

**REGULAR TOWN BOARD MEETING**  
**December 17, 2025**

A Regular Meeting of the Lansing Town Board was held at the Town Hall Board Room, 29 Auburn Road, Lansing, NY, and streamed live on YouTube on the above date at 6:30 p.m. The meeting was called to order by Ruth Groff, Supervisor, and opened with the Pledge of Allegiance to the flag. Roll call by Deborah K. Munson, Town Clerk, showed the following to be

**PRESENT:**

- |                                   |                                |
|-----------------------------------|--------------------------------|
| Judy Drake, Councilperson         | Laurie Hemmings, Councilperson |
| Christine Montague, Councilperson | Joseph Wetmore, Councilperson  |
| Ruth Groff, Supervisor            |                                |

**ABSENT:** No one absent

**ALSO PRESENT:** Mike Moseley, Highway Superintendent/Director of Public Works, Guy Krogh, Town Counsel, Mike Sigler, Tompkins County Legislature, Lauren Baker, Cory Baker, Julie Boles, Joe Lovejoy, Daniel Graybeal, and a few other attendees.

**PRIVILEGE OF THE FLOOR – COMMENTS**

No one addressed the Town Board.

**TOMPKINS COUNTY LEGISLATOR REPORT – MIKE SIGLER**

Reported the following:

- County Legislature – several new people
- Budget process – hoping to start in January
- Chief Equity and Diversity Officer – was split vote (8-7), but it did pass
- Center of Government – not sure if it will be in downtown Ithaca or another location
- Mental Health Stabilization and Detox – not a lot of state funding for mental health, mental health is “hidden disease”
- Homeless Shelter – Code Blue Shelter is open and running very well
- Glazier Certification passed – certification required for County projects over \$1 million (renovations) or \$5 million (new builds)
- Tompkins County Library – new director from Arizona

**DEPARTMENT OF PUBLIC WORKS REPORT – MICHAEL MOSELEY**

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.



**DEPARTMENT OF PUBLIC WORKS REPORT**  
***December 2025***

**NEW DEPARTMENT OF PUBLIC WORKS BUILDING:**

- The Town of Lansing continues to collaborate with LeChase on the development of the new Department of Public Works (DPW).
- The Salt Barn has been completed and functioning as designed.
- The last concrete foundation footer for the new DPW was placed on Monday am 12/8/25.
- The last of your concrete piers were placed on 12/12/25.
- The storm structures for drainage started on 12/9/25 at the Northeast corner of the project.

- NYSEG has placed the last pole for the new electrical service to site, we're expecting the Temp service to be completed by the end of 2025.
- The new DPW building is well under way, column lines 11,10,9,8,7,6 are standing with roof girts installed.
- Laying block (interior partitions) for the new DPW is well under way, the exterior split face block will begin on 12/18/25.
- The under-slab mechanicals (plumbing and electrical) will begin 12/22/25.

**WINTER MAINTENANCE:**

- Winter has arrived in Lansing, and our dedicated crew members are working tirelessly to ensure the roads are plowed, salted, and safe for everyone in the community.

**WATER AND SEWER MAINTENANCE:**

- The DPW would like to recognize and thank the crew members who worked diligently through the night and into the next morning to repair three-watermain breaks on East Lake Road and Bolton Point Road.
  - Kevin Price, Tom Policay, Dave Boyes, Patrick Nedrow, Kevin May, Nolan Hatfield, Jerry Lobdell, Owen Davis, Corey Sill and Doug Milliman.
- The DPW extends its appreciation to the crew members who worked diligently in the early morning hours to repair a three-valve water failure at Farrell Road and Brookhaven Drive
  - Jamar Redmond, Tom Policay, Scott Hollister, Scott Purcell, Jake Hall, Owen Davis, Brandon Gavitt, Doug Milliman, Kevin Price, Nolan Hatfield and Patrick Nedrow.

**LIGHTING DISTRICT:**

- Lakewatch light district has officially upgraded to LED lights.

**OFFICE:**

*The Town of Lansing's Department of Public Works would like to thank Scott Hollister for his 33 years and 10 months of service to the Town.  
Congratulations on your retirement, Holly!  
Best wishes for the next chapter in your life!*

- The Town of Lansing continues to work hand and hand with the Village of Lansing and the Village of Cayuga Heights regarding the Intermunicipal Agreement for Sewer District One.
- The DPW worked hand and hand with John Howell, President of Lansing Historical Association, to place the post for the Historical Sign on Ludlowville Road.
- NYSEG's Gas Department informed the Town of Lansing that it will be able to connect to natural gas, which will supply power to the stand-alone generator for Farrell Road sewer lift station.

**INTERMUNICIPAL**

- The Lansing DPW's Vac-Truck assisted Tompkins County Highway with exposing and finding utilities on Pinetree Road.

**MEETINGS ATTENDED BY THE HIGHWAY SUPERINTENDENT/DIRECTOR OF PUBLIC WORKS:**

- Commissioner Meeting with Bolton Point: *Responsible for passing resolutions that govern Bolton Point.*
- Engineering and Operations Meeting with Bolton Point: *Responsible for the infrastructure of the municipalities that make up Bolton Point.*
- Highway Barn Committee: *Responsible for working with architects, engineers, and construction managers on the design and development of the new Department of Public Works facility.*
- Water, Sewer, and Stormwater Committee (WSSC): *Responsible for evaluating proposals relating to the Town's water, sewer and stormwater. The goal is financial and engineering analysis.*
- Lansing Town Department Heads Meetings.
- Capital Improvement Committee.
- Personnel Management Committee.

Mike also reported the following funds were received:

- Vacuum Truck – NYS WQIP Grant \$325,000
- Consolidated Highway Improvement Program (CHIPS) for local roads – about \$495,000

**PARKS AND RECREATION REPORT – PATRICK TYRRELL**

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.



**December**  
Town Board Report

**Recreation:**

- Current Programs include Boys and Girls basketball, Cheerleading, Horseback Riding, Indoor Soccer, Skating, Hitcats Winter Program, WaterCats Swimming, Wrestling, YogaChi, Strength and Stretch, Cardio Step, Adult Volleyball, and Adult Swim.
- Half of the ballfield electric project is completed; we were able to get Phase One in and inspected to use for the Christmas tree lighting on December 6<sup>th</sup>. Thank you to Al Budd and John Hatfield for all your work. Phase Two will be completed around the holidays.
- Thank you to the Lansing Events Committee for organizing the annual Christmas Tree lighting again this year. I would also like to thank Salt Point Brewery for bringing over their portable stage for the Events Committee to use.
- And a huge thank you to Moore's Tree Farm for the donation of the Christmas tree this year. Our largest one yet, 5100 lights!
- We have purchased a wireless mic and speaker for our adult programming.
- Programming fees will be going up slightly for 2026.

