

REGULAR TOWN BOARD MEETING
August 19, 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: Mary Ellen Albrecht, Bookkeeper, Nathaniel Rogers, Director of Planning, Patrick Tyrrell, Director of Parks & Recreation, Mike Moseley, Director of Public Works/Highway Superintendent, Mike Richardson, Lawrence McCann, Dan Graybeal, Alissa Newton, Dorota Kossowska, Aimee Caffrey.

PRIVILEGE OF THE FLOOR – COMMENTS

Data Center

Four (4) people present at the meeting stated they were against the data center in the Town of Lansing.

Key concerns:

Environmental Integrity
Economic and Social Impact
Noise and Aesthetic Nuisance
Infrastructure Creep

Traffic, Walking and Bike Paths

One resident spoke about the traffic congestion at the intersection of East Shore Drive and NYS Route 34B. Maybe a three-way stop at that intersection would help traffic flow.

They also spoke about the subdivision at 0 North Triphammer Road, stating that maybe that could connect to other subdivisions with walking and bike paths.

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
August 2026

NEW DEPARTMENT OF PUBLIC WORKS BUILDING:

- Construction of the new Department of Public Works building continues to move forward and is currently on budget.

ROAD WORK AND MAINTENANCE:

- Crews worked at multiple locations throughout the Town to assess and replace culvert pipes as needed. This work includes identifying failing or undersized pipes, removing existing culverts, installing new piping to improve drainage, and restoring the surrounding areas to ensure proper water flow and roadway stability.

FLEET:

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

WATER MAIN BREAK

- Crew members responded to and repaired a water main break at 30 Buck Road, working into the evening on Wednesday, July 29, to restore service, complete necessary repairs, and ensure the affected area was safe and fully operational. Thank you to Bolton Point and Lansing Fire Department for your assistance!

EMMONS ROAD WATER TANK

- The DPW is working with IXOM and Bolton Point to replace the panel and mixing valve at the Emmons Road water tank.

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.

STORMWATER MANAGEMENT

- Mike Moseley, Stormwater Management Officer, and representatives from T.G. Miller conducted an inspection of two bioretention practices within Drainage District #12.

INTERMUNICIPAL:

- The Town collaborated with the New York State Department of Transportation (NYS DOT) to clear and remove storm debris following the July 19, 2026 storm event. Efforts included roadway cleanup, removal of fallen trees and branches, and addressing debris that impacted travel routes to help restore safe conditions for residents and motorists as quickly as possible.
- The Highway Superintendent as well as other DPW crew members attended Bolton Point’s 50th Anniversary open house.
- The DPW assisted Tompkins County Highway on Conlon Road by providing trucks.

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 Highway Superintendent as well as other DPW crew members attended Bolton Point’s 50th Anniversary open house.
- 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.

Supervisor Ruth Groff stated the DPW facility is on schedule and on budget.

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.



August 2026

Parks and Recreation Department Update

Recreation

Current & Upcoming Programs:

- **Camps & Clinics:** Horseback Riding Camp (7/6–8/28), Sports Academy (7/7–7/9), Cheerleading Camp (7/13–7/17), Summer Art & Nature Camp (8/3–8/21), Wizarding Camp, Pitching Clinics, and Youth Softball Skills Clinics.
- **Youth Sports & Leagues:** Lansing Watercats Swim Team, Hitcats Fall Travel Baseball, Girls Flag Football, Youth Football, Youth Cheerleading, Flag Football, and Summer GirlStrong.
- **Adult & Community Programs:** Wednesday Adult Sailing (7/8–8/19), Adult Strength & Stretch, Cardio-Step, and Morning YogaChi.

Program Highlights & Updates:

- **Myers Park Day Camp:** Successfully concluded another great season.
- **Adam Heck Soccer Camp:** Celebrated its 30th anniversary with record-breaking attendance, hosting over 330 participants.
- **Fall Athletics:** Registration and preparations for fall sports leagues are underway.

Parks

August has seen a high volume of activity across Myers Park. I want to recognize our staff for their hard work and commitment, which ensured our recent community events executed seamlessly.

- **Destination Event (Aug. 6):** Hosted a highly successful evening with strong community turnout.
- **Women Swimmin’ for Hospicare (Aug. 8):** Successfully hosted the event with immense support from local volunteers. Discussions are underway regarding making Myers Park the permanent venue.
- **Storm Damage (July 18):** Severe weather caused notable damage across Myers Park, resulting in lost trees, downed limbs, and damage to several camper units. Cleanup efforts remain ongoing.
- **Connectivity Challenges:** Spotty Wi-Fi service continues to impact park revenue, and weak cellular coverage within the park remains a primary concern for campers and staff.
- **Water Quality Monitoring:** Lifeguards and staff continue daily monitoring for Harmful Algal Blooms (HABs).

Trails

- **Hazard Mitigation:** Crews cleared standing dead ash trees to improve trail safety.
- **Easement Development:** Preparations are pending to begin work on the easements granted by Jack Young.
- **Routine Upkeep:** Mowing, brush clearing, and general trail maintenance continue as scheduled.
- **Planning & Governance:** The Trails Working Group convened on August 13.

Town Hall & Community Center Facilities

- **Town Hall HVAC & Site Restoration:** Carpentry work inside Town Hall is complete, and remaining system adjustments are being addressed. Contractor crews from Halco completed topsoil restoration and reseeded the field behind Town Hall. HVAC installation continues to move toward final completion.
- **Community Center HVAC:** The AC units continue to experience weekly operational failures. While staff successfully troubleshoot and restart the system each time, a long-term solution or overhaul is becoming increasingly necessary.
- **Groundskeeping:** Maintenance staff removed several dying trees and trimmed surrounding foliage near Town Hall.

Recent Meetings & Interdepartmental Coordination

- Department Head Meeting
- Personnel Committee
- Interdepartmental Coordination
- Trails Working Group
- Tompkins County Recreation Directors
- Women Swimmin’ for Hospicare Planning
- Lansing Central School District (LCSD) – Administration & Scholarships
- Paddle-N-More
- Friends of the Lansing Community Trail (FOLCT)
- Friends of Salt Point (FOSP) – Site Walkthrough
- Halco Contracting – Facilities Troubleshooting

This summary highlights key operational activities and facility updates across the department. Please reach out directly if you have questions or would like to schedule an individual briefing.

Pat also reported:

Lighthouse – Volunteers John Dean and Andy Aasen repaired mortar damage on the lighthouse. However, John indicated a need for younger volunteers to take over future maintenance.

Storm Damage - Significant tree and fence damage occurred in August. A large fence near the pavilion requires replacement, and several large limbs fell in the park, though no injuries were reported.

DIRECTOR OF PLANNING REPORT – NATHANIEL ROGERS

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.

