

**REGULAR TOWN BOARD MEETING**

**May 20, 2026**

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, Mary Ellen Albrecht, Bookkeeper, Jessie Hall, Deputy Town Clerk, Megan Dorritie, Special Counsel, Patrick Tyrrell, Director of Parks & Recreation, Mike Sigler, Tompkins County Legislature, Nathaniel Rogers, Town Planner, John Payne, John Duthie, Daniel Graybeal, Don Butler, Lisa Farr, Steve Smith, John Howell, and a few other attendees.

**PRESENTATION - LANSING HISTORICAL ASSOCIATION – JOHN HOWELL**

John spoke about:

- Display information board in Ludlowville Park
  - Located towards the falls
  - Will represent the first 50 years of the Town
    - Ludlow family, iconic falls, historical mills
  - John welcomes ideas and help from residents
  - No cost to the Town
  - Town Board agreed to have the display board located in Ludlowville Park
- Banners celebrating America 250
  - Five (5) more on utility poles
  - Will be on Ridge Road from ball fields to the school
  - Total cost including installation about \$2,000
  - Supervisor Ruth Groff stated money was not budgeted, but she will look
    - Board agreed if Ruth finds money to go ahead with banners, no resolution is needed
- America 250 Celebration at Myers Park June 13<sup>th</sup> 10 a.m. – 5 p.m.
  - Opening ceremony 11:00 a.m.
  - Parade at noon
  - Throughout the day – BBQ, cake wheel, dunking booth, dance performances, bands, clowns
  - Funded through local fundraising and a \$1,500 Tompkins County Tourism Council grant
  - Lansing Events Committee and Community Council have helped
  - Great support from Parks and Recreation Department

**PRIVILEGE OF THE FLOOR – COMMENTS**

A resident advocated for mixed use development: commercial space on the ground floor and housing on upper floors. They encouraged the Town to support the reduction of car dependence by accommodating other means of transportation. They also stated minimum wage studies often only focus on income while ignoring the high cost of living.

**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**  
*May 2026*

**NEW DEPARTMENT OF PUBLIC WORKS BUILDING:**

- Construction of the new Department of Public Works building continues to move forward.
- The vapor barrier has been installed on the floor of the administrative wing, with rebar in place and the area prepared for concrete placement.
- Concrete flooring has been completed in the add-alternate bays and the utility bay.
- Beavers Petroleum and Alternate Fuels have begun construction of the new Fuel Island. Sections of the electrical conduit have been installed and passed inspection, and the site has been compacted in preparation for the next phase of work. The DPW plans to decommission the current Fuel Island mid-May.
- Roofing installation continues to advance steadily.

**BRUSH PICKUP:**

- The Town of Lansing's Annual Brush Pickup began at 6:00 a.m. on Monday, April 27th and was completed successfully. The Department of Public Works crew worked over a two-week period to remove debris throughout the community. Thank you to the crew for their continued dedication and hard work!
- Information about the program was shared in advance on the Town's website under the Department of Public Works and in The Shopper, contributing to its overall success.

**WATERMAIN BREAK:**

- A watermain break on Stonehaven Drive occurred on Thursday, May 7. Department of Public Works crew members responded promptly to the incident, working efficiently to assess the situation, complete necessary repairs, and restore water service as quickly as possible. Their timely response helped minimize service disruptions to residents and ensured the issue was resolved safely and effectively.

**FLEET:**

- Town equipment is routinely serviced and maintained to ensure continued reliable operation.

**LOCKERBY HILL ROAD PROJECT:**

- Crew members continue to make improvements to the drainage infrastructure on Lockerby Hill Road following the March 31st flooding. This work is being completed in coordination with the Tompkins County Soil and Water Conservation District and T.G. Miller.

**MS4:**

- Mike Moseley continues to work with the Town of Lansing Codes Department, Tompkins County Soil and Water Conservation District and T.G. Miller on SWPPP applications.

**OFFICE:**

- The Town of Lansing continues to work hand in hand with the Village of Lansing and the Village of Cayuga Heights regarding the Intermunicipal Agreement for Sewer District One.

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

- The Stormwater Coalition of Tompkins County: *The Stormwater Coalition of Tompkins County is an inter-municipal organization formed to assist municipal separate storm systems (MS4s) in cooperation.*
- 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.*
- 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.*
- Lansing Town Department Heads Meetings.
- Capital Improvement Committee.
- Personnel Management Committee.

Mike stated the old fuel island has already been discontinued.

### **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.



**May 2026**  
Town Board Report

**Recreation:** Current and upcoming spring programs include GirlStrong, Lansing Watercats Swim Team, LBP/LSP, Co-Ed T-ball, Pitching Clinics, Hitcats Travel Baseball, Travel Club Volleyball, Spring Horseback Riding, Adult Strength & Stretch, Adult Volleyball, StrengthYoga, Cardio-Step and Morning YogaChi.

- Wet weather has put a damper on our Baseball and Softball seasons, we have been unable to play the last three Saturdays due to field conditions.
- Geothermal disturbance is still hampering use of three of our baseball fields behind the Town Hall.
- We hosted several adult league soccer games.
- Our day camp staff has been selected; we have an excellent group of counselors for this summer.
- We hosted our annual T-ball selection on April 30<sup>th</sup>. Thanks to all our volunteer coaches.
- Collaboration on scholarships and how to better serve our youth with Lansing Schools has been outstanding. We have a great plan in place.
- Our department is now providing the Town Board with weekly updates on both recreation and park activities.

#### **Upcoming Events:**

- There is a Chicken BBQ scheduled for every weekend in May.
- June 6<sup>th</sup> is Super Saturday.
- June 7<sup>th</sup> is the Lansing Car Show at Myers Park.
- June 9<sup>th</sup> the GirlStrong program will be participating in the annual Twilight 5k at Treman State Park.
- June 13<sup>th</sup> is Lansing's America 250 Celebration and parade in Myers Park.
- June 29-30 is our annual Hitcats baseball tournament.

#### **Parks:**

- We have passed our Tompkins County Health Department inspection for camping. Camping opened for the season on May 7<sup>th</sup>. We anticipate more revenue with the few spots we added that are non-electric.
- Women Swimmin for Hospicare has confirmed with us that they would like to use Myers Park this year to host their event. We are truly honored and look forward to it. We are collaborating closely with their team to make sure they have all the accommodations they need.
- Summer seasonal job applications have been reviewed and we will be hosting training soon.
- We will begin charging admission into Myers Park for non-residents on May 22<sup>nd</sup>.

- We have already hosted two weddings in Myers Park, with several more on the schedule.
- We have completed much needed restoration of our gravel roadways, including Salt Point.
- The Osprey have laid their eggs (three) for the season, check it out at <https://camstreamer.com/redirect/nCitlbvkqY7CNSwNL8GoTOUSWp5SOL8zkl1CA5GP>
- Our department has attended all the Lansing's America 250 Celebration meetings. That event is scheduled for June 13<sup>th</sup> at Myers Park.
- The Parks & Rec department has set up a day with Town Counsel Guy Krogh to walk through our entire operation to address any legal issues he may see. We have also produced an exceptionally good list of questions pertaining to our departmental operations.
- We have put a "face lift" on the Myers Park restrooms. Thanks to help from our Building Maintenance Supervisor, they are now brighter and better looking.
- We have spent several hours on the beachfront trying to get that cleaned up. It is starting to look better but there is much more to do.
- I have attached pictures for the Town Board to show some of the erosion along Salmon Creek. (Pictures are available in the Town Clerk's Office.) There is no money in our budget to help remedy this.
- At Ludlowville Park we replaced two grills, as well as a couple of picnic tables. We also trimmed some trees and planted grass seed in some bare areas. This park is truly a hidden gem.
- We received a genuinely nice thank you letter from the Finger Lakes Chapter 377 Vietnam Veterans of America for hosting the Veterans Watch Fire. We are incredibly pleased that they are going to continue this tradition again this year. They also donated a POW flag to the Town.

**Trails:**

- Due to weather and wetness, it has been difficult to get out on the trails to do any type of work. Some spots on the trail still have not been able to be mowed. We have installed workday signage and repaired the parking lot.