**Parks:**

- Our staff is continuing to work on water lines in Myers Park and valve build outs to help us better manage any leaks in the future.
- Our sailboats have been covered for the season.
- The Calisthenics station pad has been prepped, and we will begin installation when we can fit it into our schedule, hopefully soon.
- Several new trees have been planted in Myers Park, Salt Point and Ludlowville Park.
- Our staff will begin dock work at Myers Park soon.
- The staff will be servicing and winterizing some equipment for storage.
- We will be cutting a couple of trees at Salt Point due to beaver damage. We are monitoring this situation closely.
- We are working on several grants for a new accessible canoe/kayak launch.
- Boat Slip lottery applications will be going out this week for 2026. Applications are due back January 30<sup>th</sup>. Please pick one up in our office or print one from our website. This is for a three-year slip term.
- We are looking into expanding our camping options, this would be "dry" camping with no electric.
- There will be minor fee increases to some of our amenities at Myers Park.

**Trails:**

- We are currently working on several ditch crossings.

- “Caution: Hunting” signs have been posted to make walkers aware that it is deer season until January 2<sup>nd</sup>. No hunting is allowed on Town property.
- We will be replacing boot brushes in the parking lot.
- Some trail equipment has been stored for the winter.
- We will be mowing field meadows soon with large brush mower.
- The trail parking lot will be plowed for walkers this winter.
- The MJ team has nearly completed the Lansing Greenway Phase One feasibility study, we should have that in front of the Town Board soon.

**Town Hall/Community Center:**

- Halco has started the Geothermal installation for the Town Hall. The ball fields have been torn up more than anticipated; this will create tremendous amount of work for us in the Spring. We will also be losing some storage space in the basement for the new system to be connected.
- The Community Center furnace has been an issue again. We managed to repair it ourselves before the chilly weather hit this week.
- The Court office in floor heat is not working, their office is very cold. We cannot get parts for it.
- 17<sup>th</sup> Annual Lansing Artisan Fair was held at the Lansing Community Center and Lansing Town Hall. All the reviews have been positive.
- The new sound system in the court/board room seems to be working very well. We have received lots of positive feedback. Thank you, Scott Hollister for all your help.
- Several outside lights have been replaced.
- Most of the Town banners have been taken down for the winter, we have a couple more to grab this week.

As always, thank you to our DPW for loaning their equipment to our department and other collaboration efforts.

This is only a very brief overview of what the Parks & Recreation department does. If you have questions or would like to meet with me one on one, please let me know.

**DIRECTOR OF PLANNING REPORT**

No report.

**TOWN CLERK REPORT – DEBBIE MUNSON**

No report.

**LANSING COMMUNITY LIBRARY REPORT – ANNIE JOHNSON**

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**TOWN BOARD UPDATES  
FROM THE LANSING COMMUNITY LIBRARY  
December 2025**

1. Don’t forget that if the Library is closed, you still have access to Libby, Hoopla, and Kanopy!
2. The library continues to provide free delivery to Woodsedge. The library also has a mobile wireless hotspot available for check out. The Wi-Fi is not password protected. The community is welcome to park in the lot to access the Internet.
3. Learn to play American Mah Jongg every Wednesday at 10:00 am.
4. 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.

5. The library now offers free period products using an Aunt Flow dispenser. Unfortunately, we are no longer able to supply free COVID tests. We can help residents contact the USPS to get free tests in the mail.
6. Chair Yoga is offered every Monday at 9:45 am (new time!).
7. Learn T'ai Chi on Fridays at 10:30 am.
8. There is a year-round book sale at the Library. Book donations are currently paused.
9. Story times for the month at 10:30: Stay N Play (12/4), Astronaut Adventure (12/11), and Holiday Magic (12/18).
10. The Friends hosted the Artisan Fair on December 5th and 6th.
11. There will be a Winter Take and Make craft available for pick up on December 15th.
12. There will be a Winter Weather Clothing Drive. Drop off items anytime at the library during open hours.
13. Holiday Hours: 12/22: 10-5, 12/23: 10-5, 12/24 - 12/28: CLOSED, 12/29: 10-5, 12/30: 10-5, 12/31-1/1: CLOSED

#### **LANSING YOUTH SERVICES REPORT – RICK ALVORD**

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

### **Lansing Youth Services December 2025 Report**

#### **Game On! Mondays, 11/3 – 12/15 Life Skills: Planning/ Organizing, Teamwork**

Game on is back in action with very busy participants. The program has been focused around board games like chess, checkers, pickup sticks, many versions of Uno, Rummikub. One group has even been creating their own board game with some very intricate rules and characters. Students get to play these games while conversing and enjoying each other's company, away from screens. The classic game of pickup sticks has become very popular, resulting in tournament style play with their competitive instructor challenging the group.

#### **Outdoor Adventure: Base Camp Tuesdays, 11/4 – 12/16 Life Skills: Learning to Learn, Critical Thinking**

This rendition of Outdoor Adventure is focused on learning camping skills. With a winter camping trip in the works, the group has been talking a lot about preparedness and what it looks like to winter camp, how to dress, stay dry, safe travel over snowy conditions and making fire in these conditions. Campfire cooking and snow shelters are up next to finish out this round and provide options for the upcoming trip. Time is allowed for participants to play their game of "capture the flag", which is inspired by one of our veteran participants who presents a different scenario each week that is based on historical battles.

#### **The Art Factory Wednesdays, 11/5 – 12/17 Life Skills: Learning to Learn, Marketable Skills**

Participants completed crafts to sell at the Lansing Artisan Fair. Youth were presented with the finances of the materials and worked through appropriate pricing for the crafts they created. Participants completed a "quality control" check to make sure what was made was presentable. At the Fair, we had four students attend the event to sell their goods, doing a wonderful job talking to patrons and promoting their products. This year

was the first year selling completely out of a product- the hot coco reindeer! It also resulted in the most profitable year, which will fund their end of year party. The group will also go shopping for gifts for a family sponsored by the Salvation Army so they have gifts and meals for the holiday season.

**Mad Science** Thursdays, 11/6 – 12/18 **Life Skills: Teamwork, Learning to Learn**

Mad Science has returned! Although schedules have affected the amount of program days, they have been busy! The most popular activity has been matchstick tip rockets. The first day resulted in lots of failed rockets, so the group wanted to try again, and the second day saw lots of mini rockets soaring with a satisfying smoke trail behind their rockets, with some traveling about 30 feet! Students also LOVED the teambuilding activity of duct taping a teammate to the wall to see how long they would stay suspended. Students are now working on popsicle stick bridges and will test them to see how much weight they can hold!

**Youth Employment**

Youth Employees have been continuing to assist with two Lansing Youth Services programs, both excelling in leadership and taking initiative. They are gaining skills that will most definitely carry over to their future workplaces. Our team at the Lansing Public Library has stayed strong and feedback has shown they are growing professionally, with a very positive mentor that works at the Library and provides great guidance to the youth employees. In the new year, additional placements are anticipated in the elementary and high schools!