**Planning & Code Enforcement
August 2026 Report**

Zoning Code Update

The Zoning Advisory Committee continues to work with consultants from Colliers Engineering to update the Town of Lansing’s Zoning Code. A draft summary of public comments has been created, which will be reviewed at the next Zoning Advisory Committee meeting. Staff continue to meet with a representative of the New York Department of State to provide updates on the Town’s progress.

Staffing Update

Planning & Code Enforcement has now returned to full staffing levels. A new Senior Code Enforcement officer started on August 3rd, filling a position which became vacant due to a retirement in mid-July. A Planner also started with the Department on August 17th.

Planning Board Projects

The following were heard at the July 27th Planning Board Meeting

- a. **Project:** Minor Subdivision - 8-18 Verizon Lane
Applicant: Bill Duthie, Owner
Location: 8-18 Verizon Lane TPN 30.-1-16.32, 6 Verizon Lane TPN 30.-1-16.31
Project Description: Minor Subdivision of the existing 13.21-acre lot to create Parcel 30.-1-16.32 (9.15 ac) and Parcel 30.-1-16.31 (4.06 ac). Proposed parcels are currently separated by a lease line and have not been formally subdivided at this time. This project is located in the IR zoning district.
SEQR: Unlisted/Uncoordinated Action
Anticipated Action: Consideration of proposed subdivision, Approved

- b. **Project:** Site Plan Review - 8-18 Verizon Lane
Applicant: Bill Duthie, Owner
Location: 8-18 Verizon Lane TPN 30.-1-16.32
Project Description: Site Plan Review of proposed expansion of existing United Storage Complex. The project plans to construct a 40’ x 70’ (2,800 SF) commercial/industrial building on a vacant ¼-ac lot just southwest of 18 Verizon Lane and east of 10 Verizon Lane. This project is located in the IR zoning district.
SEQR: Unlisted/Uncoordinated Action
Anticipated Action: Consideration of proposed site plan, Approved

- c. **Project:** Site Plan Review - 339 Jerry Smith Road
Applicant: Melissa Aucompaugh, Environmental Design Partnership Representative
Location: 339 Jerry Smith Road TPN 16.-1-10.2
Project Description: Site Plan Review of proposed large scale battery energy storage facility. This project is located in the AG zoning district.
SEQR: Unlisted Action
Anticipated Action: Public Hearing

- d. **Project:** Major Subdivision - 0 North Triphammer Road
Applicant: Wayne Britton
Location: 0 North Triphammer Road TPN 37.1-4-2.12
Project Description: Major Subdivision of 0 North Triphammer Road (9.7 ac) to create 12 lots; “Lot 1” (27,115.4 - square feet), “Lot 2” (29,688.7 - square feet), “Lot 3”

(36,739.9 - square feet), “Lot 4” (35,759.3 - square feet), “Lot 5” (33,455.7 - square feet), “Lot 6” (33,529.6 - square feet), “Lot 7” (40,268.0 - square feet), “Lot 8” (29,818.1 - square feet), “Lot 9” (35,353.8 - square feet), “Lot 10” (25015.0 - square feet), “Stormwater Lot (Dedicated)” (13,310.4 - square feet), “Stormwater Lot (Dedicated)” (17,715.1 - square feet). This project is located in the R1 zoning district.

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Public Hearing

- e. **Project:** Minor Subdivision - 126 Scofield Road

Applicant: James Robertson

Location: 126 Scofield Road TPN 38.-1-6.5

Project Description: Minor Subdivision of 126 Scofield Road (5 ac) to create Parcel A (2.24 ac) and Parcel B (2.76 ac). This project is located in the R3 zoning district.

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Sketch Review, Set Public Hearing, SEQR

- f. **Project:** Site Plan Review - 2037-A/B East Shore Drive

Applicant: Christopher Perry

Location: 2037-A/B East Shore Drive TPN 37.1-2-50

Project Description: Site Plan Review of proposed auto shop. This project is located in the B1 zoning district.

SEQR: Type II Action - No further review is required.

Anticipated Action: Set Public Hearing, SEQR

- g. **Project:** Site Plan Review - 430 Peruville Road

Applicant: Scott Gibson

Location: 430 Peruville Road TPN 30.-1-28.212

Project Description: Site Plan Review of existing contractors’ yard. This project is located in the AG zoning district.

SEQR: Undetermined - More information is required

Anticipated Action: Sketch Plan Conference

Zoning Board of Appeals Projects

The following were heard at the August 12th Zoning Board of Appeals Meeting

- a. **Project:** 9 ½ Ladoga Park Rd - Area Variance

Applicant: Kristin Bartholomew

Location: 9 ½ Ladoga Park Rd, TPN 34.-1-25

Project Description: The applicant has applied for an Area Variance to construct a 20’ by 24’ garage and needs relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a side yard setback of 2’ where 10’ is required from the property line on the western side of the parcel and a side yard setback of 0’ where 10’ is required from the railroad right of way on the eastern side of the parcel. This project is located in the L1 Lakeshore zoning district.

SEQR: This project is a Type II action

Anticipated Action: Complete Public Hearing, issue conditions & approval

Code Enforcement Data

July 2026

	June	Year To Date
Fees Collected	\$14,414.70	\$49,206.30
Estimated Project Cost	\$1,407,382.00	\$6,191,954.00
Building Permits	21	140
Certificates of Occupancy	16	119
New One & Two Family Residences	3	9
New Multi-Family Residences	0	1
New Businesses	0	0

Nathaniel also reported:

- Zoning Code Update Re-write - The next Zoning Advisory Committee meeting is scheduled for August 26 at 3 pm.
- Battery Energy Storage System Facility - Public concerns were raised regarding noise from electrical infrastructure (transformers). The Planning Board is investigating its authority to regulate noise, though it noted that NYSEG-owned transformers are more difficult to control. The Developer’s Agreement (Resolution 26-108 below) allows the Town to charge the developer for specialized reviews (e.g., stormwater) by placing funds in escrow. It does not constitute project approval.

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
JULY 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, donations are now being accepted.

9. Brenna O’Toole will present a calligraphy workshop on 8/22 at 10:30 am.
10. The Friends will be hosting a Cookie Contest on Sunday, August 30th from 2-4 pm at the All Saints Parish center.
11. The Lansing Community Co-Working Club will be meeting Mondays (11:30-3:30) at the Library and Wednesdays at the Community Center. This is an opportunity for remote workers to connect.
12. Summer Reading will be concluding with a camping storytime on 8/8, and the end of summer reading celebration on 8/14. Reading logs need to be submitted by 8/15.
13. “We Are One,” a presentation on a Peace Corps member’s experience in West Africa, will be 8/18 at 7 pm.
14. The current art exhibition is by Yen Ospina.
15. Book Club will meet 8/18 to discuss Malibu Rising by Taylor Jenkins Reid.

LANSING YOUTH SERVICES REPORT – RICK ALVORD

No report.

TOMPKINS COUNTY LEGISLATOR REPORT – MIKE SIGLER

No report.

