

Present: Mayor Woodard; Trustees: Biloski, Friend, McMurry, Robinson, and Salton; Fire Superintendent Tamborelle; Superintendent of Public Works Cross; Assistant Superintendent of Public Works Wiese; Police Chief Steinmetz; Clerk & Treasurer Mangione; Attorney Marcus, Planning Board Chair: Fred Cowett.

Call to Order: Mayor Woodard calls the meeting to order at 7:03 p.m.

Mayor Woodard recognizes on duty, Fire Superintendent Tamborelle, therefore, he will present his report before other agenda items are addressed.

6. Report of Fire Superintendent Tamborelle (Exhibit 2018-090)

It was a busy month for the department. The new rescue vehicle is now in service. The NYS Rescue Inspection took place. Rescue Director, Colleen Price ensures, that record keeping is top-notch and the inspection went smoothly. As of January 1, 2018, the narcotics license will renew. Fifteen air-packs will be acquired from the Corning Fire Department. They are the same generation as the ones the fire dept. have now, and spending \$150 per pack vs. \$6000 new. IFD call exchange is still not an equal exchange, and still waiting for the annual report.

1. Privilege of the Floor (POF)-No members of the public wish to speak

2. PUBLIC HEARING: a proposed Local Law to replace all zoning and ordinances with a revised/rewritten Zoning Law. Mayor Woodard opens the Public Hearing at 7:12 p.m.



Village of Cayuga Heights

MARCHAM HALL
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ITHACA, NEW YORK 14850

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Linda Woodard, Mayor
Joan M. Mangione, Clerk & Treasurer
Jeffrey Walker, Deputy Clerk
Brent A. Cross, Engineer

PUBLIC HEARING #3 on PROPOSED ZONING LAW

November 20, 2017 – FOLLOWING PRIVILEGE of the FLOOR – Marcham Hall

PLEASE PRINT Name or Anonymous*	Address (optional)	<i>3 minute limit</i> Do you wish to speak? Indicate Yes or No
1. <u>Laure Stroock</u>	<u></u>	<u>Yes</u>
2. <u>Mia Slotnick</u>	<u>28 Renwick Hts Rd</u>	<u>yes</u>
3. <u>Mike MacAnanny</u>	<u>6 Renwick Pl</u>	<u>Yes</u>
4. <u>Kenneth Simpson</u>	<u>Remwick Hts Rd.</u>	<u>yes</u>
5. <u>Mark Mecenas</u>	<u>Upland Rd</u>	<u>Yes</u>
6. <u>Ronald Boes</u>	<u>121 JAMES LN</u>	<u>YES</u>
7. <u>Lesli Sagan</u>	<u>415 Klinewood Rd</u>	<u>NO</u>
8. <u>Richard Coyle</u>	<u>110 HAMPTON RD</u>	<u>Yes</u>
9. <u>Jeff Milder</u>	<u>113 E Upland Rd</u>	<u>Yes</u>
10. <u>Jeff Sauer</u>	<u>107 Overlook Rd</u>	<u>Perhaps</u>

Laure Stroock: See attached letter.

Mia Slotnick: See attached letter.

Mike Macananny: Read statements for others against short term rental, destructive to neighborhoods.

Ken Simpson: Against short term rentals, owner occupied rentals only, there should to be some sort of permit process if permitted.

Mark Mecenas: Would like to see a mix use area. Owns 5 acres next to Community Corners. Working with other landowners we could develop a greater community area.

Ron Bors: See attached letter, he sent an email link to the NY Times article on chickens and salmonella. For short term rentals, the bottom line is residence want to make money at the expense of their neighbors.

Richard Coyle: Is in favor of owner occupied short term rentals. In home apartments are entirely different than renting out a non-owner-occupied home.

Jeff Milder: Has a short-term rental. Is in favor of owner occupied short term rentals, not in favor of a non-owner-occupied rentals.

Maralyn Edid: See attached letter

William Highland: See attached letter

Laure and Abe Stroock

Public Hearing

Village of Cayuga Heights Board of Trustees Monthly Board Meeting
November 20, 2017

What can happen to owner-absent properties on Airbnb

We live in Forest Home, a neighborhood adjacent to Cornell's Botanical Gardens which has fair amount of student rentals and we want to share our experience of what happened on our street last April with Airbnb.

In 2014, the owners of a 4-bedroom one family house on our street moved out of town and put their house on sale. After 2 years, the house still had not sold and they decided to rent it through Airbnb. Because they lived far away, they arranged with someone in Ithaca to manage the rental (bring some furniture and linens and do the cleaning). This person posted their house in her name on the Airbnb website, along with 2 other Airbnb properties she already managed in Ithaca. The posting stated that the house could host 10 guests for \$900 a night.