**CONSENT AGENDA**

- a. **MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN AGREEMENT BETWEEN THE TOWN OF LANSING AND FOODNET MEALS ON WHEELS**

**MOTION M25-33**

**MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN AGREEMENT BETWEEN THE TOWN OF LANSING AND FOODNET MEALS ON WHEELS**

Motion to authorize Town of Lansing Supervisor to sign an agreement between the Town of Lansing (Town) and Foodnet Meals on Wheels (Contractor), agreement is for January 1, 2026 to December 31, 2026, Town will pay Contractor \$4,750 for 2026 services.

- b. **MOTION TO ACCEPT DONATION FROM WILDLIFE RESOLUTIONS FOR ELECTRIC INSTALLATION IN THE LANSING TOWN BALL FIELD DUGOUTS**

**MOTION M25-34**

**MOTION TO ACCEPT DONATION FROM WILDLIFE RESOLUTIONS FOR ELECTRIC INSTALLATION IN THE LANSING TOWN BALL FIELD DUGOUTS**

Motion to accept a donation of \$2,000 from Wildlife Resolutions for electric materials for Lansing Town Ball Field Dugouts, to be installed by Al Budd certified electrician at no charge to the Town. All work to be inspected per Town of Lansing/NYS code.

- c. **MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN 2026 CORNELL COOPERATIVE EXTENSION OF TOMPKINS COUNTY AGREEMENT**

**MOTION M25-35**

**MOTION AUTHORIZING TOWN OF LANSING SUPERVISOR TO SIGN  
2026 CORNELL COOPERATIVE EXTENSION OF TOMPKINS COUNTY  
AGREEMENT**

Motion authorizing Town of Lansing Supervisor to sign 2026 agreement between Cornell Cooperative Extension of Tompkins County and Town of Lansing, Term of Agreement January 1 through December 31, 2026.

**d. MOTION APPROVING SUSAN BROCK, ESQ., AS SPECIAL COUNSEL FOR THE TOWN OF LANSING FOR LEGAL SERVICES FOR 2026**

**MOTION M25-36**

**MOTION APPROVING SUSAN BROCK, ESQ., AS SPECIAL COUNSEL FOR THE TOWN OF LANSING FOR LEGAL SERVICES FOR 2026**

Motion to approve Susan Brock, Esq., as special counsel for the Town of Lansing for 2026 for legal services for the Town when Attorney Guy Krogh has a conflict of interest or otherwise requires backup.

**e. RESOLUTION APPROVING AND AUTHORIZING TOWN SUPERVISOR TO EXECUTE 2026 COUNSEL ENGAGEMENT LETTER WITH GUY K. KROGH, AND HIS FIRM, THALER AND THALER, P.C.**

**RESOLUTION 25-135**

**RESOLUTION APPROVING AND AUTHORIZING TOWN SUPERVISOR TO EXECUTE 2026 COUNSEL ENGAGEMENT LETTER WITH GUY K. KROGH, AND HIS FIRM, THALER AND THALER, P.C.**

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

RESOLVED, that the Attorney for the Town is Guy K. Krogh, and that he, and his firm, Thaler and Thaler, P.C. be consulted on an as needed basis and that the Town Supervisor be authorized to execute the 2026 counsel engagement letter.

**f. RESOLUTION REQUIRING EXACT AMOUNT FOR CASH TAX PAYMENTS**

**RESOLUTION 25-136**

**RESOLUTION REQUIRING EXACT AMOUNT FOR CASH TAX PAYMENTS**

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

WHEREAS, the last penny was minted on November 12, 2025, at the U.S. Mint in Philadelphia, PA, and

WHEREAS, banks are no longer able to purchase any additional pennies, and

WHEREAS, tax bills must be paid exact to the penny and the Lansing Receiver of Taxes may not be able to make change, and upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, that cash tax payments are required to be made for the exact amount of the tax bill, beginning January 1, 2026.

**g. RESOLUTION ESTABLISHING SCHEDULE OF REGULAR TOWN BOARD MEETINGS**

**RESOLUTION 25-137**

**RESOLUTION ESTABLISHING SCHEDULE OF REGULAR TOWN BOARD MEETINGS**

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

RESOLVED, that the Lansing Town Board will hold the Regular Town Board Meetings at the Town Hall Board Room, 29 Auburn Road, Lansing, New York on the third Wednesday of each month at 6:30 PM except for: (i) the February meeting, which shall be held on February 19, 2026; and (ii) budget meetings to be held upon September 23, 2026 and November 4, 2026, each at 6:30 PM.

**h. RESOLUTION APPROVING DOG CONTROL & SHELTER AGREEMENT WITH COUNTRY ACRES PET SERVICES**

**RESOLUTION 25-138**

**RESOLUTION APPROVING DOG CONTROL & SHELTER AGREEMENT WITH COUNTRY ACRES PET SERVICES**

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

RESOLVED, as follows:

1. Country Acres Pet Services is the Dog Control Officer for the Town of Lansing; and
2. The shelter maintained by Country Acres Pet Services is the Town of Lansing Dog Shelter; and
3. The 2026 Dog Control and Shelter Agreement between the Town of Lansing and Country Acres Pet Services is for a term commencing January 1, 2026 and ending December 31, 2026; and
4. The Town Supervisor of the Town of Lansing is hereby authorized to sign said agreement.

**i. RESOLUTION APPOINTING RECEIVER OF TAXES AND DEPUTY RECEIVER OF TAXES FOR 2026 AND 2027**

**RESOLUTION 25-139**

**RESOLUTION APPOINTING RECEIVER OF TAXES AND DEPUTY RECEIVER OF TAXES FOR 2026 AND 2027**

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

WHEREAS, the Receiver of Taxes, an appointed public officer of the Town, term expires on December 31, 2025, and the January meeting is not until after Town and County Tax bills are issued such that a Receiver of Taxes needs to be duly so appointed for the next term; and

WHEREAS, after due deliberation thereupon, the Town Board of the Town of Lansing has hereby Resolved as follows:

1. Deborah Munson be and hereby is appointed as the Town of Lansing Receiver of Taxes for a two-year term effective January 1, 2026, at the salary therefor as set forth in the approved 2026 budget, to be paid in equal installments throughout 2026 and 2027 in accord with the Town’s regular payroll schedule.
2. Jessica Hall be and hereby is appointed as the Town of Lansing Deputy Receiver of Taxes for a two-year term effective January 1, 2026, with such duties as are assigned by the Receiver of Taxes.

**j. RESOLUTION REAPPOINTING MEMBER TO THE LANSING HOUSING AUTHORITY**

**RESOLUTION 25-140**

**RESOLUTION REAPPOINTING MEMBER TO THE LANSING HOUSING AUTHORITY**

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

WHEREAS, the Lansing Housing Authority (LHA) has one member’s term that will be expiring on December 31, 2025; and

WHEREAS, after a search for eligible and qualified candidates, Connie Wilcox, a current member of the LHA Board, is deemed duly qualified and has agreed to the reappointment; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Town Board, now therefore be it RESOLVED as follows:

1. Connie Wilcox is hereby reappointed to the Lansing Housing Authority for a 5-year term, with such term effective January 1, 2026 through December 31, 2030; and
2. The Town Clerk shall administer the oath of office for such reappointment.

