdivision of two lots previously separated from remainder of tax parcel 39-1-38.2 by dedication of Village Circle in 2017 to Town			
Project Location (describe, and attach a location map): one lot address 39 Village Circle and empty lot west of Village Circle (north-south leg)			
Brief Description of Proposed Action: Two lots identified as lot 10 and lot 18/19 on the "VILLAGE CIRCLE VILLAGE APARTMENTS/ VILLAGE SOLARS PDA PARCELS" map were never formally subdivided from tax parcel 39-1-38.2 since a small section of what is now Village Circle was yet to be dedicated to the Town. In 2017 that small section of road along with the remainder of the roads in the PDA were dedicated to the Town and so the two lots are no longer connected to tax parcel 39-1-38.2 and stand on their own. This request is simply to formally approve that subdivision and creation of separate lots. No other change is currently requested.			
Name of Applicant or Sponsor: Lucente Homes LLC by Owner Traudel Lucente		Telephone: 607-2794241	
		E-Mail: wlucente@yahoo.com	
Address: 120 Briarwood Drive			
City/PO: Ithaca		State: New York	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.872 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		101.030 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>39 Village Circle built in compliance with State Energy Code in effect at the time</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, briefly describe:

History of 39 village Circle is that theoretically storm water can flow off site into the ditch along Village Circle that eventually flows to Warren Road. However because the area is virtually flat the runoff has either been retained on site or in the ditch in front of the apartment building. The second empty lot has no current development plan that would be subject to approval in the future.

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

See 17 above

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

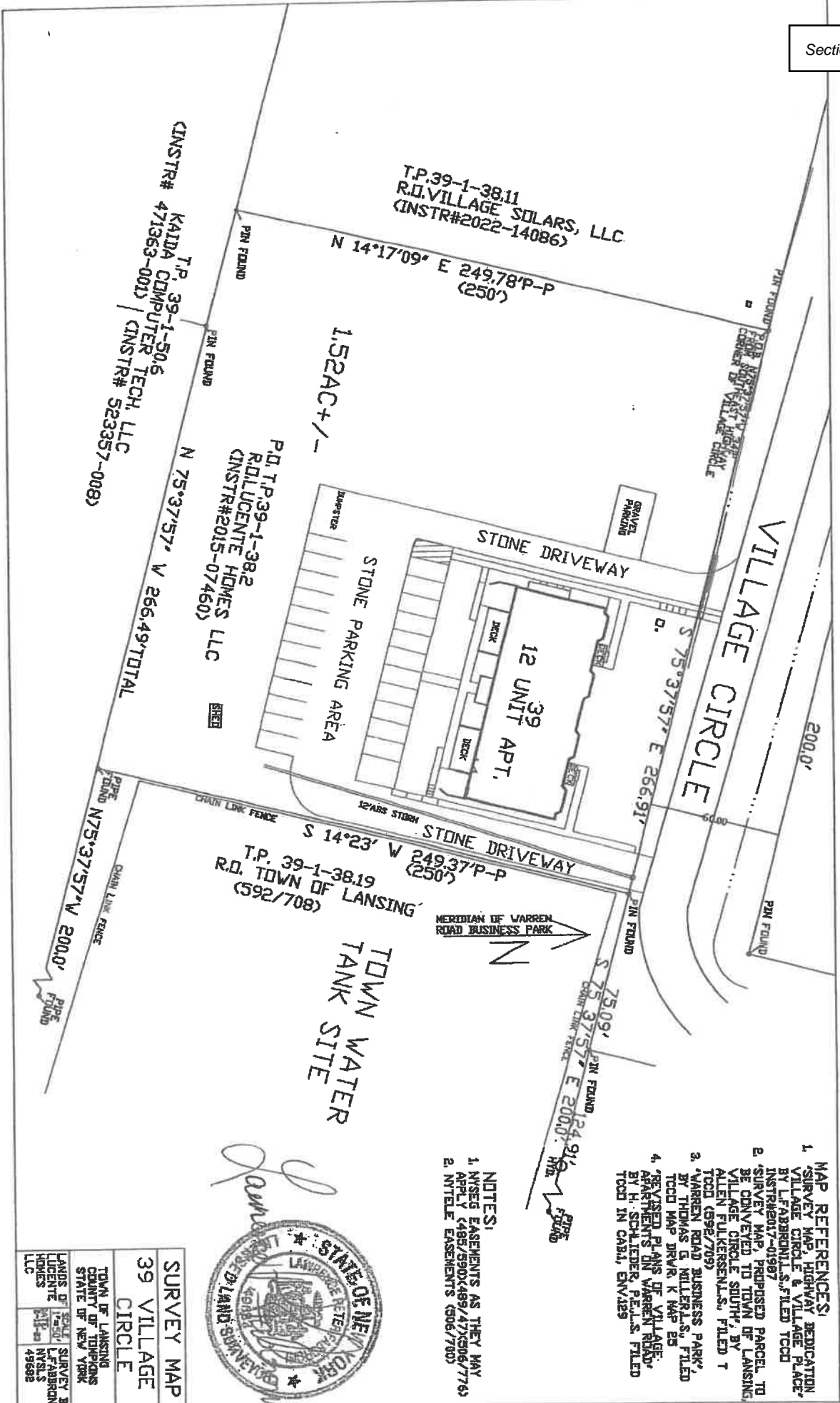
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: LUCENTE HOMES LLC, WALTER AND LUCENTE Date: JUNE 23, 2023