**Town Hall/Community Center:**

- Lansing Lions hosted their annual flower basket sale on Mother's Day weekend along with a chicken BBQ.
- The HVAC system replacement is going well; the boiler has been removed, and the geothermal lines have been tied into our system. They have uncovered many errors with the current system and are working diligently to correct the system. We hope to have heat this week and AC next week.
- We will be hosting an American Red Cross Blood Drive on May 22<sup>nd</sup> in the Court Room from 12pm-5pm.
- The Community Center had some issues with the AC units; our team worked with the Building Maintenance Supervisor to determine the problem and correct it.
- The Schoolhouse and Community Center roof replacement projects keep getting pushed back due to weather.
- Our Lansing banners have been put up for the season.

**Meetings:**

Department Head  
Personnel Management Committee  
Inter-Departmental  
Trails Working Group  
Tompkins County Recreation Directors  
Women Swimmin  
LCSD – scholarship and administration  
Paddle-N-More  
Friends of Lansing Center Trails  
Friends of Salt Point  
Lansing's America 250 Committee  
Roof replacement project pre-construction

LBP/LSP/COED T-ball coaches  
HALCO

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.

**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  
May 2026**

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. Learn T'ai Chi Fridays from 10:30-11:30 am.
5. The Library has an Empire Pass and passes to the Museum of the Earth available for check out. Board games, puzzles, story time kits, and STEAM kits are also available.
6. The Library now offers free period products using an Aunt Flow dispenser. There are currently free covid tests available as well.
7. Chair Yoga is offered every Monday at 9:45 am.
8. There is a year round book sale at the Library. Book donations are currently paused.
9. Story times for the month, Thursdays at 10:30: "Birthday Story Time" on 5/7, "Birds and Worms" 5/14, "Balloons and Bubbles" on 5/21, and "Fairy Garden" on 5/28.
10. The Book Club for Adults will be on 5/19 at 7 pm. The book this month is "We All Live Here" by Jojo Moyes.
11. The annual budget vote passed, and the new trustees were voted into the Board.
12. Prom Closet is open! Donations can be dropped off during business hours.
13. Zentangle class (meditative art) will be held May 16. Please register online.
14. The kids voted for Zootopia for the Summer Movie. Summer Reading kick off will be on June 20th.
15. The Library will be closed on Memorial Day.
16. You can drop off personal care items, like soap, shampoo, deodorant, toothpaste, etc, for Soap for Hope, now until June 7th.

17. The Spring Writes Literary Festival will be held live from May 7-10 and on Zoom May 14-28. Event details are available at <https://springwrites.org>.

### **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 Town Board Report April & May 2026**

### **Cardboard Boat Building** – 4-H Cardboard Boat Race Regatta

Mondays, 3/2 - 4/27 Enrollment: 10, Males: 9, Females: 1 Average Daily Attendance: 8  
# of Program Days: 6 **Life Skills: Planning/ Organizing, Teamwork**

Our duck boat builders were busy gearing up for the big day of racing their boat against other municipalities. We had an additional day added to the program as the process of covering the boat in a traditional glue that the students made together proved a more tedious process, lots of lessons learned here! LYS's boat finished second, or third, but won accolades such as "Best Innovative Boat", and "Most Dedicated Watercraft"! Up next is "Townie Tours", where students will travel to a new location each week whether it be business, or organization to see what hidden gems are right here in Tompkins County!

### **Outdoor Adventure**

Tuesdays, 3/3 - 4/28 Enrollment: 13, Males: 9, Females: 4 Average Daily Attendance: 11  
# of Program days: 6 **Life Skills: Self Esteem, Self Responsibility**

Outdoor Adventure participants made final progress towards coal burning their spoons, although more time was needed for carving, many could finally envision their finished product, conditioning it for longevity and actual use! Two fisher people caught some new species, a rainbow trout, smallmouth bass, and a few suckers. The final day was all about cooking, the group cooked burgers over the fire and learned how to manage the fire and coals for even cooking. The next round of Outdoor Adventure will focus on how they can get outdoors over the summer and safely practice some outdoor and primitive living skills.

### **Magic: The Gathering** - Crash Course

Wednesdays, 3/4 - 4/29 Enrollment: 12 , Males: 12, Females: 0 Average Daily Attendance: 8  
# of Program days: 7 **Life Skills: Learning to Learn, Social Skills**

Magic had a lot of active players, two participants joined during the middle of the program's sessions, they got up to speed with deck building and the structure of play. Their peer mentor was very patient and was always willing to answer the many questions they had. Although the deck that a previous student built for the instructor seemed strong, not a single game was won by the instructor! The last day was a "draft" tournament, where students opened new packs of cards, "drafted" them, and then traded with peers. Everyone was very giddy to be able to take home their own personal deck, which will hopefully lead to more play and socialization outside of school. Up next on Wednesdays is Natural Arts and Crafts.

### **Fun with Food**

Thursdays, 3/5 - 4/30 Enrollment: 12, Males: 6, Females: 6 Average Daily Attendance: 11  
# of Program days: 6 **Life Skills: Learning to Learn, Marketable skills**

Fun With Food continued the good times in the classroom, every day was still super busy and because new appliances and food preparation techniques were utilized, they were always briefed with new kitchen skills. A student requested a smoothie bar day, which was wildly popular and many ideas came from several students who shared how they make theirs at home- which seemed to be more like milkshakes, but still, lots of

creativity. Making the edible slime was messy, but fun, with one group deciding to make “Dragon’s Beard” which involved stretching into very thin strands. Up next is Digital Photography 101.

### **Lansing Youth Employment**

Youth employees are doing well at the Lansing Public Library, still full. One new applicant is interested in working at the LPL, potentially starting over the summer to become trained to replace a departing senior. Two teens are poised to assist with LYS programs to finish out the year, both of whom would like full time work all summer. The next staff meeting will be an intro to first aid; CPR will be discussed. If there is a large interest in certifications, a plan will be put in place so the instructor can certify them, adding them to their professional resume. This group is ambitious, so it looks likely that is the route many will want to take.

### **TOMPKINS COUNTY LEGISLATOR REPORT – MIKE SIGLER**

Reviewed the report below and submitted it to the Town Clerk.

#### **Tompkins County Legislator Michael Sigler May 2026**

Hello and thank you for having me in again. I want to thank Monika Savage, our communications director, whose reports I draw from liberally.

The Tompkins County Legislature unanimously approved several significant resolutions focused on housing stability, emergency preparedness, infrastructure improvements, human rights coordination, and fiscal management during its recent meeting.

#### **Homeless Housing and Assistance Program (HHAP) Grant Application**

The Legislature authorized submission of an application for New York State Homeless Housing and Assistance Program (HHAP) funding to support development of a new 80-bed adult shelter facility. The proposed project is intended to create long-term, stable shelter capacity within the County while continuing to address immediate emergency housing needs.

County Administrator Korsah Akumfi emphasized the urgency of pursuing the grant due to the highly competitive, first-come, first-served nature of the funding process. Legislator Pillar stressed the importance of being prepared to submit the application immediately upon the state portal opening.

If awarded, the facility site would continue operating as a Code Blue emergency shelter location for the next two winter seasons. Construction is anticipated to begin in 2028, with project completion expected in fall 2029. The County expects award announcements later this year.

The County also noted the successful completion of the first operating season for the Code Blue cold weather shelter and warming center at 227 Cherry Street, which closed on May 5. The Legislature acknowledged the partnership and support provided by Volunteers of America Upstate and other community organizations that contributed on-site services throughout the season.

#### **American Rescue Plan Act (ARPA) Funding Reallocation**

The Legislature unanimously approved reallocation of remaining American Rescue Plan Act (ARPA) funds that could not be expended within the original timeframe. Discussion centered on ensuring all remaining funds are redirected toward eligible contracts and obligations in compliance with federal deadlines for expenditure and reporting.

This action reflects the County’s effort to maximize the use of federal recovery funding while maintaining compliance with federal requirements.

**Solar Canopy Project Lease Amendment**

The Legislature approved amendments related to the Solar Canopy Project located at 55 Brown Road. The discussion focused on operational and logistical adjustments necessary to keep the project moving forward, including coordination with utility providers and addressing installation challenges.