**k. RESOLUTION REAPPOINTING MEMBERS TO THE TOWN OF LANSING PARKS, RECREATION AND TRAILS WORKING GROUP AND DIRECTING THE COMMITTEE TO MAKE RECOMMENDATIONS**

**RESOLUTION 25-141**

**RESOLUTION REAPPOINTING MEMBERS TO THE TOWN OF LANSING PARKS, RECREATION AND TRAILS WORKING GROUP AND DIRECTING THE COMMITTEE TO MAKE RECOMMENDATIONS**

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

WHEREAS, on July 19, 2017, and as is set forth in the updated 2018 Comprehensive Plan, the Town Board approved and authorized Resolution 17-99 for the Creation and Initial Funding of a Capital Reserve Fund for Parklands and Trailways Planning and Development, Related Land and Use Rights Acquisitions, and Related General Equipment, Materials and Construction Funding; and

WHEREAS, on January 17, 2024, the Town Board of the Town of Lansing adopted Local Law 1 of 2024 amending the Code of the Town of Lansing, Chapter 7: Boards, Commissions and Committees and Section § 7-13 outlines making appointments to such working group; and

WHEREAS, the Town Board directs the committee to make recommendations through a proposed form of charging resolution what its policies and procedures are, who it recommends its chair and vice chair be, what its specific charges are, whether it wants to request a liaison or the formation of subcommittees, and any budgetary requests it may have; and

WHEREAS, the Parks, Recreation and Trails Working Group is needed to perform certain functions for the Town and to act in an advisory capacity in helping to enhance active and passive recreational opportunities for residents and visitors; and

WHEREAS, the members of the Parks, Recreation and Trails Working Group are subject to reappointment and all current members desire to serve another one-year term, and the Town Board of the Town of Lansing has hereby:

RESOLVED, that the following people be reappointed to the Parks, Recreation and Trails Working Group with terms to expire December 31, 2026: Patrick Tyrrell, Carolyn Greenwald, Kristin Hopkins, Jack Young, Bruce Barber, Chris Pettograsso, Joseph Wetmore, Johnathan Licitra, Sharon Anderson, Katrina Binkewicz, Jay Dietershagen and Jenn Pluta.

**I. RESOLUTION TO ADOPT THE 2026-2030 CAPITAL IMPROVEMENT PLAN**

**RESOLUTION 25-142**

**RESOLUTION TO ADOPT THE 2026-2030 CAPITAL IMPROVEMENT PLAN**

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

WHEREAS, the Town of Lansing recognizes the importance of long-term planning to maintain and improve public infrastructure, facilities, and equipment; and

WHEREAS, the Lansing Town Board has reviewed the proposed 2026-2030 Capital Improvement Plan, which outlines anticipated projects, estimated costs, and potential funding sources; and

WHEREAS, the adoption of a multi-year capital plan promotes fiscal responsibility, efficient allocation of resources, and the ability to address community needs in a timely manner; and

WHEREAS, the Lansing Town Board has considered the recommendations of staff, committees, and stakeholders;

NOW, THEREFORE, BE IT RESOLVED by the Lansing Town Board, that:

1. The 2026-2030 Capital Improvement Plan, as presented, is hereby adopted as the official guide for capital investments over the planning period.
2. The plan shall serve as a planning document and does not constitute a commitment to specific expenditures, which remain subject to annual budget approval.
3. The Town Clerk is directed to make the adopted plan available to the public.
4. The Town Supervisor is directed to incorporate it into the municipality’s financial planning process.
5. The plan shall be reviewed periodically by the Capital Improvement Committee, to be updated annually.

**m. RESOLUTION TO APPOINT SUBCOMMITTEE OF PERSONNEL MANAGEMENT COMMITTEE**

**RESOLUTION 25-143**

**RESOLUTION TO APPOINT SUBCOMMITTEE OF PERSONNEL MANAGEMENT COMMITTEE**

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

WHEREAS, from time to time it becomes necessary to bring a personnel issue before the Personnel Management Committee for review and/or investigation; and

WHEREAS, due to the sensitive and confidential nature of such proceedings, the Town Board deems it appropriate to protect the names of the employees and the details of the incident(s) by designating a smaller subcommittee of only three individuals to participate in the review and investigations; and

WHEREAS, the subcommittee should consist of the Town Supervisor and individuals experienced in legal and human resources; now therefore be it

RESOLVED, that a subcommittee of the Personnel Management Committee be created for the purpose of review and investigations of sensitive and confidential personnel issues, and further

RESOLVED, that the Town Board is appointing to the subcommittee the following members, all with terms ending 12/31/2026: Guy Krogh, Town Attorney; Judy Drake, Town Board Member; and Ruth Groff, Town Supervisor.

**n. RESOLUTION AUTHORIZING SHARED SERVICES AGREEMENT BETWEEN NYSDOT AND TOWN OF LANSING HIGHWAY**

**RESOLUTION 25-144**

**RESOLUTION AUTHORIZING SHARED SERVICES AGREEMENT BETWEEN NYSDOT AND TOWN OF LANSING HIGHWAY**

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

WHEREAS, this Resolution is intended to authorize the Town Highway Superintendent/Director of Public Works to sign a contract on behalf of the Town of Lansing to permit the Highway Superintendent/Director of Public Works to share services with NYSDOT for the exchanging or lending of materials and supplies and the exchanging, leasing, renting or maintaining of machinery and equipment; and

WHEREAS, shared services shall mean any service provided by one party (Provider) to another party (Recipient); and

WHEREAS, it is hereby determined that by sharing services, the Town of Lansing may avoid the necessity of purchasing certain needed highway machinery and equipment, or the purchasing of or storing a large inventory of certain extra materials and supplies, thereby saving the taxpayers money; and

WHEREAS, Lansing desires to design a simplified method of effecting the goals of shared services, but with due regard to protecting the fiscal and other interests of the Town of Lansing and its citizens; and

WHEREAS, it is the intent of the Town of Lansing to authorize the Town of Lansing Highway Superintendent/Director of Public Works to enter into shared services with NYSDOT without the necessity of obtaining approval of the Town Board prior to the making of each individual arrangements; and

WHEREAS, a standard contract has been prepared which is expected to be adopted and placed into effect with NYSDOT, which contract will grant the person holding the NYSDOT position authority to make similar arrangements; and

WHEREAS, it is hereby determined that it is and will be in the best interest of the Town of Lansing to be a party to such shared services arrangement; and

WHEREAS, upon due deliberation of the foregoing, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Town Highway Superintendent/Director of Public Works be and hereby is authorized to sign on behalf of and in the name of the Town of Lansing, Shared Services Agreement (the "Agreement") that shall outline the terms and conditions; and it is further

RESOLVED, that upon the execution of such Agreement, the Town of Lansing Highway Superintendent/Director of Public Works shall thereafter, pursuant to the terms and conditions of such Agreement, administer such Agreement by and in the name of the Town of Lansing, and such Highway Superintendent/Director of Public Works may further execute such shared services agreements as he deems in the best interests of the Town in accord with the Agreement.

**RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR'S REPORT**

**RESOLUTION 25-145**

**RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR'S REPORT**

The Supervisor submitted her monthly report for the month of November 2025, to all Board Members and to the Town Clerk. The Supervisor's Report was reviewed by Councilperson Judy Drake. The bills were reviewed by Councilperson Joseph Wetmore and Councilperson Judy Drake. The Supervisor's Report be approved as submitted and the Bookkeeper or the Accountant is hereby authorized to pay the following bills and to make the following budget modifications.

**CONSOLIDATED ABSTRACT # 012**

<b>TOWN OF LANSING</b>				
<b>Abstract # 012</b>				12/17/2025
<b>Summary by Fund</b>				15:23:36
<b>Code</b>	<b>Fund</b>	<b>Prepays</b>	<b>Unpays</b>	<b>Totals</b>
A	GENERAL FUND TOWNWIDE	6,676.91	77,726.42	84,403.33
B	GENERAL FUND OUTSIDE VILLAGE	104.42	22,719.40	22,823.82
DA	HIGHWAY FUND TOWNWIDE	156.90	64,714.59	64,871.49
DB	HIGHWAY FUND OUTSIDE VILLAGE	198.02	78,319.35	78,517.37
HG	DPW FACILITY PROJECT	1,831,862.99	1,711,957.02	3,543,820.01
SD10	DRAINAGE DISTRICT #10 NOVALANE		227.64	227.64
SD11	DRAINAGE DISTRICT #11 EAST SHO		262.14	262.14
SD12	DRAINAGE DISTRICT #12 ASBURY-C		227.64	227.64
SDD1	DRAINAGE DISTRICT #1 PHEASANT		227.64	227.64
SDD2	DRAINAGE DISTRICT #2 WHISPERIN		227.64	227.64
SDD4	DRAINAGE DISTRICT #4 LAKE FORE		227.64	227.64
SDD5	DRAINAGE DISTRICT #5- FARM PON		227.64	227.64
SDD6	DRAINAGE DISTRICT #6 LANSING C		227.64	227.64
SDD7	DRAINAGE DISTRICT #7 WOODLAND		227.64	227.64
SDD8	DRAINAGE DISTRICT #8 CAYUGA WA		227.64	227.64
SL1-	LUDLOWVILLE LIGHTING DISTRICT	106.85	17.59	124.44
SL2-	WARREN ROAD LIGHTING DISTRICT	791.24	18.88	810.12
SL3-	LAKEWATCH LIGHTING DISTRICT	1,095.40	94.01	1,189.41
SS1-	WARREN RD SEWER	160.44	2,310.12	2,470.56
SS3-	CHERRY ROAD SEWER DISTRICT	24.15		24.15
SW	LANSING WATER DISTRICTS	2,309.68	49,407.61	51,717.29
TA	TRUST & AGENCY	1,293.50	85,921.27	87,214.77
<b>Total:</b>		<b>1,844,780.50</b>	<b>2,095,517.16</b>	<b>3,940,297.66</b>

**Budget Modifications for December 17th, 2025  
Town Board Meeting**

**General - A Fund  
December 17th, 2025**

<b>FROM</b>	<b>TO</b>	<b>FOR</b>	<b>AMOUNT</b>
A1110.130- (Court Clerk- Personal Services)	A1110.120- (Court Clerk- Personal Services)	To cover senior court clerk payroll through year end	\$ 3,000.00
A3120.110- (Police- Personal Services Court)	A1110.120- (Court Clerk- Personal Services)	To cover senior court clerk payroll through year end	\$ 3,000.00

A1110.130- (Court Clerk- Personal Services)	A1110.400- (Justices- Contractual)	To cover office supplies, postage, etc through year end	\$ 500.00
A3310.100- (Traffic Control- Personal Services)	A5132.400- (Garage- 104 Auburn Rd- Old Hwy Barn)	Additional cost to replace septic pump and relocate electric from Scoops	\$ 5,000.00
A7110.410- (Parks- Marina Repairs)	A7110.404- (Parks- Telephone)	To cover costs through year end for increased Spectrum prices	\$ 751.36

**Highway Fund Townwide- DA Fund**

December 17th, 2025

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
DA9030.800- (Social Security)	DA9010.800- (NYS Retirement)	Increased NYS Retirement Costs	\$ 702.10

**Highway Fund Outside Village - DB Fund**

December 17th, 2025

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
DB9089.800- (Medicare)	DB9010.800- (NYS Retirement)	Increased NYS Retirement Costs	\$ 591.24

**Warren Road Sewer Fund - SS1**

December 17th, 2025

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
SS1-8120.403- (Sewer- Contractual - Utilities)	SS1-8120.400- (Sewer- Contractual)	Additional cost of operational expenses	\$ 1,000.00
SS1-1140.400- (Engineering- Contractual)	SS1-9710.700- (Bond- Interest- Warren Road)	Rounding Correction	\$ 0.01
SS1-8130.400- (Treatment & Disposal - Contractual)	SS1-599 (Appropriated Fund Balance)	To cover unforeseen costs due to mid-year rate increases by the Village	\$18,049.65

**Cherry Road Sewer Fund - SS3**

December 17th, 2025

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
SS3-1420.400 - (Attorney - Contractual)	SS3-8130.400- (Treatment & Disposal- Contractual)	To cover cost of rate increase mid-year	\$ 1,281.95

SS3-1440.400 - (Engineer - Contractual)	SS3-8130.400- (Treatment & Disposal- Contractual)	To cover unforeseen costs due to mid-year rate increases by the Village	\$ 4,000.00
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**East Shore Circle - Drainage District #11 - SD11**

December 17th, 2025

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
SD11-8540.400- (Maintenance - Contractual)	SD11-8540.400- (Maintenance - Personnel Services)	No payroll funds budgeted, however were needed	\$ 66.13

**Asbury - Collins - Drainage District #12 - SD12**

December 17th, 2025

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
SD12-8540.400- (Maintenance - Contractual)	SD12-8540.400- (Maintenance - Personnel Services)	No payroll funds budgeted, however were needed	\$ 66.13

**o. CONSENT AGENDA MOTIONS M25-33 – M25-36 AND RESOLUTIONS 25-135 – 25-145**

**RESOLUTION 25-146**

**CONSENT AGENDA MOTIONS M25-33 – M25-36  
AND RESOLUTIONS 25-135 – 25-145**

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

RESOLVED, that the Consent Agenda Motions **M25-33 – M25-36** and Resolutions **25-135 – 25-145**, are hereby approved as presented and amended, and

The question of the adoption of such proposed Consent Agenda Motions and Resolutions were duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye                      Councilperson Laurie Hemmings – Aye  
Councilperson Christine Montague – Aye      Councilperson Joseph Wetmore – Aye  
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolutions were approved, carried, and duly adopted on December 17, 2025.