CONSENT AGENDA

a) MOTION APPROVING PMV LEGAL GROUP, PLLC AS SPECIAL COUNSEL FOR THE TOWN OF LANSING FOR LEGAL SERVICES

MOTION M26-14

MOTION APPROVING PMV LEGAL GROUP, PLLC AS SPECIAL COUNSEL FOR THE TOWN OF LANSING FOR LEGAL SERVICES

Motion to approve PMV Legal Group, PLLC, as special counsel for the Town of Lansing, effective August 20, 2026 through December 31, 2027, for legal services for the Town when Attorney Guy Krogh has a conflict of interest or otherwise requires backup, and to authorize the Town Supervisor to sign the Letter of Engagement.

b) MOTION AMENDING TOWN EMPLOYEE HANDBOOK § 512 PERSONAL APPEARANCE

MOTION M26-15

MOTION AMENDING TOWN OF LANSING EMPLOYEE HANDBOOK, TO UPDATE § 512 PERSONAL APPEARANCE

Motion to approve the following amendment to § 512 of the Town of Lansing Employee Handbook, entitled “Personal Appearance” with the effective date of such amendment deemed to be January 1, 2027, with such amended § 512 to now be wholly replaced to read as follows:

512 Personal Appearance and Clothing Allowance

Policy Statement – It is the policy of the Town that each employee’s dress, grooming and personal hygiene should be appropriate to the work situation. All employees are expected to dress in accordance with the requirements of their position with a clean and neat appearance.

Uniforms – An employee may be required by the Department Head, Town Board, or as provided in a collective bargaining agreement, to wear a uniform or other Town-provided apparel that includes a Town logo for identification. Examples may include shirts, hats, jackets or similar attire issued to specific departments such as Parks & Recreation, DPW, and Codes & Planning. If such is the case, the employee must comply with all requirements and wear the Town-provided clothing throughout their workday, both in the office and in the field.

Standards – Acceptable personal appearance is an ongoing requirement of employment with the Town. Employees must maintain a personal appearance in a manner that reflects a positive image to the public. Because of the changing nature of fashion, regulations pertaining to acceptable employee attire may be somewhat flexible. There are, however, certain expected norms of professional appearance, of personal neatness, cleanliness and good grooming that are applicable to all employees. Radical departures from conventional dress or personal grooming and hygiene standards are not permitted. Employees should not wear clothing with offensive or inappropriate designs or suggestive attire since this clothing does not present a businesslike appearance.

Type of Clothing - The Town will provide or reimburse work clothes for the following type of attire:

- Safety work shoes and boots appropriate for the employee's working conditions such as steel-toed boots, rubber boots, or other weather-resistant shoes/boots.
- Carhartt-type clothing and field work clothes appropriate for the working conditions including weather resistant and foul weather clothing.
- The Town may provide employees, including seasonal or temporary employees, with apparel which includes the Town logo.

Clothing Allowance Maximums - The Town will pay a vendor directly or reimburse an employee in the positions listed and at the levels listed below:

- Not to exceed \$750.00 per calendar year - Full-time field DPW employees such as MEO's, laborers, mechanics and field supervisors, Code Enforcement Officers, and employees in the Parks & Recreation Department who are working in the field.
- Not to exceed \$500.00 per calendar year - Full-time employees who occasionally work in the field such as Planners, part-time or seasonal field employees in the DPW, Parks & Recreation and Codes & Planning Departments excluding temporary hourly summer employees such as Myers gate, lifeguards, and day camp employees.
- Not to exceed \$100.00 per calendar year – Regular full-time, intermediate, and regular part-time office-based staff in all departments will have the option of receiving an annual item (one item per year), such as a jacket or shirt. If the item chosen does not come with a Town logo as part of the pricing, the item must have a Town logo added. This additional cost of embroidery will be one of the two allowed as outlined below.
- Not to exceed \$35.00 per item – Regular employees will have an additional allowance if they would like to add an embroidered Town logo to an item of clothing they purchased personally. Limit of two items per year per employee.

Methods of Purchase and Payment Procedure

- **Direct to vendor payment** – The Town has direct pay accounts set up with several local vendors which allows employees to purchase allowable clothing without the need to pay out-of-pocket and wait for reimbursement. Purchase from a Town-approved vendor assures no sales tax is charged and the Town will pay the vendor directly through its normal monthly voucher process, which includes approval by the Town Board.

Although these vendors will invoice the Town directly, it is still the employee's responsibility to follow the guidelines for allowable clothing and to submit the original receipt with details of the purchase to the Bookkeeper.

- **Reimbursement** – Employees who purchase approved clothing items outside of direct vendors must present detailed original receipts showing the item was paid in full. The receipt must include a description of the item(s) purchased and breakdown of the costs incurred. Submission of a receipt which shows only a total amount paid will not be accepted for reimbursement. Although the employee may be charged sales tax, the Town will not reimburse any sales taxes paid. Vouchers for reimbursement must be signed by the employee and their department head before being presented for reimbursement from the Town. Reimbursement vouchers will be submitted for Town Board approval and paid monthly with the regular claims processing schedule

Regardless of the method of purchase, the Town will not reimburse or directly pay for items of clothing which do not meet the standards of this policy or exceed the allowable maximums.

c) **MOTION APPROVING HARTER SECREST & EMERY LLP AS SPECIAL COUNSEL FOR THE TOWN OF LANSING FOR LEGAL SERVICES RELATED TO BATTERY ENERGY STORAGE SYSTEM AT 339 JERRY SMITH ROAD**

MOTION M26-16

MOTION APPROVING HARTER SECREST & EMERY LLP AS SPECIAL COUNSEL FOR THE TOWN OF LANSING FOR LEGAL SERVICES RELATED TO BATTERY ENERGY STORAGE SYSTEM AT 339 JERRY SMITH ROAD

Motion to approve Harter Secrest & Emery LLP as special counsel for the Town of Lansing, effective August 3, 2026, through December 31, 2027, for legal services related solely to assisting with permitting and negotiation of a host community agreement and decommissioning bond for a battery energy storage system at 339 Jerry Smith Road in the Town of Lansing, and to authorize the Town Supervisor to sign the Letter of Engagement.

d) **RESOLUTION TO RELEVY YEARLY WATER AND SEWER CHARGES ON THE 2027 TOWN AND COUNTY TAX BILLS**

RESOLUTION 26-94

RESOLUTION TO RELEVY YEARLY WATER AND SEWER CHARGES ON THE 2027 TOWN AND COUNTY TAX BILLS

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

WHEREAS, the Town of Lansing Town Board hereby authorizes the Receiver of Water and Sewer Rents to relevy water and sewer accounts each year on the Town and County Tax Bills; and

WHEREAS, to assure proper notification to all account holders, the Lansing Town Board hereby directs SCLIWC (Bolton Point) once a year to place a timely reminder notice on the August water bills, or the Receiver of Water and Sewer Rents will send the courtesy reminder letter generated by Williamson Law Book, to all owners and tenants who have a balance of \$1.00 or more for the water and sewer charges on their account; and

WHEREAS, the last day for payment will be the second Tuesday of October; and

WHEREAS, after the collection date the Receiver will notify SCLIWC to remove said amounts from accounts to be relevied on the Town and County Tax Bills; and

WHEREAS, by no later than the second Tuesday of November the Receiver will send the amounts to be relevied on the Town and County Tax Bill to the Tompkins County Assessment Department; and

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

RESOLVED, that the Receiver will relevy the unpaid water and sewer account charges plus a 10% fee on all accounts with a balance of \$10.00 or more to the Town and County Tax Bills.