The amendment is intended to support continued advancement of the renewable energy project while adapting to practical construction and infrastructure requirements.

**Creation of Human Rights Program Manager Position**

The Legislature approved creation of a Human Rights Program Manager position as part of a restructuring effort within the Office of Human Rights. The new role is designed to strengthen education, outreach, coordination, and accountability following recent operational concerns.

County Administrator Korsah Akumfi stated the position will help ensure residents continue to have clear access to support and services. Applications for the position are currently being accepted through May 24.

**Adoption of the Comprehensive Emergency Management Plan (CEMP)**

The Legislature unanimously adopted the updated Tompkins County Comprehensive Emergency Management Plan (CEMP). Director of Emergency Management Michael Stitley described the plan as a coordinated roadmap for how county departments and partner agencies will respond collectively during emergencies.

The updated framework is intended to maintain preparedness, coordination, and operational clarity across agencies and community partners during emergency situations affecting the County.

**CONSENT AGENDA**

- a. **MOTION TO ACCEPT GRANT OF \$1500 FROM USA FOOTBALL FOR THE PURCHASE OF FOOTBALL EQUIPMENT FOR SMALL FRY FOOTBALL**

**MOTION M26-09**

**MOTION TO ACCEPT GRANT OF \$1500 FROM USA FOOTBALL FOR THE PURCHASE OF FOOTBALL EQUIPMENT FOR SMALL FRY FOOTBALL**

Motion to accept a donation of \$1500 from USA Football for football equipment for Small Fry Football. Equipment must be purchased from Certor Sports.

- b. **MOTION TO APPOINT CHRIS PETTOGRASSO, SUPERINTENDENT OF SCHOOLS, AND KATHRYN HEATH, ASSISTANT SUPERINTENDENT OF BUSINESS ADMINISTRATION, TO THE ZONING ADVISORY COMMITTEE**

**MOTION M26-10**

**MOTION TO APPOINT CHRIS PETTOGRASSO, SUPERINTENDENT OF SCHOOLS, AND KATHRYN HEATH, ASSISTANT SUPERINTENDENT OF BUSINESS ADMINISTRATION, TO THE ZONING ADVISORY COMMITTEE**

Motion to appoint Chris Pettograsso, Superintendent of Schools, and Kathryn Heath, Assistant Superintendent of Business Administration, as Members to the Zoning Advisory Committee. Their terms are for one year ending December 31, 2026.

- c. **RESOLUTION APPOINTING MARCIA LYNCH TO THE BOARD OF ETHICS**

**RESOLUTION 26-60**

**RESOLUTION APPOINTING MARCIA LYNCH TO  
THE BOARD OF ETHICS**

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

WHEREAS, Local Law #1 of 2021, Town of Lansing Ethics Law, was adopted March 17, 2021; and

WHEREAS, per § 18-6 Board of Ethics. There is hereby established a Board of Ethics consisting of five members, to be appointed by the Town Board, all of whom shall reside in the Town, and all of whom shall serve without compensation and at the pleasure of the Town Board. No member of the Board of Ethics shall be a Town Employee or a Relative of any Town Employee. Ethics Board members will have staggered 5-year terms, and appointments will be initially made for terms of members running for 1 to 5 years, so that one appointment arises for consideration or renewal annually. Ethics Board members may be reappointed at the expiration of their term. The Attorney for the Town shall be an *ex officio* member of said Board without voting privileges, for the purposes of providing legal guidance and advice to allow the Board of Ethics to efficiently perform its functions; and

WHEREAS, the Lansing Housing Authority has accepted the resignation of John Dann effective February 25, 2026; and

WHEREAS, the interview committee has recommended that Marcia Lynch be appointed to fulfill the remainder of John Dann's 5-year term on the Board of Ethics; and

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

1. Marcia Lynch is hereby appointed to fill the vacancy on the Board of Ethics, effective May 21, 2026 and expiring December 31, 2027; and
2. The Town Clerk shall administer the oath of office for such appointment.

**d. RESOLUTION APPOINTING JAMIE JONES TO THE  
LANSING HOUSING AUTHORITY BOARD**

**RESOLUTION 26-61**

**RESOLUTION APPOINTING JAMIE JONES TO THE  
LANSING HOUSING AUTHORITY BOARD**

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

WHEREAS, the Lansing Housing Authority (LHA) has two current vacancies on the Lansing Housing Authority Board; and

WHEREAS, after a search for eligible and qualified candidates, the LHA has recommended that Jamie Jones be appointed to fulfill one of the vacancies; and

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

1. Jamie Jones is hereby appointed to the Lansing Housing Authority for a 5-year term, with such term effective May 21, 2026 through December 31, 2030; and
2. The Town Clerk shall administer the oath of office for such appointment.

**e. RESOLUTION AUTHORIZING THE TOWN OF LANSING SUPERVISOR TO  
ACCEPT UP TO \$235,000 FROM TOMPKINS COUNTY SOIL AND WATER**

**CONSERVATION DISTRICT/EASTERN FINGER LAKES COALITION FOR THE LOCKERBY HILL ROAD DITCH STABILIZATION PROJECT**

**RESOLUTION 26-62**

**RESOLUTION AUTHORIZING THE TOWN OF LANSING SUPERVISOR TO ACCEPT UP TO \$235,000 FROM TOMPKINS COUNTY SOIL AND WATER CONSERVATION DISTRICT/EASTERN FINGER LAKES COALITION FOR THE LOCKERBY HILL ROAD DITCH STABILIZATION PROJECT**

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

WHEREAS, the Town of Lansing was notified in April 2026 of the award of \$235,000 for the purchase of rock, culverts, and necessary materials to implement the Lockerby Hill Road Ditch Stabilization Project; and

WHEREAS, the Town of Lansing moves to accept said funding; and

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

RESOLVED, to authorize the Town of Lansing Supervisor to sign a Memorandum of Understanding (MOU) with the Tompkins County Soil and Water Conservation District for a contract period of April 1, 2026 to December 31, 2026, or upon completion of the Lockerby Hill Road Ditch Stabilization Project.

- f. **RESOLUTION APPROVING WEX FUEL CARD PROPOSAL FOR SERVICES AND CONTRACT AND AUTHORIZING THE TOWN OF LANSING DIRECTOR OF PUBLIC WORKS/HIGHWAY SUPERINTENDENT TO SIGN SAID CONTRACT**

**RESOLUTION 26-63**

**RESOLUTION APPROVING WEX FUEL CARD PROPOSAL FOR SERVICES AND CONTRACT AND AUTHORIZING THE TOWN OF LANSING DIRECTOR OF PUBLIC WORKS/HIGHWAY SUPERINTENDENT TO SIGN SAID CONTRACT**

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

WHEREAS, the Town of Lansing Director of Public Works/Highway Superintendent has the responsibility of purchasing gasoline and diesel fuel for use in all Town of Lansing and Lansing Fire Department’s vehicles and equipment, and due to unforeseen circumstances, the Town no longer has an available bulk gas or diesel tank. Due to this situation, this purchase will fall under emergency purchasing provisions, allowing the Town and the Lansing Fire Department to utilize the Tompkins County owned fuel island located at 797 Warren Road, Ithaca, NY 14850 as the primary fueling source. With the purchase of the WEX Card System the Town and the Fire Department will be operational and able to provide life saving services; and

WHEREAS, WEX Fuel Card Services is the selected provider which offers contract #S70422 through the New York State Office of General Services (NYS OGS). The contract and its terms have been reviewed by the Town Counsel; and

WHEREAS, upon consideration of the foregoing premises and subject to final approval of minor changes desired by the Director of Public Works/Highway Superintendent, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Town Board approves such contract; and be it further

RESOLVED, that the Town of Lansing Director of Public Works/Highway Superintendent be authorized to execute the final version of the Order Form and Master Service Agreement.