Signature:  Title: OWNER



T.P. 39-1-50.6
 KALIDA COMPUTER TECH, LLC
 C/NSTR# 471363-001 | C/NSTR# 523357-008

T.P. 39-1-38.11
 R.D. VILLAGE SOLARS, LLC
 (C/NSTR# 2022-14086)

P.D. T.P. 39-1-38.2
 R.D. LUCENTE HOMES LLC
 C/NSTR# 2015-07460

T.P. 39-1-38.19
 R.D. TOWN OF LANSING
 (592/708)

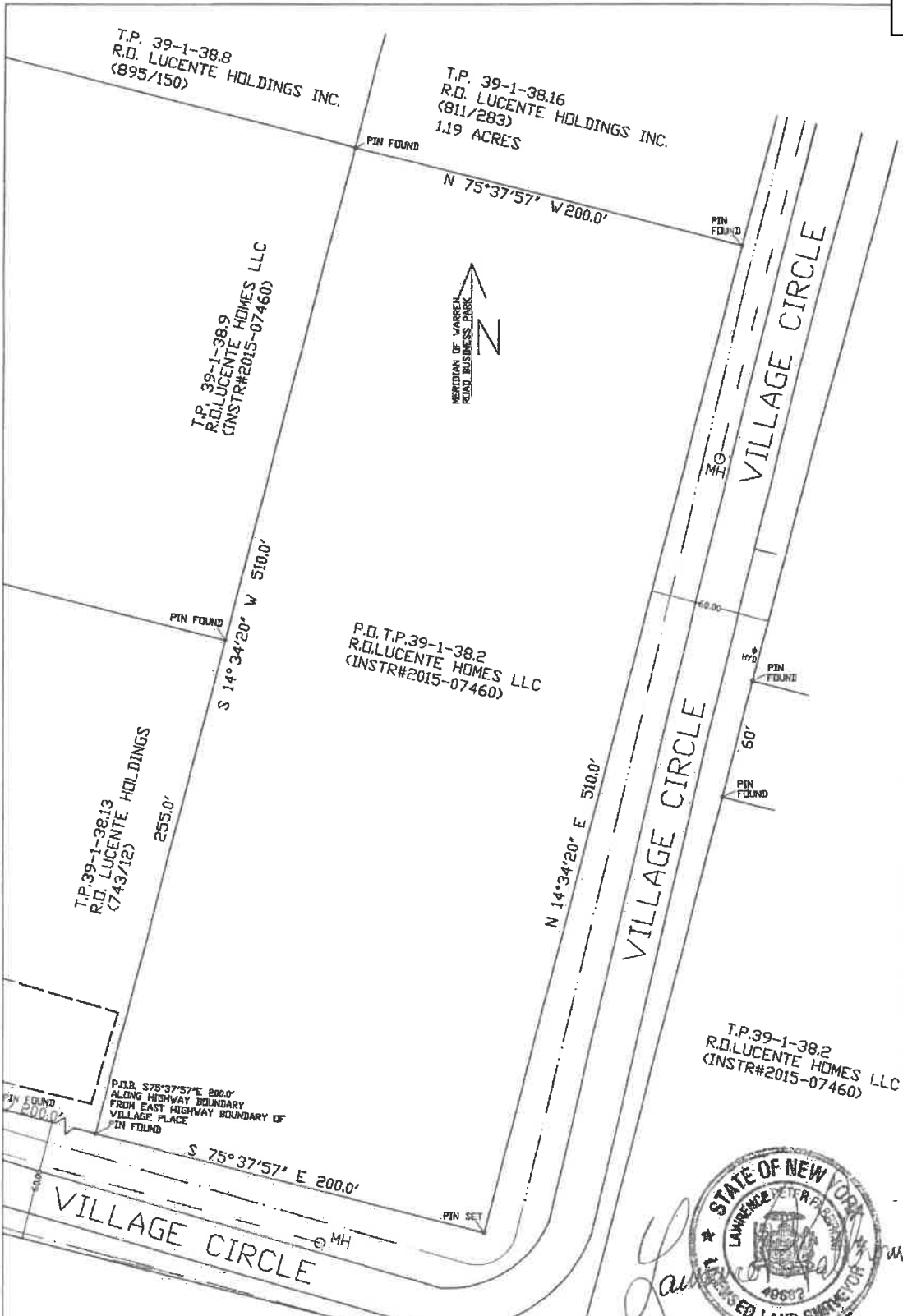
- MAP REFERENCES:**
1. SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, BY L. FABRONI, S., FILED TCCD INSTR# 2017-01987
 2. SURVEY MAP, PROPOSED PARCEL TO BE CONVEYED TO TOWN OF LANSING, VILLAGE CIRCLE SOUTH, BY ALLEN FULKERSON, S., FILED T TCCD (092/705)
 3. WARREN ROAD BUSINESS PARK, BY THOMAS G. MILLER, S., FILED TCCD MAP DRWR. K MAP 85
 4. REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD, BY H. SCHLEIBER, P.E., S., FILED TCCD IN CAB1, ENV/229