BE IT FURTHER RESOLVED that all unpaid water and sewer account charges under \$10.00 will be adjusted.

e) **RESOLUTION TO APPROVE THE APPOINTMENT OF SCOTT RAFFERTY TO MAINTENANCE SUPERVISOR IN THE PUBLIC WORKS DEPARTMENT**

RESOLUTION 26-95

RESOLUTION TO APPROVE THE APPOINTMENT OF SCOTT RAFFERTY TO MAINTENANCE SUPERVISOR IN THE PUBLIC WORKS DEPARTMENT

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

WHEREAS, the Maintenance Supervisor in the Department of Public Works, Jordan Betts, resigned effective May 22, 2026, leaving a vacancy; and

WHEREAS, the interview committee has determined that current employee, Scott Rafferty, Laborer in the Parks & Recreation Department, possesses the necessary knowledge and skills to satisfactorily perform the duties of the Maintenance Supervisor position; and

WHEREAS, Mikey Moseley, Highway Superintendent & Director of Public Works has recommended that Scott Rafferty be hired as a Maintenance Supervisor, so upon due consideration and deliberation by the Town of Lansing Town Board, now therefore be it RESOLVED as follows:

1. Effective September 7, 2026, Scott Rafferty is hereby appointed as Maintenance Supervisor, with the same Town perquisites and benefits as are available to all employees of the town and to such position; and
2. Effective September 7, 2026, Scott Rafferty resigns from his position as Laborer in the Parks and Recreation Department.
3. This appointment is a full-time appointment, at 40 hours per week.
4. The hourly wage is hereby set and approved at \$36.04 per hour, as listed in the Field Staff Job Classification System “Class E Step 2”.
5. The probationary period for such appointment is hereby set at 8 weeks with no further action by the Town Board if there is successful completion of the probationary period as determined by the Town Supervisor;
6. The Town Personnel Officer be and hereby is authorized to make such changes to the Town’s employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

f) **RESOLUTION TO APPROVE THE APPOINTMENT OF SAMUEL RIPLEY TO THE POSITION OF LABORER IN THE PARKS AND RECREATION DEPARTMENT**

RESOLUTION 26-96

RESOLUTION TO APPROVE THE APPOINTMENT OF SAMUEL RIPLEY TO THE POSITION OF LABORER IN THE PARKS & RECREATION DEPARTMENT

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

WHEREAS, Scott Rafferty, Laborer in the Parks & Recreation Department has resigned his position as Laborer to accept the position of Maintenance Supervisor effective September 7, 2026, thereby leaving a vacancy in the Parks & Recreation Department; and

WHEREAS, the interview committee has determined that Samuel Ripley possesses the necessary knowledge and skills to satisfactorily perform the duties of the position of Laborer; and

WHEREAS, Pat Tyrrell, Director of Parks & Recreation, has recommended that Samuel Ripley be hired as Laborer effective Tuesday, September 8, 2026; now, therefore be it

RESOLVED, that the Town Board of the Town of Lansing does hereby approve the appointment as follows:

1. Effective Tuesday, September 8, 2026, Samuel Ripley is hereby appointed as a Laborer in the Parks & Recreation Department, with the same Town perquisites and benefits as are available to all employees of the Town and to such position. This position is in the Civil Service Laborer classification;
2. This appointment will be full-time at 40 hours per week;
3. The hiring wage rate is hereby set and approved at \$24.98 per hour, as listed in the Field Staff Job Classification System “Class A Step 1”;
4. The probationary period for this appointment is hereby set at 26 weeks with no further action by the Town Board if there is successful completion of the probationary period as determined by the Town Supervisor;

The Town Personnel Officer be and hereby is authorized to make such changes to the Town’s employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

g) RESOLUTION TO RATIFY THE APPOINTMENT OF SHELLEY KNICKERBOCKER TO THE POSITION OF SENIOR CODE ENFORCEMENT OFFICER IN THE CODES & PLANNING DEPARTMENT

RESOLUTION 26-97

RESOLUTION TO RATIFY THE APPOINTMENT OF SHELLEY KNICKERBOCKER TO THE POSITION OF SENIOR CODE ENFORCEMENT OFFICER IN THE CODES & PLANNING DEPARTMENT

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

WHEREAS, the Fire/Zoning/Code Enforcement Officer, Scott Russell retired effective July 16, 2026, leaving a vacancy; and

WHEREAS, on June 17, 2026, the Town Board approved reclassification of the position of Fire/Zoning/Code Enforcement Officer to a Senior Code Enforcement Officer by Resolution 26-81; and

WHEREAS, per Organizational Resolution 26-21 the NYSLRS Standard Work Day for Fire/Zoning/Code Enforcement Officer is set at 8 hours per day; and

WHEREAS, the interview committee has determined that Shelley Knickerbocker possesses the necessary knowledge and skills to satisfactorily perform the duties of the position; and

WHEREAS, Ruth Groff, Town Supervisor, appointed Shelley Knickerbocker as a Senior Code Enforcement Officer, effective Monday, August 3, 2026; now, therefore be it

RESOLVED, that the Town Board of the Town of Lansing does hereby ratify the appointment made by the Town Supervisor of Shelley Knickerbocker as Senior Code Enforcement Officer as follows:

1. Effective Monday, August 3, 2026, Shelley Knickerbocker is hereby appointed as a Senior Code Enforcement Officer, with the same Town perquisites and benefits as are available to all employees of the Town and to such position. This position is currently in the competitive class. The position title is awaiting approval to the New York Hiring for Emergency Limited Placement Statewide (NY HELPS) program. At such time as the position title is approved, it will become temporarily non-competitive without a test requirement until such time as the NY HELPS program concludes, at which time it will convert back to competitive;
2. This appointment will be full-time at 40 hours per week;
3. The NYSLRS Standard Work Day for this position will be 8 hours per day;
4. The hiring wage rate is hereby set and approved at \$40.25 per hour, as listed in the Office Staff Job Classification System “Class GG Step 1”;
5. The probationary period for this appointment is hereby set at 26 weeks with no further action by the Town Board if there is successful completion of the probationary period as determined by the Town Supervisor;
6. The Town Personnel Officer be and hereby is authorized to make such changes to the Town’s employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

h) RESOLUTION TO RATIFY THE APPOINTMENT OF AMANDA HUNT TO THE POSITION OF PLANNER IN THE CODES & PLANNING DEPARTMENT

RESOLUTION 26-98

RESOLUTION TO RATIFY THE APPOINTMENT OF AMANDA HUNT TO THE POSITION OF PLANNER IN THE CODES & PLANNING DEPARTMENT

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

WHEREAS, due to the resignation of Nathaniel Rogers from his position of Planner, and his subsequent appointment to the position of Director of Planning by Resolution 26-74, there is a vacancy for the position of Planner in the Codes and Planning Department; and