**g. RESOLUTION AUTHORIZING THE TOWN OF LANSING TOWN SUPERVISOR TO SIGN THE INTERMUNICIPAL WASTEWATER AGREEMENT BETWEEN THE VILLAGE OF CAYUGA HEIGHTS, TOWN OF DRYDEN, CITY OF ITHACA, TOWN OF ITHACA, TOWN OF LANSING, AND VILLAGE OF LANSING**

**RESOLUTION 26-64**

**RESOLUTION AUTHORIZING THE TOWN OF LANSING TOWN SUPERVISOR TO SIGN THE INTERMUNICIPAL WASTEWATER AGREEMENT BETWEEN THE VILLAGE OF CAYUGA HEIGHTS, TOWN OF DRYDEN, CITY OF ITHACA, TOWN OF ITHACA, TOWN OF LANSING, AND VILLAGE OF LANSING**

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

WHEREAS, the Village of Cayuga Heights constructed, owns and operates the Village of Cayuga Heights Wastewater Treatment Plant, located in the Village of Cayuga Heights, which serves its Village as well as certain areas in the Town of Dryden, Town of Ithaca, Town of Lansing, and Village of Lansing; and

WHEREAS, pursuant to Article 5-G of the N.Y. General Municipal Law, the Town of Dryden, City of Ithaca, and Town of Ithaca jointly constructed, own and operate the Ithaca Area Wastewater Treatment Facility, located in the City of Ithaca, which provides wastewater treatment services in certain areas in their respective jurisdictions; and

WHEREAS, the Village of Cayuga Heights Wastewater Treatment Plant operates at full capacity during certain parts of the year, and the Ithaca Area Wastewater Treatment Facility has excess capacity; and

WHEREAS, the Town of Lansing and Village of Lansing wish to obtain additional wastewater capacity, and the Town of Ithaca and Town of Dryden wish to utilize some of their excess capacity in the Ithaca Area Wastewater Treatment Facility instead of continuing to utilize capacity in the Village of Cayuga Heights Wastewater Treatment Plant; and

WHEREAS, the Parties wish to provide wastewater services to their respective communities and meet their wastewater discharge permit requirements in the most efficient manner; and

WHEREAS, the respective legislative bodies of the Parties have determined that joint actions and cooperation among the Parties to meet their respective needs are in the best interests, will benefit their respective citizens, and will help protect the water quality of Cayuga Lake, and such legislative bodies will authorize their respective Mayors and Supervisors to sign the Agreement; and

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

RESOLVED, to authorize the Town of Lansing Supervisor to sign the Intermunicipal Wastewater Agreement between the Village of Cayuga Heights, Town of Dryden, City of Ithaca, Town of Ithaca, Town of Lansing, and Village of Lansing.

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

**RESOLUTION 26-65**

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

The Supervisor submitted her monthly report for the months of March and April 2026, to all Board Members and to the Town Clerk. The Supervisor’s Reports were reviewed by Councilperson Joseph Wetmore. The bills were reviewed by Councilperson Joseph Wetmore and Councilperson Laurie Hemmings. The Supervisor’s Reports 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 # 005**

<b>TOWN OF LANSING</b>				
<b>Abstract # 005</b>				05/18/2026
<b>Summary by Fund</b>				13:34:42
<b>Code</b>	<b>Fund</b>	<b>Prepays</b>	<b>Unpays</b>	<b>Totals</b>
A	GENERAL FUND TOWNWIDE	7,900.55	155,763.62	163,664.17
B	GENERAL FUND OUTSIDE VILLAGE	180.68	53,871.73	54,052.41
DA	HIGHWAY FUND TOWNWIDE	676.95	38,784.44	39,461.39
DB	HIGHWAY FUND OUTSIDE VILLAGE	1,172.00	320,770.87	321,942.87
HG	DPW FACILITY PROJECT	381.49	838,621.69	839,003.18
SL1-	LUDLOWVILLE LIGHTING DISTRICT	127.51		127.51
SL2-	WARREN ROAD LIGHTING DISTRICT	813.26		813.26
SL3-	LAKEWATCH LIGHTING DISTRICT	1,369.00		1,369.00
SS1-	WARREN RD SEWER	259.67	37,139.58	37,399.25
SS3-	CHERRY ROAD SEWER DISTRICT	23.93	9,234.47	9,258.40
SW	LANSING WATER DISTRICTS	1,516.94	235,270.50	236,787.44
TA	TRUST & AGENCY	9,916.50	80,219.27	90,135.77
<b>Total:</b>		<b>24,338.48</b>	<b>1,769,676.17</b>	<b>1,794,014.65</b>

**CONSOLIDATED ABSTRACT # 501**

<b>TOWN OF LANSING</b>				
<b>Abstract # 501</b>				05/19/2026
<b>Summary by Fund</b>				11:48:08
<b>Code</b>	<b>Fund</b>	<b>Prepays</b>	<b>Unpays</b>	<b>Totals</b>
A	GENERAL FUND TOWNWIDE		147,128.05	147,128.05
<b>Total:</b>			<b>147,128.05</b>	<b>147,128.05</b>

**Budget Modifications for MAY 20, 2026 Town Board Meeting**

**General Townwide -  
A Fund  
May 20TH, 2026**

<b><u>FROM</u></b>	<b><u>TO</u></b>	<b><u>FOR</u></b>	<b><u>AMOUNT</u></b>	
A5132.400 (104 Auburn Road) Debit	A1440.400 (Engineering - Contractual) Credit	To correct coding on TG Miller voucher #356, to keep 104 Auburn Rd expenses together	\$ 2,603.00	General Journal only, does not change budget figures

**General Part Town -  
B Fund  
May 20TH, 2026**

<b><u>FROM</u></b>	<b><u>TO</u></b>	<b><u>FOR</u></b>	<b><u>AMOUNT</u></b>
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B8020.100 - (Director of Planning)	B8020.400 - (Planning Board - Contractual)	Paying MRB Group contractually in absence of Director of Planning, moving funds from payroll account to contractual	\$ 35,000.00
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**Warren Road Sewer  
District - SS1 Fund  
May 20TH, 2026**

<b><u>FROM</u></b>	<b><u>TO</u></b>	<b><u>FOR</u></b>	<b><u>AMOUNT</u></b>	
SS1-8120.200 (Sewer - Equipment) Debit	SS1-1440.400 (Engineering - Contractual) Credit	To correct coding on TG Miller voucher #'s 209 & 356 (Moves Farrell Road Generator expenditures into the equipment code to capture true cost of generator)	\$ 7,237.00	General Journal only, does not change budget figures

**i. CONSENT AGENDA MOTIONS M26-09 – M26-10 AND RESOLUTIONS 26-60 – 26-65**

**RESOLUTION 26-66**

**CONSENT AGENDA MOTIONS M26-09 – M26-10 AND RESOLUTIONS 26-60 – 26-65**

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

RESOLVED, that the Consent Agenda Motions **M26-09 – M26-10** and Resolutions **26-60 – 26-65**, 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 Judy Drake, 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 Motions and Resolutions were approved, carried, and duly adopted on May 20, 2026.

**MOTION TO SCHEDULE PUBLIC HEARING TO CONSIDER SPECIAL USE PERMIT APPLICATION AT 8-20 VERIZON LANE**

Town Planner Nathaniel Rogers explained the special use permit is for an indoor volleyball court. It is an allowed use, with a special use permit. The Planning Board has recommended this. There was discussion on safety, parking, recreation usage, and the septic system. This only involves the center section of one (1) building. There are no current complaints from planning or code departments. The public hearing must be scheduled within 61 days of receiving the complete application and a decision must be made within 61 days of closing the public hearing. The special use permit stays with the property. Town Planner Nathaniel Rogers will draft a resolution with conditions that the Town Board discussed including a map with new striping.

**MOTION M26-11**

**MOTION TO SCHEDULE PUBLIC HEARING TO CONSIDER SPECIAL USE PERMIT APPLICATION AT 8-20 VERIZON LANE**

Motion to schedule public hearing to consider special use permit application to operate an indoor recreation facility in the Industrial District at 8-20 Verizon Lane, Tax ID Numbers 30.-1-16.31 and 30.-1-16.32. The public hearing will be scheduled for June 17, 2026 at 6:31 pm, at the Lansing Town Hall, 29 Auburn Road, Lansing, NY 14882.