NOTES:

1. M/SEG EASEMENTS AS THEY MAY APPLY (485/590X489/47X506/776)
2. N/TELE EASEMENTS (506/700)



SURVEY MAP	
39 VILLAGE CIRCLE	
TOWN OF LANSING	SCALE
COUNTY OF TOMPKINS	1"=50'
STATE OF NEW YORK	L. FABRONI
LANDS OF LUCENTE HOMES LLC	49692



- MAP REFERENCES:**
1. "SURVEY MAP, HIGHWAY DEDICATION VILLAGE CIRCLE & VILLAGE PLACE" BY L.FABBRONI, L.S., FILED TCCD INSTR#2017-01987
 2. "WARREN ROAD BUSINESS PARK" BY THOMAS G. MILLER, L.S., FILED TCCD MAP DRWR. K MAP 25
 3. "REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD" BY H. SCHLIEDER, P.E., L.S., FILED TCCD IN CAB.1, ENV.129
- NOTES:**
1. NYSEG EASEMENTS AS THEY MAY APPLY (485/590)(489/47)(506/776)
 2. NYTELE EASEMENTS (506/700)

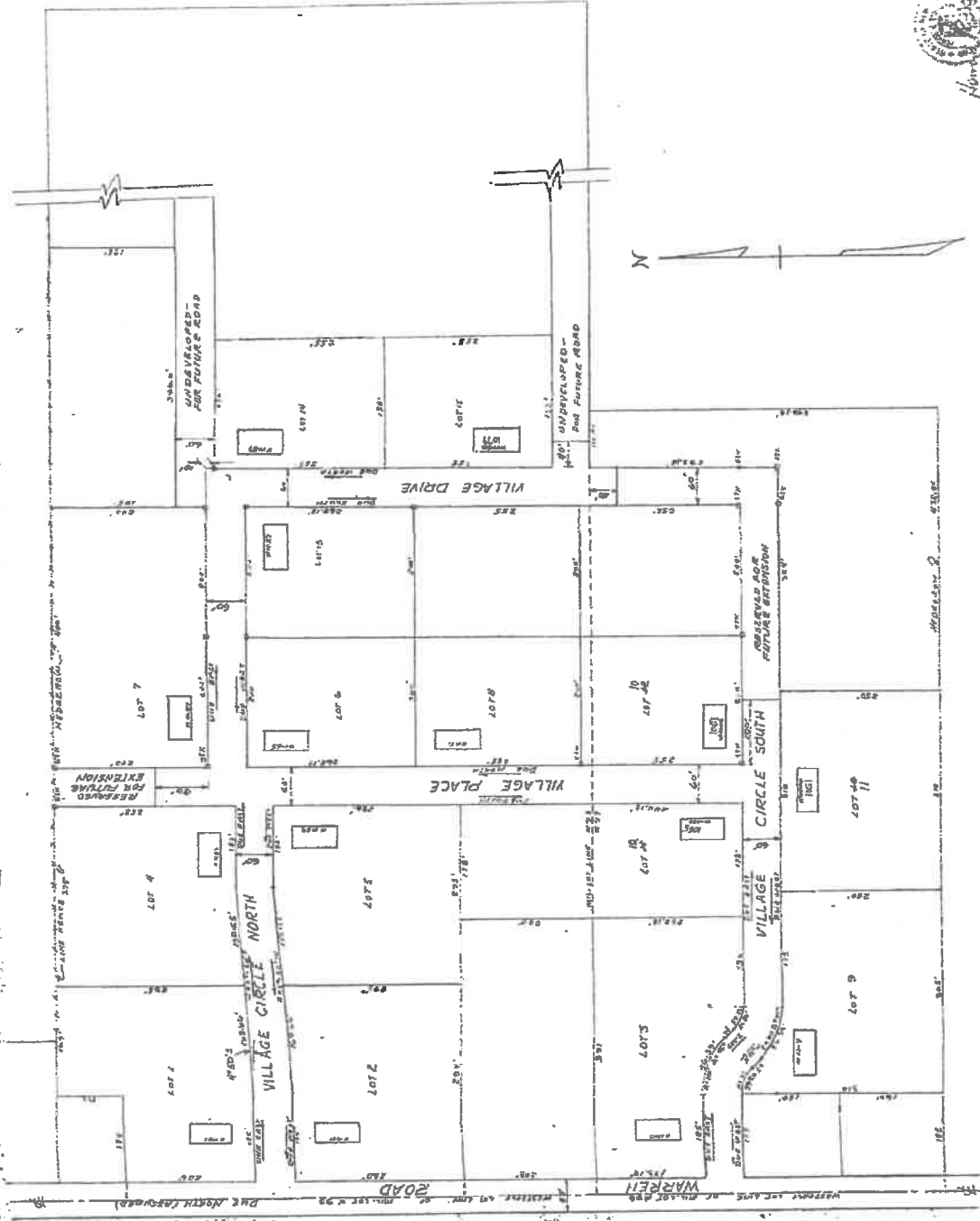


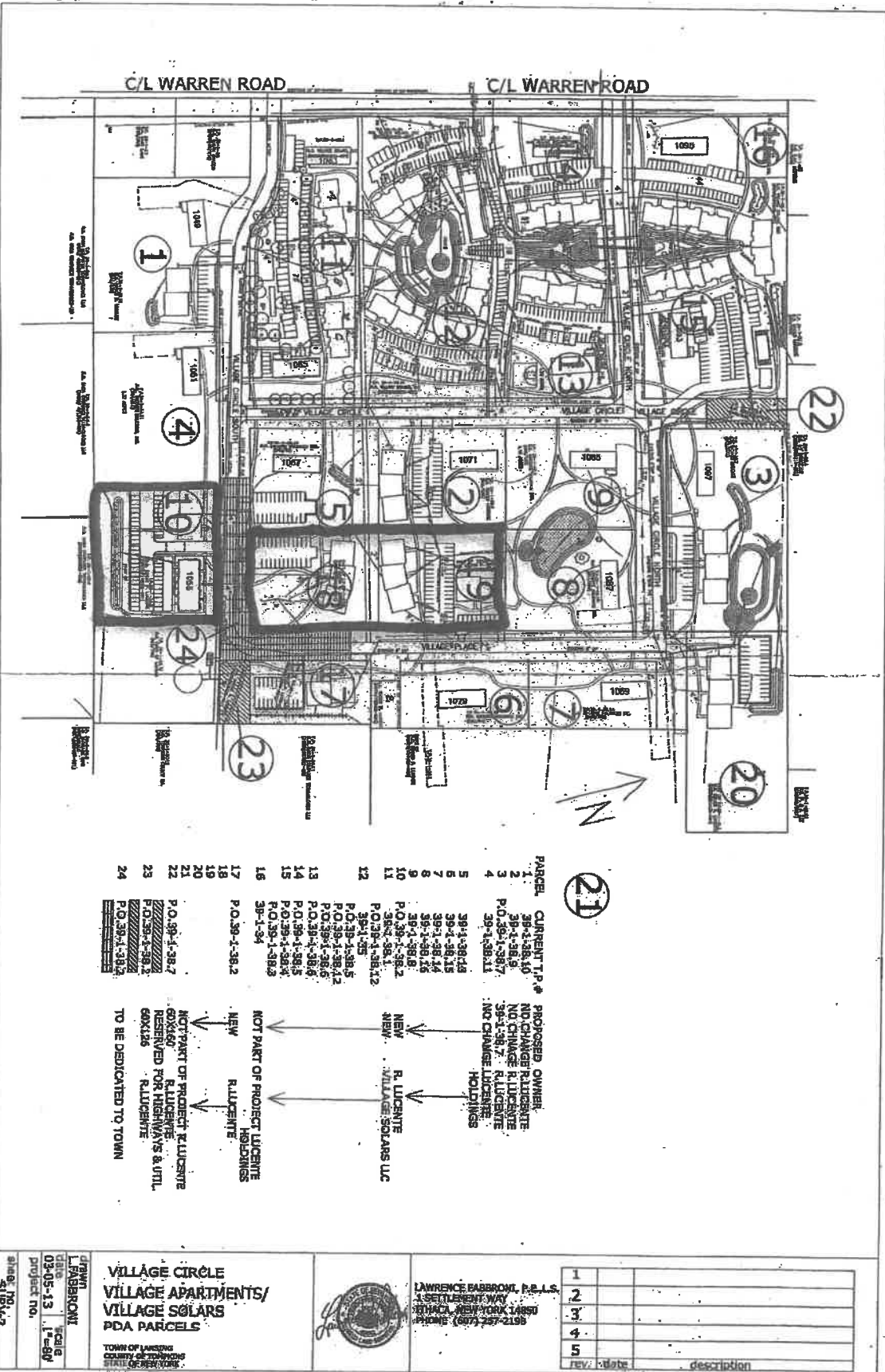
SURVEY MAP		
PORTION OF TAX PARCEL 39-1-38.2 CREATE BY 2017 HIGHWAY DEDICATION		
TOWN OF LANSING COUNTY OF TOMPKINS STATE OF NEW YORK		
LANDS OF LUCENTE HOMES LLC	SCALE 1"=50' DATE 12-22	SURVEY BY L.FABBRONI NYSLS 49682

REVISED PLANS
OF
VILLAGE APARTMENTS
WARREN ROAD
TOWN OF LANSING, TOWN OF
WARREN, NEW YORK
DATE: APRIL 1978
SCALE: AS SHOWN
PLAT NO. 201.000

CABINET I
ENVELOPE 129

FILED
APR 19 1978
LANSING, N.Y.