**MOTION APPROVING THE LETTER TO THE TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT AGENCY REGARDING TERMS OF THE PILOT AND HCA AGREEMENT WITH YELLOW BARN SOLAR AND AUTHORIZING THE TOWN SUPERVISOR TO SIGN SAID LETTER**

Councilperson Judy Drake recused herself from the vote on this Resolution. Some of this property belongs to her family.

**MOTION M25-37**

**MOTION APPROVING THE LETTER TO THE TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT AGENCY REGARDING TERMS OF THE PILOT AND HCA AGREEMENT WITH YELLOW BARN SOLAR AND AUTHORIZING THE TOWN SUPERVISOR TO SIGN SAID LETTER**

Motion approving the letter to the Tompkins County Industrial Development Agency regarding terms of the Payment in Lieu of Taxes (“PILOT”) agreement and the Host Community Agreement (“HCA”) and authorizing the Town Supervisor to sign said letter.

The question of the adoption of such proposed Motion was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – **Recused**                      Councilperson Laurie Hemmings – Aye  
Councilperson Christine Montague – Aye              Councilperson Joseph Wetmore – Aye  
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Motion was approved, carried, and duly adopted on December 17, 2025.

**RESOLUTION APPROVING TERMS OF HOST COMMUNITY AGREEMENT IN CONNECTION WITH YELLOW BARN SOLAR PROJECT**

Supervisor Ruth Groff read parts of this resolution for clarification on a Host Community Agreement.

**Councilperson Judy Drake recused herself from the vote on this Resolution. Some of this property belongs to her family.**

**RESOLUTION 25-147**

**RESOLUTION APPROVING TERMS OF HOST COMMUNITY AGREEMENT IN CONNECTION WITH YELLOW BARN SOLAR PROJECT**

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

WHEREAS, Yellow Barn Solar, LLC (“Yellow Barn”) has submitted an application to the New York Office of Renewable Energy Siting and Transmission (“ORES”) for a major renewable energy facility siting permit (the “Permit”) pursuant to Article VIII of the Public Service Law to develop, design, construct, operate, maintain and decommission a 160 MW solar energy facility in the Town of Lansing and the Town of Groton (the “Project”); and

WHEREAS, ORES approved Yellow Barn’s application and issued the Permit on or about August 21, 2025; and

WHEREAS, the Town Supervisor, along with the Supervisor of the Town of Groton and representatives from the Tompkins County Industrial Development Agency, each with the assistance of counsel and while keeping the respective town boards informed, have negotiated terms of a Host Community Agreement (HCA) and Payment In Lieu Of Taxes (the “PILOT”) package with Yellow Barn as required in part by the Permit; and

WHEREAS, Yellow Barn has agreed to a total aggregate annual amount of \$960,000 across both Host Community Agreements and the PILOT, with 60% of such amount to be allocated to Host Community Agreements between the Towns of Lansing and Groton, equivalent to \$576,000 annually (the “HCA Amount”), for a total of 20 years, subject to a 2% escalator per year; and

WHEREAS, the Towns of Lansing and Groton have proposed that the HCA Amount be allocated among them with 55% allocated to the Town of Groton and 45% being allocated to the Town of Lansing; and

WHEREAS, Yellow Barn has agreed to enter into a Host Community Agreement with the Town of Lansing (the “HCA”) that will accelerate payment of its portion of the HCA Amount such that approximately 50% of the net present value of payments to the Town will be paid on or prior to the commercial operation date of the Project, and the remaining 50% will be paid over the subsequent 10 years, subject to a 2% escalator per year; and

WHEREAS, Yellow Barn has agreed that the HCA shall allocate a portion of the HCA Amount to payment of additional decommissioning bond premiums in order to increase the amount of the decommissioning bond required under the Permit to an amount requested by the Town, to include an additional 10% contingency amount (for a total of 25%) and exclude any estimated salvage value; and

WHEREAS, Yellow Barn has agreed that the HCA shall require it to pay for all costs associated with the Town fulfilling any obligations related to fire and building code inspections as the authority having jurisdiction over the Project; and

NOW THEREFORE BE IT RESOLVED, that the foregoing terms and conditions of the HCA, the performance of the Town thereof and thereunder, and the transactions contemplated thereby, be, and hereby are, authorized in all respects;

AND BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute, deliver, and cause to be performed, the HCA on substantially the same terms as set forth above, in such final form as approved by the Attorney for the Town;

AND BE IT FURTHER RESOLVED, that the Town Supervisor’s execution of, delivery of and performance under the HCA, and all such further instruments and documents required by, under or in connection with the HCA and these resolutions are hereby in all respects, ratified, approved, adopted and authorized.

This resolution shall take effect immediately upon its adoption.

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

Councilperson Judy Drake – **Recused**                      Councilperson Laurie Hemmings – Aye  
Councilperson Christine Montague – Aye              Councilperson Joseph Wetmore – Aye  
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on December 17, 2025.

**RESOLUTION APPROVING HIGHWAY DEPARTMENT PURCHASE OF REPLACEMENT VEHICLE AND EQUIPMENT IN ACCORD WITH CAPITAL REPLACEMENT PLANS, TO BE PAID FOR AND RECEIVED IN 2026 AND 2027**

Highway Superintendent/Director of Public Works Mike Moseley stated this will lock in the price until the truck is received in 2027. The money is in the Town budget for this purchase.

**RESOLUTION 25-148**

**RESOLUTION APPROVING HIGHWAY DEPARTMENT PURCHASE OF REPLACEMENT VEHICLE AND EQUIPMENT IN ACCORD WITH CAPITAL REPLACEMENT PLANS, TO BE PAID FOR AND RECEIVED IN 2026 AND 2027**

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

WHEREAS, the Town of Lansing has long had capital management and equipment replacement plans for the Highway Department consisting of a balance of reserve funds

and budgeted cash, and in 2025 certain capital needs of the Highway Department were discussed, including how to fund the purchase of the same in 2026; and

WHEREAS, there is a very long manufacturing time on equipment such as equipment ordered in 2025 will be delivered in 2026 and 2027; and

WHEREAS, the Highway Department has now confirmed and identified its need for a new highway truck in 2025 which consists of a plow truck with box and plow kit, and has utilized the County Bid lists for pricing such vehicle and equipment; and

WHEREAS, the Town Board approved in 2024 the Highway Department to purchase equipment totaling \$12,740.05 and equipment is unavailable and money has not been spent; and

WHEREAS, the Town Board has fully reviewed such needs and the options for the same, including placing the order in 2025 and paying for and receiving the equipment in 2026 and 2027, and the Highway Department now wishes to place the order and seeks verification from the Town Board; and

WHEREAS, upon and after due deliberation upon this matter, the Town Board of the Town of Lansing has determined as follows, and now be it therefore

RESOLVED, that Town Board approves moving \$12,740.05, approved in 2024 for highway equipment, to account DB5110.200R; and it is further

RESOLVED, that the Town Board affirms the funds to pay for same over two budget cycles (2026 and 2027), the total amount not to exceed \$362,000.00 and will be paid from the following accounts: DB5110.200, DA5142.200, DB5110.200R and SW8340.200 which are intended to be used for equipment and vehicle purchases; and it is further

RESOLVED, that the Highway Superintendent/Director of Public Works be and hereby is authorized to affect the following purchase in 2025 and pay for and receive in 2026 and 2027: an International HX 620 SBA 6X4 tandem axle dump truck with Viking plow package, dump body and sander (county contract #0010914); but only as long as the amount to be expended does not cumulatively exceed the sum of \$362,000.00 for such vehicle and equipment; and it is further

RESOLVED, that should the sum proposed to be expended exceed such amount of \$362,000.00, it is requested that the Highway Superintendent/Director of Public Works notify the Town Board and work with the Town Board to decide whether to spend such additional funds.