The question of the adoption of such Motion was duly motioned by Councilperson Judy Drake, duly seconded by Councilperson Christine Montague 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 – Noe  
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Motion was approved, carried, and duly adopted on May 20, 2026.

**MOTION AUTHORIZING TOWN SUPERVISOR TO SIGN CONTRACT WITH DELANEY CMS, LLC TO PERFORM A STUDY ON PLANNING AND LAND USE FEES**

**MOTION M26-12**

**MOTION AUTHORIZING TOWN SUPERVISOR TO SIGN CONTRACT WITH DELANEY CMS, LLC TO PERFORM A STUDY ON PLANNING AND LAND USE FEES**

The Town of Lansing is in need of its planning and land use rate structure being updated to reflect legally defensible fees for services provided to applicants. The principals at Delaney CMS, LLC are qualified and experienced to perform a study to develop and update current fees and have submitted a proposal of \$9,720 to perform this work. This Motion is to authorize the Town Supervisor to sign the contract with Delaney CMS, LLC.

The question of the adoption of such Motion was duly motioned by Councilperson Joseph Wetmore, 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 Motion was approved, carried, and duly adopted on May 20, 2026.

**RESOLUTION TO AWARD THE BID FOR THE WARREN ROAD SEWER DISTRICT FARRELL ROAD PUMP STATION EMERGENCY GENERATOR TO PANKO ELECTRICAL & MAINTENANCE, INC.**

**RESOLUTION 26-67**

**RESOLUTION TO AWARD THE BID FOR THE WARREN ROAD SEWER DISTRICT FARRELL ROAD PUMP STATION EMERGENCY GENERATOR TO PANKO ELECTRICAL & MAINTENANCE, INC.**

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

WHEREAS, due to the need for an emergency generator at the Farrell Road pump station in order to avoid disruption of service during a power outage, the Town of Lansing Town

Board (hereinafter referred to as Town Board) intends to install a generator at that pump station utilizing the services of an outside contractor. One bid for the project was received with a lump sum price of \$18,850.00; and

WHEREAS, the sole Bidder is Panko Electrical & Maintenance, Inc. of Binghamton, NY, with a Bid of \$18,850; and

WHEREAS, the bid was reviewed by T.G. Miller, P.C. engineers for compliance with bidding requirements and they have verified that Panko Electrical & Maintenance, Inc. is not listed on the NY State Agency Debarment List or Federal Exclusions List; and

WHEREAS, the New York Office of General Services (OGS) has procured and issued the NYS HIRE Contract PC69013 with Better Power Inc. The Town Board can “piggyback” on the OGS contract for procuring the generator and automatic transfer switch. A quote of \$43,682.90 was provided for the generator and transfer switch; and

WHEREAS, upon consideration of the foregoing premises and the scope of the project, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Town Board accepts the Bidder, Panko Electrical & Maintenance, Inc, in the amount of \$18,850; and be it further

RESOLVED, that the Supervisor of the Town of Lansing be authorized to sign the Notice of Award and execute all Contract Documents associated with this Contract and to execute a purchase agreement with Better Power Inc. for the generator and automatic transfer switch.

The question of the adoption of such Resolution was duly motioned by Councilperson Laurie Hemmings, duly seconded by Councilperson Christine Montague, 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 May 20, 2026.

### **RESOLUTION AUTHORIZING REFUND OF DATA CENTER OVERPAYMENT OF SITE PLAN REVIEW FEES**

#### **RESOLUTION 26-68**

#### **RESOLUTION AUTHORIZING REFUND OF DATA CENTER OVERPAYMENT OF SITE PLAN REVIEW FEES**

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

WHEREAS, the Town had long known it needed to update its fee schedules and commenced that work in 2025 to ensure fees were reasonable and fair for all sorts of varying projects of differing sizes, an interim adjustment to the Planning Fee Schedules was approved at the April 6, 2026 Town Board meeting, and a consultant is in the process of being engaged to continue this ongoing and necessary work; and

WHEREAS, the applicant presented valid legal and equitable arguments respecting the fee and reserved all rights paying such fee under protest, and the Town Board finds that the fee policy and existing law each and both support the refund of the excess amounts paid; and

WHEREAS, this action is classified as a Type II SEQRA Action and, upon due deliberation by the board, it is hereby RESOLVED as follows:

1. Based upon the maximum site plan application and review fee of \$4,000, the Town

Supervisor be and hereby is authorized to refund, or cause to be refunded, to the applicant \$445,000.

2. Such refund and this determination are: (i) without prejudice to the Town’s authority, right, or ability to develop and use payment in lieu of tax agreements, host community agreements, and escrow and developer agreements for certain project review costs or extraordinary expenses, including but not limited to the recovery of certain allowed costs and expenses for other permits, applications, and reviews, any needed or desirable environmental and stormwater analyses and reviews, and costs for any special districts that may be formed for or in support of the project; and (ii) limited in scope and application only to the site plan review fee as paid.

The question of the adoption of such Resolution was duly motioned by Councilperson Christine Montague, 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 May 20, 2026.

**RESOLUTION AUTHORIZING PROCUREMENT OF SPECIALIZED ENVIRONMENTAL SERVICES FOR 10 TOWN BARN ROAD**

This will be paid for with funds from the capital project. It was stated that the project will still be under budget.

**RESOLUTION 26-69**

**RESOLUTION AUTHORIZING PROCUREMENT OF SPECIALIZED ENVIRONMENTAL SERVICES FOR 10 TOWN BARN ROAD**

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

WHEREAS, in June 2025 the Town began construction of the new Department of Public Works Garage on Town owned land at 10 Town Barn Road; which includes, among other building and site improvements, the decommissioning and removal of an existing above-ground fueling island and replacement with a new, above-ground fuel island; and

WHEREAS, on April 24, 2026 in the process of excavating existing soils to establish a proper and suitable subgrade for the new fuel island and adjacent pavements, unsuitable subgrade soils were encountered that exhibited visual and olfactory characteristics of contamination by petroleum; and

WHEREAS, on April 24, 2026 the Director of Public Works/Highway Superintendent promptly reported the discovery of the soil contamination to the New York State Spill Hotline; and

WHEREAS, the New York State Department of Environmental Conservation (“NYSDEC”), Division of Remediation has assigned a Spill Number 2600721 named “Historic at DPW Facility”; and

WHEREAS, the Director of Public Works/Highway Superintendent has taken immediate action under the guidance and oversight of the NYSDEC Spill Responder to properly remove and temporarily store any excavated soil exhibiting contamination, together with collecting and temporarily storing ground and surface waters entering the open excavation by means of pumping such waters into a storage tank supplied and mobilized by Momentum Environmental (“Momentum”) of Bath, New York, a third party company specialized in environmental remediation; and

WHEREAS, Momentum is currently contracted by NYSDEC, Region 7 to provide emergency spill response, environmental remediation and environmental investigation and maintains the necessary State permits and licenses to handle, transport and properly dispose of contaminated soil and water; and

WHEREAS, Momentum has submitted to the Town a Master Services Agreement and detailed Scope of Work dated April 30, 2026 to provide the necessary equipment, vehicles, materials and labor to perform the specialized environmental work required to properly manage, transport and dispose of petroleum impacted soils and waters; and

WHEREAS, the Town recognizes that time is of the essence to remediate this unforeseen occurrence of contamination, mitigate the potential for further contamination of soils through water migration, protect the existing Town Highway Barn and property, and protect the health, safety and welfare of Town Personnel, and as such immediate emergency action is required; and

WHEREAS, consistent with General Municipal Law § 103(4), in the case of a public emergency arising out of an accident or other unforeseen occurrence or condition whereby circumstances affecting public buildings, public property or the life, health, safety or property of the inhabitants of a political subdivision or district therein, require immediate action which cannot await competitive bidding or competitive offering, contracts for public work or the purchase of supplies, material or equipment may be let by the appropriate officer, board or agency of a political subdivision or district therein; and

WHEREAS, it is understood that the Proposal #PQ002449, dated April 30, 2026, was prepared prior to additional digging and discovery of a larger area of contamination, bringing the tonnage of contaminated soil to three to four times more than the 500 tons itemized in the proposal, and due to continued rain bringing the additional groundwater to a greater tonnage than itemized, it is estimated that the amount of the remediation could be more than triple that of the April 30 proposal; and

WHEREAS, a detailed scope of work and agreement have been developed for the performance of the specialized environmental services, and the Town Board has fully reviewed the same, and therefore the Town Board has

RESOLVED, that the Director of Public Works/Highway Superintendent be and hereby is authorized to execute the Master Services Agreement and Scope of Work with Momentum Environmental by, for, on behalf of, and in the name of the Town of Lansing; and further

RESOLVED, to approve expenditures up to but not to exceed \$500,000 for the remediation of the contaminated site for removal of contaminated soil and water, should the amount of soil and groundwater exceed the proposed amount of 500 tons of soil and 90 tons of groundwater.