WHEREAS, the interview committee has determined that Amanda Hunt possesses the necessary knowledge and skills to satisfactorily perform the duties of the position; and

WHEREAS, Ruth Groff, Town Supervisor, appointed Amanda Hunt as a Planner in the Codes & Planning Department, effective Monday, August 17, 2026; now, therefore be it

RESOLVED, that the Town Board of the Town of Lansing does hereby ratify the appointment made by the Town Supervisor of Amanda Hunt as Planner as follows:

1. Effective Monday, August 17, 2026, Amanda Hunt is hereby appointed as a Planner, with the same Town perquisites and benefits as are available to all employees of the Town and to such position. This position will be in the non-competitive class under the New York Hiring for Emergency Limited Placement Statewide (NY HELPS) program. At such time as the NY HELPS program concludes, these appointments will convert to a competitive classification;
2. This appointment will be full-time at 40 hours per week;
3. The hiring wage rate is hereby set and approved at \$35.00 per hour, as listed in the Office Staff Job Classification System “Class FF Step 1”;
4. The probationary period for this appointment is hereby set at 26 weeks with no further action by the Town Board if there is successful completion of the probationary period as determined by the Town Supervisor;
5. The Town Personnel Officer be and hereby is authorized to make such changes to the Town’s employment and civil service rosters and file required civil service

forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

i) **RESOLUTION FORMALLY APPOINTING ALL DEPUTY TOWN CLERKS AS RECORDS ACCESS OFFICERS OF THE TOWN, AND RATIFYING ALL PRIOR ACTS THEREOF**

RESOLUTION 26-99

**RESOLUTION FORMALLY APPOINTING ALL DEPUTY TOWN CLERKS
AS RECORDS ACCESS OFFICERS OF THE TOWN,
AND RATIFYING ALL PRIOR ACTS THEREOF**

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

WHEREAS, in accordance with Town Law § 30 and the authority granted under the Public Officers Law, the Town Clerk has routinely assigned FOIL duties to deputy clerks and overseen the production of records and related activities, and the Town Code requires ratification by the Town Board to make anyone appointed by the Town Clerk as an official Records Access Officer (“RAO”); and

WHEREAS, the Town Board has before approved the engagement of deputy clerks under § 30 as assistant RAOs, but now wish to make such recognition more formal in light of the workload and the quality of all work done under FOIL to date, and upon deliberation upon the foregoing and all prior consents, assignments and approvals, the Town Board of the Town of Lansing has hereby

RESOLVED, that all Deputy Town Clerks be and hereby are ratified, accepted, and appointed, or re-appointed as the case may be, as RAOs of the Town, and all prior actions, decisions, determinations made by any such officer and the town clerk’s office are hereby ratified and approved.

j) **RESOLUTION TO APPROVE THE APPOINTMENT OF CLAIRE TEATOR TO THE POSITION OF ADMINISTRATIVE ASSISTANT – LEVEL 2 IN THE TOWN CLERK’S OFFICE**

RESOLUTION 26-100

**RESOLUTION TO APPROVE THE APPOINTMENT OF CLAIRE TEATOR
TO THE POSITION OF ADMINISTRATIVE ASSISTANT – LEVEL 2 IN
THE TOWN CLERK’S OFFICE**

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

WHEREAS, Elizabeth Parker, Administrative Assistant – Level 2 in the Town Clerk’s Office has resigned her position effective August 13, 2026, thereby leaving a vacancy in the Town Clerk’s Office; and

WHEREAS, the interview committee has determined that Claire Teator possesses the necessary knowledge and skills to satisfactorily perform the duties of the position of Administrative Assistant – Level 2; and

WHEREAS, Deborah Munson, Town Clerk, has recommended that Claire Teator be hired as Administrative Assistant – Level 2 effective Tuesday, September 1, 2026; now, therefore be it

RESOLVED, that the Town Board of the Town of Lansing does hereby approve the appointment as follows:

1. Effective Tuesday, September 1, 2026, Claire Teator is hereby appointed as an Administrative Assistant – Level 2 in the Town Clerk’s Office, with the same Town perquisites and benefits as are available to all employees of the Town and to such

position. This position will be in the non-competitive class under the New York Hiring for Emergency Limited Placement Statewide (NY HELPS) program. At such time as the NY HELPS program concludes, these appointments will convert to a competitive classification;

- 2. This appointment will be full-time at 36.5 hours per week;
- 3. The hiring wage rate is hereby set and approved at \$26.00 per hour, as listed in the Field Staff Job Classification System “Class BB Step 1”;
- 4. The probationary period for this appointment is hereby set at 26 weeks with no further action by the Town Board if there is successful completion of the probationary period as determined by the Town Supervisor;
- 5. The Town Personnel Officer be and hereby is authorized to make such changes to the Town’s employment and civil service rosters and file required civil service forms to place into immediate effect such changes and these resolutions, including by the filing of form MSD 428, if required.

k) **RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR’S REPORTS**

RESOLUTION 26-101

RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR’S REPORTS

The Supervisor submitted her monthly report for the months of June & July 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 # 008

TOWN OF LANSING				
Abstract # 008				08/17/2026
Summary by Fund				15:10:33
Code	Fund	Prepays	Unpays	Totals
A	GENERAL FUND TOWNWIDE	8,715.83	182,369.94	191,085.77
B	GENERAL FUND OUTSIDE VILLAGE	419.10	3,309.45	3,728.55
DA	HIGHWAY FUND TOWNWIDE	17.00	67,179.37	67,196.37
DB	HIGHWAY FUND OUTSIDE VILLAGE	80.88	94,848.12	94,929.00
HG	DPW FACILITY PROJECT		555,203.73	555,203.73
SD12	DRAINAGE DISTRICT #12 ASBURY-C		762.45	762.45
SL1-	LUDLOWVILLE LIGHTING DISTRICT	115.90		115.90
SL2-	WARREN ROAD LIGHTING DISTRICT	781.12		781.12
SL3-	LAKEWATCH LIGHTING DISTRICT	1,297.73		1,297.73
SS1-	WARREN RD SEWER	201.35	2,136.00	2,337.35
SS3-	CHERRY ROAD SEWER DISTRICT	24.44		24.44
SW	LANSING WATER DISTRICTS	46,247.17	274,668.61	320,915.78
TA	TRUST & AGENCY	1,170.34	70,111.97	71,282.31
Total:		59,070.86	1,250,589.64	1,309,660.50