PARCEL	CURRENT P.O.#	PROPOSED OWNER
1	39-1-38.10	NO CHANGE R/LICENSURE
2	39-1-38.9	NO CHANGE R/LICENSURE
3	P.O. 39-1-38.7	NO CHANGE R/LICENSURE
4	39-1-38.11	NO CHANGE R/LICENSURE
5	39-1-38.13	NO CHANGE R/LICENSURE
6	39-1-38.12	NO CHANGE R/LICENSURE
7	39-1-38.11	NO CHANGE R/LICENSURE
8	39-1-38.12	NO CHANGE R/LICENSURE
9	39-1-38.11	NO CHANGE R/LICENSURE
10	P.O. 39-1-38.2	NO CHANGE R/LICENSURE
11	39-1-38.1	NO CHANGE R/LICENSURE
12	P.O. 39-1-38.12	NO CHANGE R/LICENSURE
13	P.O. 39-1-38.5	NO CHANGE R/LICENSURE
14	P.O. 39-1-38.6	NO CHANGE R/LICENSURE
15	P.O. 39-1-38.8	NO CHANGE R/LICENSURE
16	P.O. 39-1-38.3	NO CHANGE R/LICENSURE
17	39-1-34	NO CHANGE R/LICENSURE
18	P.O. 39-1-38.2	NO CHANGE R/LICENSURE
19		NOT PART OF PROJECT & LICENSURE RESERVED FOR HIGHWAYS & UTIL.
20		NOT PART OF PROJECT & LICENSURE RESERVED FOR HIGHWAYS & UTIL.
21		NOT PART OF PROJECT & LICENSURE RESERVED FOR HIGHWAYS & UTIL.
22		NOT PART OF PROJECT & LICENSURE RESERVED FOR HIGHWAYS & UTIL.
23		NOT PART OF PROJECT & LICENSURE RESERVED FOR HIGHWAYS & UTIL.
24		NOT PART OF PROJECT & LICENSURE RESERVED FOR HIGHWAYS & UTIL.

DRAWN: L. FABBRONI
 DATE: 03-05-13
 PROJECT NO. 17-507
 SHEET: 1001-2
 SURV-2

**VILLAGE CIRCLE
 VILLAGE APARTMENTS/
 VILLAGE SOLARS
 PDA PARCELS**

TOWN OF LAWRENCE
 COUNTY OF YORK
 STATE OF NEW YORK



LAWRENCE FABBRONI, P.E., L.S.
 15511 155TH AVENUE
 BAY SHIRAZ, NEW YORK 11760
 PHONE: (607) 257-2198

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



Tompkins County Clerk Recording Page

Return To

GUTTMAN & REITER
411 N TIOGA ST
ITHACA, NY 14850

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 17-155675

Grantor (Party 1)
LUCENTE HOMES LLC

Grantee (Party 2)
TOWN OF LANSING

Fees	
Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
Total Fees Paid:	\$320.00

Transfer Amt: \$0.00

Instrument #: 2017-01986
Transfer Tax #: 001220

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on February 23rd, 2017 at 10:54:09
AM with a total page count of 5.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

QUITCLAIM DEED

THIS INDENTURE made the 16th day of Feb, in the year Two Thousand and Seventeen,

BETWEEN:

LUCENTE HOMES LLC, a New York Limited Liability Company formed under the Laws of the State of New York, with principal offices at 120 Briarwood Drive, Ithaca, New York 14850; LUCENTE HOLDINGS, INC., a New York Business Corporation formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Point Road, Ithaca, NY 14850; VILLAGE SOLARS, LLC, a Limited Liability Company formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Pt. Road, Ithaca, NY 14850

parties of the first part,

AND

TOWN OF LANSING, an Incorporated Municipal Subdivision of the State of New York, with offices at 29 Auburn Road, Lansing, NY 14882

party of the second part,

WITNESSETH that the parties of the first part, in consideration of ONE AND NO/100 Dollar (\$1.00) lawful money of the United states, and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its successors and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins, State of New York, more particularly bounded and described on SCHEDULE A attached hereto and made a part hereof.

TOGETHER WITH the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

SUBJECT TO the Trust Fund provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

LUCENTE HOMES LLC

By: [Signature] ROCCO P. LUCENTE, Managing Member

STATE OF NEW YORK) COUNTY OF TOMPKINS) ss.:

On the 8th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared ROCCO P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

[Signature] Notary Public

BARBARA E. HOLDSWORTH Notary Public, State of New York No. 01HO6257414 Qualified in Tompkins County 20 Commission Expires March 12, 2018

LUCENTE HOLDINGS, INC

By: [Signature] STEPHEN P. LUCENTE, President and Chairman of the Board of Directors

VILLAGE SOLARS, LLC

By: [Signature] STEPHEN P. LUCENTE, Manager

STATE OF NEW YORK) COUNTY OF TOMPKINS) ss.:

On the 16th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared STEPHEN P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

[Signature] Notary Public

DAVID A. TYLER Notary Public, State of New York No. 4633353 Qualified in Tompkins County Commission Expires Sept 30, 2018

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins, and State of New York, being parts of Military Lots 93 and 96 in said Town, being public streets known as Village Circle and Village Place, more particularly bounded and described as follows:

PARCEL 1

BEGINNING at a point 1136.2± feet located southerly along the present centerline of Warren Road from its intersection with the centerline of Farrell Road, THENCE S 78° 20' 44" E, 25.2 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running S 14° 30' 24" W, 60 feet to a point marked by an existing pin;

THENCE running S 76° 07' 44" E, 124.59 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 169.93 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 150.46 feet to a point marked by an existing pin;