The question of the adoption of such Resolution was duly motioned by Councilperson Judy Drake, 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 May 20, 2026.

## **BOARD MEMBER REPORTS**

### **Judy Drake**

No report.

### **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  
May 2026**

**Lansing Housing Authority, April 27**

- The accounting firm Insero presented their audit of the LHA Board’s finances for the year.
- LHA needs to find new insurance for the building and liability because their previous policy was canceled.
- Woodsedge management has installed new washers and dryers to be used with a card system. They are also talking with a prospective renovation contractor and cabinet suppliers to be able to upgrade kitchens during unit turnovers.

**Tompkins County Youth Services Advisory Board, April 27**

- We had a presentation from the Tompkins County Workforce Development Deputy Director. She described the county programs available to help young adults become “job ready” through assessment, guidance through goal-making, and support in the search.

**Interviews for Board of Ethics, May 4**

- Four of us took part in interviewing the two applicants for one opening on the Board of Ethics.

**Conservation Advisory Council, May 6**

- The group talked more about what’s needed to set up a BioBlitz this summer for the meadow so we will know what plants and animals are currently living there. Coordination of education, schedules, parking, and restrooms was discussed.
- Our rep from Southern Tier 8 Economic Development Organization is the contact for getting Climate Smart Community (CSC) designation. She is helping the Town get designated a CSC by compiling the actions the Town has done, and by filling out a climate smart resiliency planning tool with input from Ruth. We should know by August whether the Town will have enough points to get Bronze designation. Other future actions the CAC can help with includes making an adaptation plan.
- The committee discussed concerns regarding the status, maintenance, and long-term oversight of landfill sites located within the Town of Lansing.
- They also discussed opportunities to work with Soil and Water Conservation District staff on future planting and restoration projects along Salmon Creek.
- One member asked for Open Meetings Law training for the CAC.

**Rethinking Affordable Housing: Codes, Design & Community, May 12**

- This was an online session run by the University of Virginia Architecture School, for UVA alums. They talked about making sure the people in need of housing are involved in the planning, design, and review of codes. We learned about durability of building materials and ways to build inexpensively but also for durability and climate resilience. Americans depend on housing for long term stability, but are unique in the world for being more migratory, therefore making most housing with lighter materials. New types of small housing include alley flats, accessory dwelling units (ADUs), pocket neighborhoods oriented around a common space, tiny houses, pre-fabricated parts, and the ability to age-in-place. For these alternatives to be considered, codes need to be in place to allow affordable and green design, speed of permitting, and options besides single-family houses.

**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  
May 2026**

**New York Planning Conference  
April 19–21, 2026**

*Katherine Ember, AICP “Why Design Guidelines Matter”*

Katherine Ember emphasized that communities feel more cohesive and enjoyable when they follow clear design standards. She highlighted key elements such as streetscapes, building design, and historic preservation, explaining how these components work together to create a unified visual identity. The concept of “Complete Streets” was also discussed as a strategy to ensure roadways are safe and accessible for all users.

Ember outlined how municipalities can adopt and implement design guidelines through planning and zoning processes, stressing the importance of community involvement throughout.

**Key Takeaway:**

Design guidelines are practical tools that enhance community appearance, functionality, and overall livability.

*David Plante, AICP, CEP “Beyond the Rulebook: Navigating Ethical Dilemmas in Planning and Zoning Board Decisions”*

This session explored the complexities of decision-making beyond procedural compliance, focusing on situations where legal requirements and ethical responsibilities may not align. A central theme was maintaining impartiality while managing external pressures such as community expectations and potential conflicts of interest.

Through interactive, scenario-based discussions using anonymized case studies from across New York, participants examined common ethical “gray areas,” including conflicts of interest, ex parte communications, the appearance of impropriety, social media interactions with applicants, personal relationships in small communities, and the tension between representing constituents and serving in a quasi-judicial role.

Attendees engaged in “what would you do?” exercises to evaluate how different boards handled challenging situations and the outcomes of those decisions. The session concluded with practical strategies for identifying ethical risks, making defensible decisions, and fostering a culture of integrity.

**Key Takeaway:**

Ethical awareness, consistency, and sound judgment are essential for effective planning and zoning governance.

*Sarah K. Yackel, AICP “Navigating SEQRA”*

During this session in the Fennimore Room, Dennis R. Bagamani presented an overview of the State Environmental Quality Review Act (SEQRA), with a focus on its coordinated review model.

The presentation explained that SEQRA requires state and local agencies to evaluate environmental, social, and economic impacts as part of the decision-making process. This approach ensures that development proposals are reviewed comprehensively before approval.

Key topics included the different types of SEQRA actions (Type I, Type II, and Unlisted) and how they determine the level of environmental review required. The session also emphasized the value of coordinated review among agencies to streamline processes and improve efficiency.

**Key Takeaway:**

SEQRA is a structured framework that supports informed decision-making by helping agencies identify and mitigate potential impacts early in project planning.

*Max Stach, AICP “When the Answer is ‘No’: How to Defensibly Disapprove Site Plans, Subdivisions, and Other Land Use Applications”*

This session focused on how to defensibly deny land use applications within the framework of SEQR and local regulations. The speaker emphasized that denials must be grounded in clearly established site plan and subdivision standards.

Participants were advised on the importance of building a strong administrative record, clearly defining board authority, and adhering to legal and procedural requirements. Best practices included ensuring fairness to applicants, properly timing decisions, avoiding procedural errors, and coordinating disapprovals with SEQR and General Municipal Law (GML) review processes.

**Key Takeaway:**

Defensible decision-making depends on consistency, transparency, and strict adherence to established procedures and legal standards.

*Frank Armento, AICP “SEQRA Meets Environmental Justice: Preparing for DEC’s Proposed Amendments”*

This session addressed proposed updates to SEQRA regulations under New York State’s Environmental Justice Siting Law. The changes require agencies to more thoroughly evaluate impacts on disadvantaged communities, including cumulative environmental burdens, and to incorporate these considerations into environmental impact statements.

Agencies were encouraged to begin using draft SEQR forms and guidance tools, as environmental justice criteria will need to be explicitly addressed during project reviews. The updates aim to improve consistency, transparency, and the overall effectiveness of the review process, particularly for housing and development projects.

**Key Takeaway:**

Agencies should proactively begin using draft SEQR forms and guidance tools to ensure compliance with new requirements that explicitly incorporate environmental justice criteria into project review.

*Diana Smith “Public Engagement and Conflict (Part 2): Turning Challenge into Opportunity”*

This session focused on managing conflict in public engagement, framing disagreement as a constructive force rather than a problem to avoid. Diana Smith built on prior discussions and introduced strategies to support more productive dialogue in public settings.

The presentation emphasized communication tools that help participants navigate disagreements effectively and use conflict as an opportunity to strengthen relationships and build more cohesive communities, particularly among civic leaders.

**Key Takeaway:**

Effective public engagement embraces conflict as an opportunity for collaboration and stronger community outcomes.

**Cayuga Solar Strategy Discussion**

**Wednesday, April 22·12:00 – 1:00pm**

Ruth and I met with Matthew A. Eldred to discuss our thoughts on the Cayuga Solar Host Community Agreement.

**Parks, Recreation, and Trails Working Group**

**Meeting Date: April 23, 9:00 AM**

The Working Group reviewed progress on the Comprehensive Master Plan with consultant Josiah Simpson. A subgroup has identified key trail routes, priority landowners for outreach, and several “choke points,” including a proposed Gulf Creek crossing via the existing Triphammer Road bridge. MJ will explore safety improvements for this location.