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

Councilperson Judy Drake – Aye                      Councilperson Laurie Hemmings – Aye  
Councilperson Christine Montague – Aye      Councilperson Joseph Wetmore – Aye  
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on December 17, 2025.

**RESOLUTION AWARDING CONTRACT FOR TOWN OF LANSING 2025 ROOF REPLACEMENT PROJECT**

**RESOLUTION 25-149**

**RESOLUTION AWARDING CONTRACT FOR TOWN OF LANSING 2025 ROOF REPLACEMENT PROJECT**

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

WHEREAS, in July 2025 the Town Engineer completed the project specifications and developed bid documents for public bidding, for the “Town of Lansing 2025 Roof Replacement Project” which consists of the replacement of the roofs of the Town’s Community Center and School House; and

WHEREAS, official notice to bidders was published in the Town’s official newspaper on September 24, 2025, with bids due on October 8, 2025; and

WHEREAS, five (5) bids were received and the successful bidder is Onrho Home Improvement Corp of Bronx, NY with a total base bid amount of \$80,740.80 inclusive of both the Community Center and School House building roofs, and

WHEREAS, the total base bid price is within the adopted project budget, and

WHEREAS, the Town Engineer in a letter to the Town Supervisor dated November 14, 2025, has recommended Onrho Home Improvement Corp be awarded the contract, and

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

RESOLVED, that Onrho Home Improvement Corp be awarded the contract for the 2025 Roof Replacement Project in the amount of \$80,740.80.

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

Councilperson Judy Drake – Aye                      Councilperson Laurie Hemmings – Aye  
Councilperson Christine Montague – Aye      Councilperson Joseph Wetmore – Aye  
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on December 17, 2025.

**BOARD MEMBER REPORTS**

**Judy Drake**

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**Judy Drake  
Town Board Member Report  
December 2025**

**Lansing Business Alliance - November 18, 2025**

Answered questions regarding status of Planning & Code Enforcement Office with John Zepko’s resignation. Status of recruitment for Planner position and discussion to bring in a Planning consulting firm. Have a work conflict so will not be able to attend next meeting on December 30, 2025.

**Lansing Fire Commissioners - December 2, 2025**

Calls for month: Fire: 44      EMS: 74      No Response: 1      Total Calls: 118  
Total Calls for Year: 1200

**Personnel Management Committee – December 3, 2025    Next meeting 1/7/26**

See notes from October meeting.  
Received update on number of staff/retirees that moved health insurance plans.  
Discussed draft Remote Work Policy – being prepared for January board consideration.  
Briefly discussed early concept of a policy for salaried staff extra hours worked policy.

Update on staffing for Planner vacancy and Maintenance Supervisor position.

**Lansing Zoning Board of Appeals- December 10, 2025**

**a) Project:** Cayuga Data Campus

**Applicant:** Fred DelFavero

**Location:** 228 Cayuga Drive, TPN 11.-1-3.211

**Project Description:** Appeal of Code Enforcement Officer’s (CEO) written zoning interpretation dated October 22, 2025, that the proposed high-performance computing (“HPC”) research facility is not a permitted principal use in the IR District. The Applicants appeal that determination and seek a finding that the proposed use is properly classified as a “Scientific Research Laboratory”, a permitted principal use within the IR District under the Town of Lansing Zoning Code.

**Anticipated Action Items:** application completeness review; scheduling of public hearing; and preliminary classification for SEQR review.

Discussion: Board reviewed process, if the submittal was complete, if the public hearing notice was posted properly.

**b) Project:** Cayuga Data Campus

**Applicant:** Fred DelFavero

**Location:** 228 Cayuga Drive, TPN 11.-1-3.211

**Project Description:** Appeal of Code Enforcement Officer’s (CEO) written zoning interpretation dated November 10, 2025, that the proposed high-performance computing (“HPC”) research facility is not a permitted principal use in the IR District. The Applicants appeal that determination and seek a finding that the proposed use is properly classified as a “General Processing” and/or “Warehouse / Storage of non-agricultural goods”, each a permitted principal use within the IR District under the Town of Lansing Zoning Code.

**Anticipated Action Items:** application completeness review; scheduling of public hearing; and preliminary classification for SEQR review.

Discussion: Board reviewed process, if the submittal was complete, if the public hearing notice was posted properly.

ZBA will be meeting **Tuesday, December 16, 2025** to hold the Public Hearing and make determination on the two projects.

Chair reviewed the ZBA’s role and level of determination regarding the project.

Interviews with the six applicants for Zoning Board of Appeals are being scheduled for 12/15/25.

Judy also reported:

ZBA Applicants – have been interviewed and will forward information to the Town Clerk

**Laurie Hemmings**

No report.

**Christine Montague**

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**Christine Montague  
Town Board Member Report  
December 2025**

**Lansing Housing Authority, Nov 24**

- Work on new windows and siding continued at Woodsedge this month, except that work stopped when about half the contractor’s crew was taken for

immigration detention. The new windows that were disturbed during siding work need to be fixed once the company finds workers and everything is done.

- New cameras will be installed soon at Woodsedge, and repairs to some of the flooring upstairs is needed.

### **Conservation Advisory Council, Dec 3**

- The CAC discussed who could be on the interview committee to interview new applicants.
- The CAC discussed a resolution by the Tompkins County legislature that asks the state to monitor and limit the application of PFAS-containing sewage sludge. The resolution (in brief) states: “Tompkins County Legislature hereby expresses its strong support for the New York State Legislature to pass, and the Governor to sign into law, comprehensive New York State legislation to address perfluoroalkyl and polyfluoroalkyl substances (“PFAS”) and other chemical contamination in biosolids, through the Biosolids Management Act which contains, at minimum: five-year moratorium on sewage sludge spreading, a Testing provision, Farmer support fund, and a Biosolids Taskforce. That the Tompkins County Legislature urges the New York State Department of Environmental Conservation (NYSDEC) to provide immediate guidance and establish testing and monitoring protocols for Class A EQ ("exceptional quality") wastewater biosolids-augmented commercial products to ensure they are safe from PFAS contamination before sale and use in Tompkins County. That the Tompkins County Legislature shall establish an interdepartmental working group to ascertain and monitor, through surveys and by leveraging current regulations, the volumes of biosolids generated by Publicly Owned Treatment Works (POTWs) in Tompkins County and the disposition of such biosolids by waste haulers; to determine the extent to which land-based application biosolids is occurring in Tompkins County for agricultural and other purposes.”