CONSOLIDATED ABSTRACT # 801

TOWN OF LANSING				
Abstract # 801				08/18/26
Summary by Fund				12:12:55
Code	Fund	Prepays	Unpays	Totals
A	GENERAL FUND TOWNWIDE		39,433.72	39,433.72
B	GENERAL FUND OUTSIDE VILLAGE		34,990.25	34,990.25
HG	DPW FACILITY PROJECT		987,948.47	987,948.47
SW	LANSING WATER DISTRICTS		714.00	714.00
Total:			1,063,086.44	1,063,086.44

Budget Modifications for August 19th, 2026 Town Board Meeting

General Part
Town - B Fund
July 15th, 2026

FROM	TO	FOR	AMOUNT		
B599 (Appropriated Fund Balance)	B1440.402 (Engineering - Planning Board)	To cover year to date Engineering expenses in excess of budgeted amount	\$ 7,008.75		
B599 (Appropriated Fund Balance)	B1420.402 (Attorney/Legal - Planning Board)	To cover year to date legal expenses in excess of budgeted amount	\$ 1,921.00		
B599 (Appropriated Fund Balance)	B1420.401 (Attorney/Legal - Zoning Board)	To cover year to date legal expenses in excess of budgeted amount	\$ 27,441.94	\$ 36,371.69	Total Fund Balance to be Used
B8020.432 (Broadband Committee)	B8020.400 (Planning Board - Contractual)	To cover year to date expenses in excess of budgeted amount	\$ 123.50		

I) CONSENT AGENDA MOTIONS M26-14 – M26-16 AND RESOLUTIONS 26-94 – 26-101

RESOLUTION 26-102

CONSENT AGENDA MOTIONS M26-14 – M26-16
AND RESOLUTIONS 26-94 – 26-101

The following Motions and Resolutions were duly presented for consideration by the Town Board:

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

RESOLVED, that the Consent Agenda Motions M26-14 – M26-16 and Resolutions 26-94 – 26-101, 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 August 19, 2026.

**RESOLUTION TO AMEND RESOLUTION 26-69 AUTHORIZING
PROCUREMENT OF SPECIALIZED ENVIRONMENTAL SERVICES FOR 10
TOWN BARN ROAD TO INCREASE THE NOT TO EXCEED VALUE AND
APPROVE FINAL INVOICE FROM MOMENTUM ENVIRONMENTAL**

RESOLUTION 26-103

**RESOLUTION TO AMEND RESOLUTION 26-69 AUTHORIZING
PROCUREMENT OF SPECIALIZED ENVIRONMENTAL SERVICES FOR 10
TOWN BARN ROAD TO INCREASE THE NOT TO EXCEED VALUE AND
APPROVE FINAL INVOICE FROM MOMENTUM ENVIRONMENTAL**

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

WHEREAS, Resolution 26-69 authorized procurement of specialized environmental services at 10 Town Barn Road for the cleanup of the New York State Department of Environmental Conservation (“NYSDEC”), Division of Remediation Spill Number 2600721 named “Historic at DPW Facility” at a value not to exceed \$500,000; and

WHEREAS, the not to exceed value of \$500,000 was based on an early proposal from Momentum Environmental, a proposal that was an initial evaluation prior to full excavation of the spill site, with an estimate of 500 tons of soil transportation and disposal, and 90 tons of groundwater transportation and disposal; and

WHEREAS, that initial proposal, which was provided on April 30, shortly after the discovery of the spill, was for \$122,061.17; and

WHEREAS, after several days into the project, representatives from the town and from the construction management group determined that the contamination was most likely four times the volume that was originally estimated, quadrupling the amount of the proposal, arriving at the rounded estimate of \$500,000; and

WHEREAS, the final volume transported and disposed was 2,689.76 tons of soil and 427.86 tons of groundwater, resulting in an invoice amount of \$558,007.97; and

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

RESOLVED, that the invoices from Momentum Environmental, be approved for the total amount of \$558,007.97, and the Town Supervisor be and hereby is authorized to effect such payment.

The question of the adoption of such 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 August 19, 2026.

**RESOLUTION APPROVING, AUTHORIZING, AND RATIFYING
EXECUTION AND FILING OF UNITED STORAGE STORMWATER
AGREEMENT AND DEDICATION OF WATERLINE EASEMENT**

RESOLUTION 26-104

**RESOLUTION APPROVING, AUTHORIZING, AND RATIFYING
EXECUTION AND FILING OF UNITED STORAGE STORMWATER
AGREEMENT AND DEDICATION OF WATERLINE EASEMENT**

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

WHEREAS, in accordance with prior Planning Board resolutions approved by the Town Board, and as mandated by the Town Code, the owners of the United Storage Business Park at 8-10 Verizon Lane have been required for years to submit a sitewide Stormwater Operation, Management, and Reporting Agreement (“SOMRA”), and the same was previously prepared and updated in accordance with additional improvements approved by the Planning Board and special permits approved by the Town Board; and

WHEREAS, as part of such reviews it was discovered that the waterline once servicing the property had been expanded to supply multiple buildings in the business park, thereby creating a water main that is required under NYS law to be publicly owned (or under the control of certain quasi-governmental or regulated entities) such that the dedication of the main and hydrants along such line needed to be mapped and dedicated; and

WHEREAS, the form of the SOMRA and the waterline easement were prepared and reviewed by the Town and the landowner and found to be accurate to the as-built final site plans and surveys for the business park, and the same were duly executed and filed of record at the Tompkins County Clerk’s Office as instrument numbers 26-07726 (SOMRA) and 26-07727 (waterline easement); and

WHEREAS, given all prior reviews and approvals from the Town Board, Planning Board, Town Planner, Town Engineers, and the Attorney for the Town, such approvals and reviews having required the execution and filing of the SOMRA and the dedication of the waterline and easement covering the same, and given due deliberation upon all of the above, it was duly

RESOLVED, that the SOMRA be and hereby is approved, that the Town Supervisor be authorized to execute the same, and that the prior execution and filing of the SOMRA is hereby approved and fully ratified as an authorized action of the Town; and it is further

RESOLVED, that the easement for the waterline servicing the business park be and hereby is approved, that the offer of dedication of and for the same, including the waterline and all pipes, parts, and appurtenances thereto, along and together with the easements and rights-of-way allowing the town and the CWD to maintain, improve, repair and replace the same, be and hereby are approved and accepted, and further that the Town Supervisor be authorized to execute the same, and finally that the prior execution and filing of the said waterline easement is hereby approved and fully ratified as an authorized action of the Town.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Christine Montague, 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 August 19, 2026.