Additional constraints include large private parcels. One landowner (Sun Down Farm) has declined trail access, though alternative routes are available. The plan will include a general greenway map and key destinations. The WG requested a broader list of tax parcels along proposed routes, not just adjacent properties.

Members also discussed integrating trail access considerations into the Town's ongoing zoning code revision.

**Survey Update:**

Preliminary results show about 75% of respondents support or strongly support town trails, while roughly 20% oppose them. Main concerns include cost, competing priorities, and property rights. Full results will be shared with the Working Group.

**Planning Board**

**Monday, April 27-6:30 – 8:30pm**

\* Minor subdivision at 8–18 Verizon Lane and 6 Verizon Lane in the IR zoning district. The proposal would divide an existing 13.21-acre parent parcel into two parcels: Parcel 30.-1-16.32 (9.15 acres) and Parcel 30.-1-16.31 (4.06 acres). Although the parcels are already separated by a lease line, they have not been formally subdivided before. Topics included the subdivision layout, fire turnaround access, and outstanding required materials. The project was tabled to return to the Planning Board in May pending submission of the remaining materials.

\* Special Use Permit request for 8–18 Verizon Lane (TPN 30.-1-16.32) in the IR zoning district. The proposal would allow a volleyball court inside an existing building to operate as an indoor recreation facility. The project was classified as a Type II SEQR action, meaning no further environmental review was required. The board discussed the building's prior use as a trade show space, its conversion to volleyball use, and the possibility of adding pickleball in the future. The facility would mainly serve players and coaches for practices and training sessions, with up to 12 participants at a time. Lighting, parking, and restroom facilities were also reviewed. The Planning Board recommended approval of the special use permit to the Town Board, with the condition that indoor recreation activities not exceed the site's existing parking capacity.

\* Minor subdivision at 40 Newman Road (TPN 7.-1-23.2) of an existing 82.03-acre parcel in the AG zoning district. The proposal would create Parcel 1 (2.71 acres) and Parcel 2 (2.49 acres), along with four lot line adjustments affecting an additional 2.379 acres of the property. The project was classified as an Unlisted/Uncoordinated SEQR action, requiring a SEAF Part 2 review, and was considered for a public hearing and SEQR review. The board approved the subdivision requests without conditions.

\* Minor subdivision project at 204 Wilson Road involving the division of an existing 6.146-acre property into two parcels: Parcel A consisting of 1.229 acres and Parcel B consisting of 4.917 acres. The property, identified as Tax Parcel No. 27.-1-36.24, is located within the RA Zoning District. Under SEQR, the project is classified as an Unlisted/Uncoordinated Action and requires completion of SEAF Part 2. Anticipated actions for the project include a sketch review, public hearing, and SEQR review. Board set a public hearing for May 18, 2026.

\* Site Plan Review – Scott Kobylarz, TeraWulf Representative, 228 Cayuga Drive TPN 11.-1-3.212 and TPN 11.-1-3.211

Project Description: Site Plan Review of proposed data center. Phase 1 includes the creation of three 50 MW buildings and expanding infrastructure on a 433-acre vacant and former industrial site. This project is located in the IR zoning district.

Scott Kobylarz, Site Lead – Adam Millsbaugh, Cayuga Data Construction Manager and John Marabella, Sr Construction Manager at Summer were present to discuss this project and gave a brief presentation. A copy of the presentation is available in the Public Documents section of the Town website.

Aimee Caffrey recused herself.

- Discussion focused on how to move forward with the project application. The Board determined that a complete application has not yet been submitted and stated that a complete application is required before the review process can proceed.
- Public hearings will be conducted as part of the Site Plan Review once a complete application is received.
- The Planning Board was asked to provide comments by Friday, May 1, 2026.

**Meet with Mikey, Lunt**  
**Friday, May 1-12:00 – 1:00pm**

With the weather getting warm again we met to decide on the exact location of the Benjamin Joy historic marker. Mikey's crew will be installing it soon.

BENJAMIN JOY  
1800-1869. LED NYS MOVEMENTS  
FOR ABOLITION & TEMPERANCE.  
KEPT STATION ON UNDERGROUND  
RAILROAD IN LUDLOWVILLE.  
LIVED ON THIS PROPERTY.

**Owasco Lake Watershed Management Council, Inc.**  
**Tuesday, May 19-10:00 – 11:30am**

- \* Director's Summary
- \* Treasurer's Audit and Finance Report
- \* Lake Level Report
- \* Cayuga County Parks and Trails Conservation Projects Update
- \* NYSDEC Finger Lakes Watershed Program
- \* Owasco Watershed Lake Association Update
- \* Watershed Inspection Monthly Report

**Ruth Groff**

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.

**Ruth Groff**  
**Supervisor Report**  
**May 2026**

My job envelops all aspects of town business, engaging with taxpayers, overseeing day-to-day administration, meetings with external organizations and internal committees, personnel issues, and coordinating the Town Board meeting agenda with the Town Clerks.

I continue to oversee the Planning Department, but I rely on the professional input from MRB Group and current staff.

I continue to act as the grant administrator for the Zoning Update grant from the New York Department of State.

I have been a member of the negotiating team for the Yellow Barn Solar (YBS) project, with guidance from Matt Eldred at the law firm of Harter, Secrest, & Emery. Matt has a state-wide reputation of being one of the best attorneys specializing in energy. Together with Joseph Wetmore and the Mayor of the Village of Groton, we are in the final stretch of the process with YBS and the New York State Office of Renewable Energy Sitings (ORES).

**April 16, 10 AM: Monthly Construction Manager Update**

- Monthly review of the Department of Public Works (DPW) project with the Construction Manager from LeChase Construction Services. The project is still under budget and within a week or two of schedule.

**April 16, 1 PM: Group of Six**

- The Supervisors and Mayors of the Village of Cayuga Heights, Town of Dryden, City of Ithaca, Town of Ithaca, Town of Lansing, and Village of Lansing discussed the Intermunicipal Wastewater Agreement revisions.

#### **April 17, 10 AM: Interviewed Delaney CMS**

- Joseph Wetmore and I interviewed Joseph and Mary Delaney of Delaney CMS, LLC to provide engineering services to the Town of Lansing for the purpose of performing a study to determine the Planning and Land Use Fee Structure for the Town. This organization has recently performed a similar service for the Town of Ithaca, and we have received favorable reports from Ithaca staff.

#### **April 19 – 21: New York Planning Federation Conference, Cooperstown, NY**

- Sessions Attended:
  - *Why Design Guidelines Matter*, Speaker: Katherine Ember, AICP
    - This session highlighted design guideline principles and discussed the various types of design guidelines, including streetscape, street design, Complete Streets, building, and historic preservation design guidelines.
  - *Boost Your Confidence While Building Community*, Speaker: Michael N'dolo
    - An interactive session that focused on ways that make a difference in how you are perceived by others – confidence level and approachability.
  - *Navigating SEQOR – CM*, Speaker: Sarah Yackel, AICP
    - An introduction to SEQOR with an overview of the SEQOR process, Type I, Type II, and Unlisted actions and the sequence of making a positive or negative declaration on a project's potential to have an adverse impact on the environment. The procedures for conducting environmental review in compliance with State law were discussed and the Environmental Assessment Form and Environmental Impact Statement process was reviewed.
  - *Built to Work: Strategies for Creating Implementable Long-Range and Strategic Plans*, Speaker: Matt Horn
    - This session focused on key elements of plans and planning processes that will result in actionable long-range and strategic plans.
  - *Public Engagement and Conflict: Turning Challenge Into Opportunity*, Speaker: Diana Smith
    - This session provided a unique perspective about the value of disagreement. The speaker provided tools for fostering more authentic engagement, a benefit for everyone – especially leaders who want to build a stronger community.

#### **April 22, 12 PM: Cayuga Solar Strategy Meeting**

- Joseph Wetmore and I met with Matthew Eldred of Harter Secrest to coordinate our approach to our upcoming Cayuga Solar's Host Community Agreement discussions.