THENCE running S 75° 45' 19" E, 125.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 69° 23' E, 73.42 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 259.65 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 510.0 feet to a point marked by a pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 178.0 feet to a point marked by an existing pin;

THENCE running N 69° 58' 32" W, 148.62 feet to a point marked by an existing pin;

THENCE running N 39° 41' 54" W, 101.62 feet to a point marked by an existing pin;

THENCE running N 75° 15' 26" W, 158.13 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running on a tie course S 14° 01' 18" W, 75.27 feet to a point;

THENCE running S 75° 37' 57" E, 125.07 feet to a point;

THENCE running on a curve to the right, with a radius of 50 feet, and an arc length of 39.26 feet and being a chord course and distance of S 53° 13' 34" E, 38.41 feet to a point;

THENCE running S 30° 37' 57" E, 20 feet to a point;

THENCE running on a curve to the left, with a radius of 110 feet, and an arc length of 86.44 feet and being a chord course and distance of S 53° 07' 13" E, 84.14 feet to a point;

THENCE running S 75° 37' 57" E, 181.40 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 310.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 266.19 feet to a point;
 THENCE running S 75° 37' 57" E, 74.00 feet to a point;
 THENCE running N 14° 34' 20" E, 260.44 feet to a point marked by an existing pin;
 THENCE running N 14° 34' 20" E, 629.2 feet to a point;
 THENCE running N 75° 37' 57" W, 60.0 feet to a point marked by an existing pin;
 THENCE running N 75° 37' 57" W, 400.0 feet to a point marked by a pin;
 THENCE running N 14° 34' 20" E, 240.0 feet to a point marked by a pin;
 THENCE running N 75° 46' 45" W, 60 feet to a point marked by an existing pin;
 THENCE running S 14° 34' 20" W, 281.94 feet to a point marked by an existing pin;
 THENCE running N 75° 45' 19" W, 125.0 feet to a point marked by an existing pin;
 THENCE running N 79° 56' 53" W, 150.96 feet to a point marked by an existing pin;
 THENCE running N 78° 20' 44" W, 294.25 feet to an existing pin at the point or place of beginning.

This PARCEL 1 is shown as Village Circle on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbroni, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being all of Village Circle and the northerly "thumb" of Village Place.

PARCEL 2

BEGINNING at the northeast corner of 102 Village Circle, also being the northeast corner of Lot 3 of the Village Solars Subdivision;

THENCE running on a tie course N 69° 23' E, 73.42 feet to an existing pin;
 THENCE running S 14° 34' 20" W, 769.65 feet to an existing pin, on this course passing through points marked by existing pins at 259.65 feet and 514.65 feet;
 THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;
 THENCE running N 14° 34' 20" E, 233.18 feet to a point;
 THENCE running N 14° 34' 20" E, 275.34 feet to a point, on this course passing through an existing pin at 208.38 feet;
 THENCE running N 14° 34' 20" E, 219.04 feet to the pin at the point or place of beginning.

This PARCEL 2 is shown as Village Place on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbroni, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being the major portion of Village Place (see PARCEL 1, above, for the balance of Village Place).

THERE IS INCLUDED in this grant (PARCEL 1 and PARCEL 2), as previously exercised by the doctrine of "User", under the Municipal Highway Laws, on to the lands abutting PARCEL 1 and PARCEL 2, above, the existing ditches along said Village Place and Village Circle and along the contiguous properties.

The premises herein have heretofore been "paper streets", dating from the mid-1970s – see map by Howard R. Schlieder entitled, "REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD, TOWN OF LANSING, TOMPKINS CO., NEW YORK", dated April 18, 1975, revised April 12, 1976, and filed in the Tompkins County Clerk's Office on October 28, 1976 in Map Cabinet I, env. 129. This Deed is given to formalize the location of the public streets maintained by the Grantee, Town of Lansing, for over 40 years. None of the parties hereto can find, or are aware of, any Deed of formal dedication of Village Circle and Village Place to the Town. If any such instrument does exist, this Deed shall be deemed to supersede it.

Both PARCEL 1 and PARCEL 2, above, are SUBJECT TO all Public Utility and other Easements, Restrictions, and Covenants of record, insofar as they may affect said subject parcels. (Reference to which is hereby made to the Deeds set forth below as "BEING portions of...")

BEING portions of premises described in Deeds:

1. From Rocco P. Lucente to Lucente Homes LLC, dated June 30, 2015 and recorded July 1, 2015 in the Tompkins County Clerk's office as Instrument #2015-07460, and with special reference to Parcels TWELVE and THIRTEEN of said Deed.
2. From Lucente Holdings, Inc. to Village Solars, LLC, dated June 6, 2012 and recorded June 13, 2012 in the Tompkins County Clerk's office as Instrument #592835-001.
3. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 9, 1996 and recorded January 11, 1996 in the Tompkins County Clerk's office in Liber 764 of Deeds at page 311.
4. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1995 and recorded January 8, 1995 in the Tompkins County Clerk's office in Liber 743 of Deeds at page 12.
5. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 2000 and recorded January 5, 2000 in the Tompkins County Clerk's office in Liber 867 of Deeds at page 94.
6. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 8, 2001 and recorded January 9, 2001 in the Tompkins County Clerk's office in Liber 895 of Deeds at page 159.
7. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1999 and recorded January 5, 1999 in the Tompkins County Clerk's office in Liber 837 of Deeds at page 266.
8. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 6, 1998 and recorded January 7, 1998 in the Tompkins County Clerk's office in Liber 811 of Deeds at page 283.