**RESOLUTION FORMALLY APPROVING SOMRA FOR PDA #1 (VCVS)
PHASES 5, 6 AND 7 AND AUTHORIZING EXECUTION THEREOF**

RESOLUTION 26-105

**RESOLUTION FORMALLY APPROVING SOMRA FOR PDA #1 (VCVS)
PHASES 5, 6 AND 7 AND AUTHORIZING EXECUTION THEREOF**

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

WHEREAS, as required by Planning Board approvals, the approved SWPPPs, and the Town Code, the developers of PDA#1 (Lucente Holdings, Inc., and Village Solars, LLC) are and have been required to file of record a stormwater agreement that meets Town requirements; and

WHEREAS, a prior plan to have a single sitewide SOMRA apply to the entire PDA proved unworkable for a number of reasons, such that the Planning Department, Town Engineer, and Town Attorney agreed to have this SOMRA address only the phases that still required a SOMRA to be in place, leaving the site-wide solution to further development or any amended zoning rules to address; and

WHEREAS, upon consideration of the recommendations of Town staff and in light of the need to have formal stormwater agreements in place to ensure the continued inspection, maintenance, and viability of stormwater management and permanent practices for the same, the Town Board of the Town of Lansing has hereby

RESOLVED, that the SOMRA is approved and that the Town Supervisor be authorized to sign and cause the same to be filed of record for and on behalf of the town.

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 August 19, 2026.

**RESOLUTION FORMALLY APPROVING EXTENSION OF CWD
WATERLINE EASEMENT ALONG FARRELL ROAD AND ACCEPTING
DEDICATION THEREOF**

RESOLUTION 26-106

**RESOLUTION FORMALLY APPROVING EXTENSION OF CWD
WATERLINE EASEMENT ALONG FARRELL ROAD AND ACCEPTING
DEDICATION THEREOF**

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

WHEREAS, the culverts allowing access northerly from Farrell Road to CWD waterlines running the length of a specific parcel of land owned by Asbury Farm LLC have been replaced, and in order to get vehicles and equipment to service almost a mile of waterlines that run the southerly and easterly bounds of these parcels, including along the old Scofield Road, the Town needs additional non-exclusive access and easement areas in order to have a working and staging area, as well as to avoid having to park heavy vehicles atop the waterline being worked upon; and

WHEREAS, the landowner has consented to grant the Town an additional 10’ and the right to improve the same with a gravel or other roadway and parking/staging areas, the Town Engineers have prepared a survey of the easement area, and the Town Attorney has prepared the standard form of Town easement for the same; and

WHEREAS, upon consideration of the recommendations of Town staff and in light of the need to have access to significant lengths of waterlines along Farrell Road and northerly therefrom to Asbury Road, the Town Board of the Town of Lansing has hereby

RESOLVED, that the proposed waterline easement is approved and that the Town Supervisor be authorized to sign and cause the same to be filed of record for and on behalf of the Town.

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 August 19, 2026.

**RESOLUTION APPROVING BRITTON WOODS CONSERVATION
SUBDIVISION DEVELOPER’S AGREEMENT AND AUTHORIZING
EXECUTION OF THE SAME**

RESOLUTION 26-107

**RESOLUTION APPROVING BRITTON WOODS CONSERVATION
SUBDIVISION DEVELOPER’S AGREEMENT AND AUTHORIZING
EXECUTION OF THE SAME**

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

WHEREAS, the Britton Woods subdivision is being re-reviewed and the Town anticipates needing stormwater reviews, CWD facility extensions and approvals, and the creation of a drainage district, and the developer and the Town wish to enter into a Developer’s Agreement to more efficiently undertake certain district and subdivision reviews by, among other things, ensuring that Town expenses incurred to benefit the developer that are not standard or general review expenses are properly paid for by the developer as the benefitted party; and

WHEREAS, upon consideration of the recommendations of Town staff and in light of the need to proceed with standard development of subdivision reviews, SWPPP reviews, and drainage district formation, the Town Board of the Town of Lansing has hereby

RESOLVED, that the proposed Developer’s Agreement be and hereby is approved, and that the Town Supervisor be authorized to sign the same for and on behalf of the Town.

The question of the adoption of such Resolution was 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 Resolution was approved, carried, and duly adopted on August 19, 2026.

RESOLUTION APPROVING DEVELOPER’S AGREEMENT FOR NEXAMP BESS PROJECT ON JERRY SMITH ROAD

The applicant requested technical changes to the agreement an hour before the meeting, including name changes to "Nexamp Solar LLC" and a 30-day refund window. The Board preferred a 45-day window to align with Town voucher cycles.

RESOLUTION 26-108

RESOLUTION APPROVING DEVELOPER’S AGREEMENT FOR NEXAMP BESS PROJECT ON JERRY SMITH ROAD

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

WHEREAS, NexAmp, LLC and Jerry Smith, LLC have applied for site plan review for a Battery Energy Storage System (BESS) facility along Jerry Smith Road and the Town anticipates needing non-typical reviews for fire safety, environmental impacts, PILOT and HCA agreements, and SWPPP and stormwater reviews, along with other site planning review issues that may or will arise, and the developer and the Town wish to enter into a Developer’s Agreement to more efficiently undertake project reviews and approvals, if issued, to ensure that Town expenses incurred to benefit the developer that are not standard or general review expenses are properly paid for by the developer as the benefitted party; and

WHEREAS, upon consideration of the recommendations of Town staff and in light of the need to proceed with project, stormwater, and tax agreement and impact offset agreements, the Town Board of the Town of Lansing has hereby

RESOLVED, to approve and authorize its execution subject to final terms as worked out by the Town Planner, subject to the concurrence of Town Counsel and Town Supervisor; and

RESOLVED, that the proposed Developer’s Agreement be and hereby is approved, and that the Town Supervisor be authorized to sign the same for and on behalf of the Town.

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 August 19, 2026.

BOARD MEMBER REPORTS

Judy Drake

Personnel Management Committee – Judy stated she will get notes out for this meeting.

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
August 2026**

Lansing Housing Authority, July 27

- Woodsedge management (CRM) hired a new community manager for the building. She is organizing new socials, coffee hours and picnics. There is also a new regional director of maintenance for CRM.
- A few people from the Lions club helped us and the residents weed their vegetable gardens.

Tompkins County Youth Services Advisory Board, July 27

- The County Youth Services department experienced some retirements and new hires for deputy director and Youth Services Specialist. Our contact for community youth services coordinator has moved to the deputy director position and we will get a new coordinator once that position is filled.

Conservation Advisory Council, August 5

- The CAC finalized plans for its BioBlitz and held it on Saturday, August 8 at the Lansing Center Trail. Experts gave talks throughout the day on birds, insects, bats, fungi and plants. People logged their observations in the iNaturalist link that was distributed in the advertising for the event. The object is to have a record of the plants and animals living there to develop a plan for protecting the native species, and to know what parts of the meadow have the greatest biodiversity.

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
August 2026**

Planning Board

Monday, July 27·6:30 – 8:30pm

*Final Approval for a minor subdivision at 6 Verizon Lane and 8–20 Verizon Lane. The approval is subject to two conditions:

1. A 5,190-square-foot parcel, identified as “Lot 3,” will be conveyed to the Town to allow for the extension of Verizon Lane and provide appropriate road frontage for Lots 1 and 2.
2. The final subdivision plat must be signed and endorsed by the Planning Board Chair, approved by the Tompkins County Assessment Department, filed with the Tompkins County Clerk within 62 days, and proof of filing provided to the Town’s Code Enforcement Office.