### **Joseph Wetmore**

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

### **Joseph Wetmore Town Board Member Report December 2025**

### **Meet with Thomas Knipe Director Ithaca-Tompkins County Transportation Council Monday, November 24·12:00 – 1:00pm**

I met with Thomas Knipe, the new Director of the Ithaca Tompkins County Transportation Council, to discuss transportation planning issues of shared interest. One topic of discussion was long-term planning for the future of the rail bed along the east shore of Cayuga Lake. We also discussed the Cayuga Lake Scenic Byway. The conversation included consideration of whether the ITCTC could play a role in supporting the Town and other stakeholders in planning for the future of the corridor, and we both expressed interest in continuing the discussion to learn more about potential collaboration opportunities.

### **Zoning Committee Tuesday, December 2·3:00 – 5:00pm**

Introductions & Why You Volunteered For the ZAC?

Zoning 101

Update Process & Timeline

Group Discussion

What has been your experience with the Code, if any?

What development opportunities exist? Threats?

What are the barriers to investment?

What is the most important goal/outcome of this code update?

**Monthly Check-In | Lansing Smart Growth Zoning Update (C1003123)  
Tuesday, December 9·10:00 – 11:00am**

The meeting focused on coordination and communication with the New York State Department of State regarding the ongoing zoning advisory process. Participants discussed keeping the state informed through regular correspondence and meeting participation, as well as upcoming administrative and reporting requirements tied to project milestones. There was general agreement on the importance of sharing draft public outreach materials and involving state representatives early in the process.

**Meeting with Zoe Yang of Lydian Energy regarding the Yellow Barn Project.  
Wednesday, December 10·3:30 – 4:30pm**

This was an outreach meeting intended to establish an initial connection and facilitate future collaboration. The purpose was primarily introductory, providing an opportunity for face-to-face discussion. Ruth Groff was also in attendance.

**Zoning Board of Appeals Meeting  
Wednesday, December 10·6:30 – 9:30pm**

The Board reviewed two appeals by Terawulf of the Code Enforcement Officer's written zoning interpretations dated October 22, 2025, and November 10, 2025, which determined that the proposed data center is not a permitted principal use in the IR District. The Board concluded the applications were complete, scheduled a public hearing, and determined that, for purposes of SEQR review, the action is classified as a Type II action requiring no further SEQR review.

**Owasco Lake Watershed Management Council, Inc.  
Tuesday, December 16·10:00 – 11:30am**

Director's Summary – Adam Effler  
2026 OLWMC Objectives Approval  
Treasurer's Audit and Finance Report  
November 2025 Financials Approval  
Lake Level Report  
NYSDEC Finger Lakes Watershed Program  
Owasco Watershed Lake Association Update  
Cornell Cooperative Extension Update  
Watershed Inspection Monthly Report

**Ruth Groff**

Reported the following:

The Town has engaged the MRB Group, a consulting firm, to provide interim planning services. A three-person team is covering duties related to general planning, zoning, and in-office support. The Town is actively interviewing for a permanent planner to fill a vacancy.

**WORK SESSION**

**Change Order**

Supervisor Ruth Groff stated she needs Town Board approval for a change order of \$37,730 for the Department of Public Works Building. This amount exceeds her approval limit of \$35,000.

**MOTION AUTHORIZING THE TOWN SUPERVISOR TO SIGN A  
CHANGE ORDER FOR THE DEPARTMENT OF PUBLIC WORKS  
BUILDING FOR \$37,730**

**MOTION M25-38**

**MOTION AUTHORIZING THE TOWN SUPERVISOR TO SIGN A CHANGE ORDER FOR THE DEPARTMENT OF PUBLIC WORKS BUILDING FOR \$37,730**

Motion to authorize the Lansing Town Supervisor to sign a Change Order required for an already bid and approved statement of work to be applied to the General Contractor Contingency Allowance in the amount of \$37,730.00. “This Change Event addresses replacement of unsuitable soils beneath paved areas at the material storage area.”

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

Councilperson Judy Drake – Aye                      Councilperson Laurie Hemmings – Aye  
Councilperson Christine Montague – Aye      Councilperson Joseph Wetmore – Aye  
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on December 17, 2025.

**Committee Information**

There was discussion regarding the operations of various Town committees and the need to improve public access to their work. Committee meeting schedules, agendas and minutes may be put on the Town website. There was specific mention of the Zoning Advisory Committee (ZAC) and the Parks & Trails Working Group.

There was a concern that if a quorum of the Town Board (three or more members) attends a committee meeting, it could constitute an unannounced public meeting of the Board, violating Open Meetings Law. It was suggested that high-interest committees (ZAC), etc. could be on YouTube to allow Board members and the public to observe without physically attending and creating a quorum.

Town Clerk Debbie Munson stated, Deputy Town Clerk Jessie Hall can post meetings and minutes on the website if they are forwarded to her with specific directions.

**Grant Funds**

There are New York State grant funds available for trails through the State’s Transportation Alternatives Program (TAP). It was suggested the grant funds could be used to build a walkway from the school to Myers Park and then to Salt Point. The application is due in the spring, and the Parks and Trails committee is charged to begin this process.

**Code and Planning Department**

There was a discussion about making the department more “friendly”, “accessible” and “service-oriented” to the public. Supervisor Ruth Groff is working with MRB on how to improve the department’s processes and culture. The Town Board needs to set their expectations regarding customer service and office coverage.

**YouTube / Camera**

The camera needs to be turned on at the time the meeting is scheduled to begin. This lets the public know there is a meeting, and an announcement can be made that it is starting soon.

**MOTION TO ENTER EXECUTIVE SESSION**

Councilperson Ruth Groff moved to **ENTER EXECUTIVE SESSION TO DISCUSS**

**MEDICAL, FINANCIAL, CREDIT OR EMPLOYMENT HISTORY OF A PARTICULAR PERSON/CORP, OR MATTERS LEADING TO SAID DISMISSAL, REMOVAL, PROMOTION, APPOINTMENT, EMPLOYMENT, DISCIPLINE, DEMOTION, OR SUSPENSION AT 7:46 PM.**

Councilperson Judy Drake seconded the motion.

All in Favor - 5                      Opposed - 0

**MOTION TO EXIT EXECUTIVE SESSION**

Judy Drake moved to **EXIT EXECUTIVE SESSION AT 8:54 PM.**

Councilperson Ruth Groff seconded the motion.

All in Favor - 5                      Opposed - 0

**MOTION TO ADJOURN MEETING**

Councilperson Judy Drake moved to **ADJOURN THE MEETING AT 8:55 PM.**

Councilperson Joseph Wetmore seconded the motion.

All in Favor - 5                      Opposed - 0

Minutes taken and executed by the Town Clerk. Executive Session minutes were taken by Guy Krogh, Town Counsel, and executed by the Town Clerk.

Respectfully submitted,

Deborah K. Munson, RMC  
Town Clerk