#### **April 22, 1 PM: Bolton Point Personnel and Operations Meeting**

- The committee approved the March minutes, then heard reports from the Shop Steward, Production Manager, Distribution Manager, Finance Manager, Human Resources Manager, and General Manager. The Shop Steward had nothing new to report. The Production and Distribution Managers shared lists of training courses that their staff attended. The General Manager told of events that he and his staff participated in, as well as upcoming professional events that BP attends or participates in.

#### **April 22, 3:30 PM: Zoning Advisory Committee**

- The committee worked through the list of questions provided by the Colliers' consultants (who were not present). The questions related to the zoning as it currently is and how the committee envisions the changes that are needed to provide clarity, consistency, and compliance with the Comprehensive Plan.

**April 23, 9:00 AM: Meeting with Cayuga Solar**

- Joseph Wetmore, Matthew Eldred (Harter Secrest), and I met with representatives from Cayuga Solar to discuss the Host Community Benefit Agreement. It was a preliminary discussion, so no conclusion was reached at this meeting.

**April 23, 10:00 AM: Meeting with Town Engineers from TG Miller and the Town Planner**

- Nathaniel Rogers and I met with David Herrick and Dondi Harner from TG Miller to clarify relationship between the Planning Department and TG Miller. The discussion was for the benefit of the new Planner, Nathaniel Rogers, for him to gain an understanding of when TG Miller will be involved in projects.

**April 23, 1:00 PM: Attended the Ithaca Area Economic Development Event**

- I attended this brief event at the Ithaca Downtown Conference Center, where Secretary of State Mosley presented a \$10M check to Ithaca for downtown revitalization.

**April 28, 6:30 PM: “Talk With the Town”**

- Judy Drake and I hosted the first town hall type event called “Talk with the Town.” More than twenty people attended this Question & Answer session for an opportunity to have their questions answered directly from Town Board Members. The mood was civil and the questions were thoughtful and respectful. Being the first event of this kind, we came away with some lessons learned especially about audio and technological issues in the room. We look forward to more quarterly sessions such as this in months to come.

**April 30, 9:00 AM: Highway Barn Committee**

- Guy Krogh, David Herrick, Mike Moseley, and I met with Lee Stepp and Randy Jordan (both from LeChase) for a monthly update on the progress of the Department of Public Works (DPW) building. We are still under budget and within a week or two of schedule.

**May 1, 11:30 AM: Meeting with Insurance Agent**

- I met with the Town’s insurance agent to ask questions about insurance requirements for volunteer groups.

**May 5, 10:00 AM: Monthly Check-in Meeting with Representative from the State’s Smart Growth Program**

- Joseph Wetmore and I, along with consultants from Colliers Engineering, met with Allison Bodine, Revitalization Specialist with New York Department of State, for a monthly check-in meeting as a requirement of the Smart Growth grant under which the Zoning Update Project is funded.

**May 5, 11:00 AM: Water, Sewer, and Stormwater Committee (WSSC)**

- The monthly WSSC meeting was attended by Mike Moseley, Guy Krogh, David Herrick, Greg Weatherby (Bolton Point), Johnathan Licitra, and me. Topics discussed were: (1) sewer units used and remaining for the Village Solar apartment project; (2) agreement among members that the data center needs to work with the Town of Lansing rather than Bolton Point regarding water usage, since it is the Town’s infrastructure that will be used; and (3) update provided that easements are slowly coming in for the water main project.

**May 6, 6:30 PM: Conservation Advisory Committee (CAC)**

- I attended the first portion of the CAC meeting when the representative from the Southern Tier 8 Regional Board (the Climate Smart Communities [CSC] facilitator) was present to go over the actions that the Town has completed and those that we still need to complete in order to apply for Bronze Status as a Climate Smart Community. Bronze Status will bring more funding opportunities for the Town. Thus far she has documented 150 points (120 points are required for Bronze), but she wants to make sure that we have enough should any of the actions she has

identified are rejected by the State. She will be submitting the application the week of May 18.

**May 7, 8:30 AM: Monthly Elected Officials Meeting**

- Elected Officials is a monthly meeting of elected officials in the county (mayors, supervisors, and county administrator).

**May 7, 1:30 PM: Joint Committee Meeting of Municipal Health Insurance Consortium (MHIC)**

- As the alternate representative from Lansing, I attended this annual meeting of the MHIC. Presentations were made by the Executive Director as well as representatives from Excellus. Highlights and statistics were shared about the prior year, and expectations were set for the coming year's rates.

**May 7, 3:45 PM: Bolton Point Budget and Finance Committee**

- The financials were consistent with prior year at the same time with no remarkable activity. The Budget Adoption Schedule was reviewed, and we were informed that draft statements from the annual audit are in process.

**May 7, 4:00 PM: Bolton Point Commissioners Meeting**

- The Commissioners approved the April minutes, then heard reports from the Production Manager, Distribution Manager, Finance Manager, Human Resources Manager, and General Manager. The Production and Distribution Managers shared lists of training courses that their staff attended. The General Manager told of events that he and/or his staff participated in, as well as upcoming professional events that BP attends or participates in. Two Resolutions were passed: (1) Resolution to Approve Awarding the Raw Water Pump Station Electrical Upgrade Project Contract #1A to Robertson Development and Construction, LLC, and (2) Resolution to Approve Awarding the Raw Water Pump Station Electrical Upgrade Project Contract #1C to Ferguson Electric. Agendas for all Commissioners' meetings are found on the Bolton Point website: <https://www.boltonpoint.org/commission-meeting-packets>

**May 8, 9:00 AM: Local Government Leaders Meeting**

- This is a monthly meeting hosted by Jennifer Tavares, Director of Community Relations, Cornell University, which includes government officials from around the county. The meeting includes updates from Cornell on activities that affect the County, as well as updates from those on the call with activities in their municipalities that may affect other municipalities and/or Cornell.

**Other tasks completed since last Board Meeting:**

- On May 11, I submitted the Year 3 Application for the Electric Generation Facility Cessation Mitigation program. This is the State program designed to compensate municipalities for the lost tax revenue from facilities that have ceased operation. The State provides seven years of funds for such losses, starting with 80% of the lost PILOT revenue minus the Property Tax received in the program's first year, and reducing those funds by 10% each year through year 7.

Ruth also stated:

The Zoning Update Survey is open through the end of this month and asked people to please fill it out.

**WORK SESSION MEETING ITEMS OF DISCUSSION**

**Discussion Regarding Volunteer Groups/Agreements**

Insurance – Judy reported on Town insurance covering volunteer groups. If the Town has an agreement with the volunteer group and a member is performing tasks as a volunteer, they are covered under the Town's insurance. They should sign in when working. It is recommended that Town staff work with them. No motorized equipment should be used. The Board suggested Guy Krogh revise the contracts and create a sign in form.

**America 250 Celebration**

The Town will have a table or booth at Myers Park on June 13, 2026. Do Board Members want to be there? Judy will sign the Board up for a table.

**Talk With the Town**

Ruth and Judy stated about 20 people attended the first meeting and it went well. The next meeting will be on July 29, 2026, 6:30 p.m. – 8:00 p.m. with Ruth and Joe.

**MOTION TO ENTER EXECUTIVE SESSION**

Supervisor Ruth Groff moved to **ENTER EXECUTIVE SESSION TO DISCUSS PROPOSED, PENDING OR CURRENT LITIGATION; 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; AND INFORMATION RELATING TO CURRENT/FUTURE INVESTIGATION OR PROSECUTION OF A CRIMINAL OFFENCE AT 8:55 PM.**

Councilperson Joseph Wetmore seconded the motion.  
All in Favor - 5                      Opposed - 0

**MOTION TO EXIT EXECUTIVE SESSION**

Councilperson Joseph Wetmore moved to **EXIT EXECUTIVE SESSION AT 10:54 PM.**

Councilperson Laurie Hemmings seconded the motion.  
All in Favor - 5                      Opposed - 0

**MOTION TO ADJOURN MEETING**

Supervisor Ruth Groff moved to **ADJOURN THE MEETING AT 10:55 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 Megan Dorritie, Special Counsel, and executed by the Town Clerk.

Respectfully submitted,

Deborah K. Munson, RMC  
Town Clerk