* Granted Final Approval for the Site Plan Review at 8–20 Verizon Lane. Key conditions of the approval include:

1. The resolution replaces prior site plan approvals for the property but does not supersede previous resolutions concerning subdivisions, special use permits, water districts, or actions by other governmental boards.
2. The existing private driveway must be converted to a properly marked and maintained private road, consistent with the July 23, 2026 survey. The road must generally be 26 feet wide unless a state variance is obtained, and all improvements must be completed before a certificate of occupancy is issued.
3. Buildings and parking must comply with ADA requirements, including accessible parking at Buildings 8, 10, 20, and 22.
4. The applicant must coordinate with the Town regarding a watermain easement and right-of-way for the fire hydrant south of 12 Verizon Lane.

5. Building identification must be at least 12 inches high, high-contrast, and generally consistent with existing business park signage.
6. All uses must comply with the Town's Zoning Code, with additional Site Plan Review required when applicable for changes in use.
7. The approval is valid for 36 months, during which construction or other approved activities must commence and be substantially completed unless the approval is extended.
8. Outdoor storage associated with the contractor yards must be located in the designated storage area shown on the approved plan.

* The Planning Board considered a Site Plan Review application from Christopher Perry for a proposed auto shop at 2037-A/B East Shore Drive (TPN 37.1-2-50), located in the B1 zoning district. The property was formerly used as an auto shop. The anticipated next steps are to set a public hearing and complete the SEQR review for this unlisted, uncoordinated action.

* The Planning Board considered a Major Subdivision application for 0 North Triphammer Road (TPN 37.1-4-2.12). The 9.7-acre property is proposed to be divided into 10 residential lots, along with two dedicated stormwater lots, in the R1 zoning district.

Public concerns included water runoff and drainage, the potential lack of uniformity among the proposed single-family homes, a proposed storage pond, impacts on wildlife, clearing of the lots, the conservation area, the drainage district, and the need for a developer's agreement.

The anticipated next step is a public hearing.

* The Planning Board considered a Site Plan Review application for a proposed large-scale battery energy storage facility at 339 Jerry Smith Road (TPN 16.-1-10.2), located in the AG zoning district.

Discussion focused on the fenced lease area, NYSEG coordination and charging schedules, winter road maintenance, emergency response and training, fire safety and containment, water table depth, applicable codes, noise and acoustic fencing, cooling systems, screening and visual impacts, taxation and potential IDA involvement, stormwater management, and the need for a full Environmental Assessment Form.

The applicant will revise the emergency response plan and conduct door-to-door outreach to properties within 1,000 feet of the project. The anticipated next step is a public hearing.

* The Planning Board considered a Site Plan Review application for an existing contractors' yard at 430 Peruville Road (TPN 30.-1-28.212), located in the AG zoning district.

Discussion focused on the need for a new Environmental Assessment Form, historical information, site plan conditions and inspections, crushing operations, berms and buffering, storage pile sizes and setbacks, asphalt milling and storage, traffic, drainage, noise and dust mitigation, sediment and stormwater controls, impervious surfaces, screening and replacement plantings, lighting and signage, additional structures, and bunker storage.

The Board also discussed hours and seasonal operation of the crusher, topographic information, SWPPP requirements, catch basin maintenance, and comparisons of pre- and post-development conditions, including a 100-year stormwater plan.

The anticipated next step is a Sketch Plan Conference, with additional information required before the SEQR determination.

Monthly Check-In | Lansing Smart Growth Zoning Update
Tuesday, August 4-10:00 – 11:00am

The committee discussed next steps and noted the concern that two meetings had been missed. The committee agreed to work on getting back on schedule.

The billing process for the grant was also discussed. Although the state is experiencing some processing delays, our submissions are in order.

Owasco Lake Watershed Management Council, Inc.
Tuesday, August 18-10:00 – 11:30am

- * A resolution appointing Nancy Hart as Secretary.
- * A resolution appointing Ginny Kent as Chair and authorizing the Chair to act as an official signatory for financial, banking, grant, contractual, and administrative matters.
- * The Director’s Summary and feedback from Board and municipal representatives.
- * The Treasurer’s Audit and Finance Report, including approval of the June and July 2026 financials.
- * A lake level report.
- * An update on the NYSDEC Finger Lakes Watershed Program.
- * An update from the Owasco Watershed Lake Association.
- * The monthly watershed inspection report.

Ruth Groff
No report.

WORK SESSION MEETING ITEMS OF DISCUSSION

Tax Exemptions

Tax Exemption for Permanently and Totally Disabled Honorably Discharged Veterans

- The Board decided to "sit on" the proposal for now, following the County's lead.
- There is currently no clear guidance from New York State on how to verify eligibility for this specific three-part criteria (permanently disabled, totally disabled, and honorably discharged). The Board will revisit the issue if the State provides a definitive implementation standard.

Low-Income Senior and Disabled Persons Exemption Scale

- The Board agreed that the Town should contact Jay Franklin in December. This customized review will allow them to compare Lansing's exemption scales with surrounding towns and make cohesive adjustments at the beginning of the year before they take effect in March.

ZBA Alternate Vacancy

This will be filled when all the board/committee appointments are done.

Board/Committee Appointments

Timeline

- Advertise September 15th – October 15th
 - All applications must be submitted by end of day October 15th
 - Town Clerk office hold all applications until October 15th
- September Town Board Meeting – set interview committees
 - The Board reaffirmed the use of interview committees (including Board and department representatives) rather than the full Town Board. Need to follow the Town process.
- Interview in November
- Finalize appointments at the December 16th Town Board Meeting

Current board/committee members, with expiring terms, need to re-apply, if desire to stay for another term.

Candidates will be notified if they are being *recommended* for appointment, but final confirmation rests with the official Town Board vote in December.

Term Limits Discussion: The Board engaged in a preliminary discussion regarding term limits (e.g. three consecutive terms). While some members favor "fresh ideas" and turnover, others noted the difficulty of finding volunteers and the value of technical expertise gained over long periods.

Talk of the Town

Next meeting will be on October 28th at 6:30 pm-Ruth and Christine.

Budget

Timeline

- September 16th – Tentative Budget presented to Town Board
- September 16th – 23rd – Town Board review Tentative Budget
- September 23rd Budget Work Session Meeting – This meeting is only for Town Board budget discussions with department heads

MOTION TO ADJOURN MEETING

Councilperson Judy Drake moved to **ADJOURN THE MEETING AT 7:55 PM.**

Supervisor Ruth Groff seconded the motion.

All in Favor - 5 Opposed - 0

Minutes taken and executed by the Town Clerk.

Respectfully submitted,

Deborah K. Munson, RMC
Town Clerk