The Grantors herein certify that one of the entities listed above has record title to the properties abutting Village Circle and/or Village Place, as shown on the above-referenced map dated December 20, 2016 by Lawrence P. Fabbroni, being filed concurrently herewith. This certification to the Town of Lansing, as Grantee, shall in no way constitute an alteration, as between the Grantors to their respective properties, as reflected in record title to each property recorded in the Tompkins County Clerk's Office, and any maps or record, as of the date hereof.

**RESOLUTION FOR STATE ENVIRONMENTAL QUALITY REVIEW -
DECLARATION OF LEAD AGENCY AND SCHEDULING A PUBLIC HEARING
FOR 39 VILLAGE CIRCLE SUBDIVISION (LUCENTE HOMES LLC)**

RESOLUTION 23-

**RESOLUTION FOR STATE ENVIRONMENTAL QUALITY REVIEW -
DECLARATION OF LEAD AGENCY AND SCHEDULING A
PUBLIC HEARING FOR 39 VILLAGE CIRCLE SUBDIVISION
(LUCENTE HOMES LLC)**

WHEREAS, an application was made by Waltraud Lucente (Lucente Homes LLC), Owner, for subdivision approval. The applicant proposes to subdivide an approximately 1.52 acre lot, located at 39 Village Circle, from the ~96 acre TPN# 39.-1-38.2. The property is in the Village Circle – Village Solar PDA #1; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with local and state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, The Town Board of the Town of Lansing is believed best suited to review the impacts of this proposed Subdivision as (i) the Town Board is the only body with jurisdiction to review the Subdivision and issue the final Subdivision approval, (ii) the Town Board is best situated to understand and evaluate the potential unique impacts of such subdivision upon the Town based upon the developmental patterns, topography, and unique natural and non-natural features of the Town of Lansing, including known streams, wetlands, UNAs, agricultural resources of value, and archeosensitive sites within or near the proposed subdivision area, (iii) the Town Board has the broadest governmental powers for investigating the potential or actual impacts of the Subdivision and implementing conditions or mitigating controls, and accordingly (iv) the Town Board has the greatest capacity for providing the most thorough environmental assessment of the proposed subdivision; and

WHEREAS, this proposed action is a Type I Action, per 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of conducting a coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA");

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

That the Town of Lansing Town Board does hereby declare itself Lead Agency for the coordinated environmental review for the action of Subdivision review; and it is further

RESOLVED, that a Public Hearing will be held on the 16th day of August, 2023, at 6:31 pm, to consider public input and comments upon such subdivision, and to hear all persons, at 29 Auburn Road, Lansing, NY, 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 the law.

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

- Councilperson Andra Benson –
- Councilperson Bronwyn Losey –
- Supervisor Edward LaVigne –
- Councilperson Ruth Groff –
- Councilperson Joseph Wetmore –

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 19, 2023.

RESOLUTION AMENDING CONSOLIDATED ABSTRACT #006 RESOLUTION NO. 23-98, TO CORRECT CLERICAL ERRORS

RESOLUTION 23-

RESOLUTION AMENDING CONSOLIDATED ABSTRACT #006 RESOLUTION NO. 23-98, TO CORRECT CLERICAL ERRORS

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

WHEREAS, the Town Board of the Town of Lansing does hereby amend Resolution No. 23-98, correcting clerical errors in Consolidated Abstract #006. There were the following typographical errors on: Audited Voucher #'s 469-598; they should have been #'s 469-599, Audited T & A Voucher #'s 33-34; they should have been #'s 33-38, Pre-pay T & A Voucher #'s 33-38; they should have been #'s 33-34. The errors only involved the Audited Voucher #'s, Audited T & A Voucher #'s and Prepay T & A Voucher #'s. The Total Appropriation amounts were correct. As a result the voucher #'s in Consolidated Abstract #006, as presented at the June 21, 2023 Town Board meeting were incorrect due to clerical errors. All of the vouchers were reviewed by Councilperson Joseph Wetmore and Councilperson Bronwyn Losey and the intent was to pay all of them; and

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

RESOLVED, that the Corrected Consolidated Abstract #006, as presented here, replaces the incorrect Consolidated Abstract which was presented at the June 21, 2023 Town Board meeting;

CONSOLIDATED ABSTRACT # 006

DATED 06/21/2023

AUDITED VOUCHER #'s	<u>469 – 599</u>
PREPAY VOUCHER #'s	<u>469 – 476</u>
AUDITED T & A VOUCHER #'s	<u>33 – 38</u>
PREPAY T & A VOUCHER #'s	<u>33 – 34</u>

<u>FUND</u>	<u>TOTAL APPROPRIATIONS</u>
GENERAL FUND (A&B)	<u>\$ 108,406.54</u>
HIGHWAY FUND (DA&DB)	<u>\$ 302,731.93</u>
ARPA (HF)	<u>\$ 11,100.00</u>
DRAINAGE DISTRICTS (SDD2,4,5,6,7,8,SD10)	<u>\$ 555.00</u>

LANSING LIGHTING (SL1, 2 &3)	\$ <u>1,518.66</u>
WARREN & CHERRY SEWER DISTRICTS (SS1, SS3)	\$ <u>21,094.20</u>
LANSING WATER DISTRICTS (SW)	\$ <u>12,112.92</u>
TRUST & AGENCY (TA)	\$ <u>56,677.03</u>

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

Councilperson Andra Benson –
Councilperson Bronwyn Losey –
Supervisor Edward LaVigne –

Councilperson Ruth Groff –
Councilperson Joseph Wetmore –

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 19, 2023.

RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR’S REPORT

RESOLUTION 23-

RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR’S REPORT

The Supervisor submitted his monthly report for the month of May 2023, to all Board Members and to the Town Clerk. The Supervisor’s Report was reviewed by Councilperson Joseph Wetmore. The bills were reviewed by Councilperson Joseph Wetmore and Councilperson Andra Benson. The Supervisor’s Report be approved as submitted and the Bookkeeper is hereby authorized to pay the following bills and to make the following budget modifications.

CONSOLIDATED ABSTRACT # 007

DATED 07/19/2023

AUDITED VOUCHER #'s	<u>600 - 710</u>
PREPAY VOUCHER #'s	<u>600 – 606</u>
AUDITED T & A VOUCHER #'s	<u>39 – 45</u>
PREPAY T & A VOUCHER #'s	<u>39 – 41</u>

<u>FUND</u>	<u>TOTAL APPROPRIATIONS</u>
GENERAL FUND (A&B)	<u>\$ 185,622.86</u>
HIGHWAY FUND (DA&DB)	<u>\$ 348,828.09</u>
ARPA (HF)	<u>\$ 64,884.25</u>
DRAINAGE DISTRICTS (SDD1-)	<u>\$ 484.48</u>
LANSING LIGHTING (SL1, 2 &3)	<u>\$ 1,499.59</u>
WARREN & CHERRY SEWER DISTRICTS (SS1)	<u>\$ 3,119.97</u>
LANSING WATER DISTRICTS (SW)	<u>\$ 74,884.86</u>
TRUST & AGENCY (TA)	<u>\$ 92,446.30</u>

GENERAL FUND A
July 19, 2023

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
A599	A1440.403	From Fund Balance to Engineering-Transportation Addtl needed for Road issues (ie: Hwy Drainage, Ludlowville)	6,500.00
A599	A1610.400	From Fund Balance to Technology Due to Firewall Replacement	5,500.00
A599	A1910.400	From Fund Balance to Unallocated Insurance Due to increase in premiums 2023-2024	3,500.00

GENERAL FUND B
July 19, 2023

B599	B8020.401	From Fund Balance to Planning Board-Engineer Addtl needed	10,000.00
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GENERAL FUND SS1
July 19, 2023

SS1-599	SS1- 8120.400	From Fund Balance to Warren Sewer Contractual Due to Sewer repairs	12,000.00
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The question of the adoption of such proposed Resolution was duly motioned by Councilperson _____, duly seconded by Councilperson _____, and put to a roll call vote with the following results:

- | | |
|-------------------------------|--------------------------------|
| Councilperson Andra Benson – | Councilperson Ruth Groff – |
| Councilperson Bronwyn Losey – | Councilperson Joseph Wetmore – |
| Supervisor Edward LaVigne – | |

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 19, 2023.

Ruth Groff
Town Board Member Report
July 2023

- **Ithaca Tompkins County Transportation Council (“ITCTC”) Joint Policy/Planning Committees: June 20, 1:00pm**
 - Both committees approved amendments to the Unified Operations Plan, affecting sub-committees and budget
 - Transportation Improvement Program amendments approved: A) NYSDOT Project Funding Adjustments, and B) Federal Transit Administration 5307 Table-FFY 2023
 - Performance Measures Report – Staff continues to monitor a series of transportation performance measures exceeding the requirements of federal regulation.
 - Director’s Report – Ithaca Carshare Insurance legislation update
 - Subsequent to the meeting, the Director sent an email requesting individuals and organizations send a letter to Governor Hochul, requesting that she sign the bills regarding this issue that are sitting on her desk.
- **Conservation Advisory Council (“CAC”): July 6, 6:30pm**
 - The committee discussed at length the Proposed Amendments to Town Code for Additions to Chapter 7 to Address Operations and Governance Rules for Committees & Resolutions Creating Subcommittees
 - Gian Dodici, Chair of the Dryden Conservation Board was asked to briefly join the meeting to discuss the process of a CAC becoming a Conservation Board.
- **Capital Improvement Committee: July 5, 9:00am - Cancelled**
- **Parks, Recreation, and Trails Committee: June 22, June 29, July 13, 2:00pm**
 - Patrick Tyrrell and Ruth Groff have weekly update meetings with Ellie Peterson, Intern from Cornell, regarding her work on potential plans for the Jonas Falls area. She has been looking at slope analysis, topography, and parcel boundaries. Her latest work involves options for trails and scenic overlooks to the falls, utilizing only the property owned by Jack Young.