The first Airbnb guest was a college student who apparently used his mother's Airbnb account to rent the property for the week-end to organize a drunken beer party. Our street filled up with taxi cabs and illegally parked cars, the front lawn was littered with trashed plastic cup from a beer pong table, and people vomited in the yard and urinated off the roof. We alerted the owners who had no knowledge of what was happening to their house. Eventually their local contact showed up to abate the party. The neighbors on the street asked the owners to remove their house from Airbnb, which they refused to do. As a result, a neighborhood complaint was filed with the Town of Ithaca as this rental violated the Fire&Building codes and Zoning. The house is not for sale anymore and is now being rented long-term to a couple of students, who so far have been behaving responsibly.

We are not opposed to the Airbnb business model, but it has to be regulated, especially for absentee owners. That people rent their house without supervision a couple of times a year for events such as graduation or Thanksgiving is one thing, but renting it short-term all year long is not acceptable to residential neighborhoods.

Mayor Woodard closes the Public Hearing.



3. Approval of Meeting Minutes: July 17, 2017

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves the July 17, 2017 Board of Trustee Meeting Minutes as presented in Exhibit 2018-045.

Motion: Trustee McMurry

Second: Trustee Friend

Ayes: Mayor Woodard, Trustees Biloski, Friend, McMurry, and Robinson

Nays: none

Abstentions: Salton

Motion carried

4. Approval of Meeting Minutes: August 21, 2017

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves the August 21, 2017 Board of Trustee Meeting Minutes as presented in Exhibit 2018-063.

Motion: Trustee Robinson

Second: Trustee Biloski

Ayes: Mayor Woodard, Trustees Biloski, Friend, McMurry, Robinson and Salton

Nays: none

Abstentions:

Motion carried

5. Approval of Meeting Minutes: October 2, 2017

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves the October 2, 2017 Board of Trustee Meeting Minutes as presented in Exhibit 2018-074.

Motion: Trustee McMurry

Second: Trustee Biloski

Ayes: Mayor Woodard, Trustees Biloski, McMurry, Robinson and Salton

Nays: none

Abstentions: Friend

Motion carried

7. Report of The Mayor:

a. NYS Family Leave Option: (Exhibit 2018-078) The Village as a public employer is not required to provide Paid Family Leave. The Village does provide disability insurance and offer AFLAC coverage for Village employees. The Village could opt-in later if the Board agreed. The Board is interested in finding more about the fees involved.

b. Highland Road Rebuild Update: Chicago Construction Company is progressing with the repairs, the 60" culvert pipe was installed. Back fill was reused and should be done by Wednesday. Paving is questionable, DPW is waiting to see if the plant will be able to supply paving materials. Setting will occur over the winter. The sidewalk will remain stone until spring.

c. Cayuga Lake Watershed Intermunicipal Organization Appointment: (Exhibit 2018-79) Tabled

d. Coalition Against Bigger Trucks Letter to Congress: (Exhibit 2018-80) Chief Steinmetz informed the Board that Pleasant Gove Rd. is designated as a heavy truck road. The Village does not decide the designation of how roads should be classified. The Federal Highway Administration controls the funding and Aid. Superintendent of Public Works Cross said the letter to congress is too restricting and causes problems on regular truck traffic. The Board of Trustees will not join in signing this letter.

e. Floor Refinishing Schedule: Starting this week, the clerk's office will set up in the court room for a week.

f. Clean Energy Community: 2 of 4 benchmarks have been completed: 1. Solar Permit and 2. Energy Audit of the Village buildings. Trustee Marshall has researched another possibility which is an Energy Charging Station and has secured pricing. Another aspect is Energy Training Auditing, and piggybacking with the Town of Ithaca on building projects. The Village will

have to follow up with NYSERDA on proper procedure. The Board could also consider replacing all of the Village street lights with LED bulbs.

EXHIBIT 2018- page 3 of 4

8. Report of the Trustees:

- a. **General Code Update:** Trustee Biloski and Trustee McMurry are meeting with the department heads to discuss the language General Code has produced in the manuscript. The accuracy of information presented from General Code is helpful for this review process. All changes to local laws, penalties and revisions will all require Public Hearings, and the Board of Trustees approval. Trustee Salton is very appreciative of the efforts of those spending time putting this together.
- b. **Sunset Park:** The Park has been aerated and re-seeded with the help of the Town of Ithaca. The Board is still considering different options for a hedge or planting for the edge of the slope. Mayor Woodard received a proposal for trimming the slope from Devon Savoy for \$5000.00.
- c. **Public Safety Meeting:** The committee is interested in obtaining some price quotes for the generators. Body cameras for the Cayuga Heights Police Department. Chief Steinmetz will reach out to the City of Ithaca Police for more input. The Village would need 16-18 cameras. With the addition of body cameras, a part-time employee is needed to manage the data and case management.

9. Report of Police Chief Steinmetz- Submitted Report (Exhibit 2018-081)

There are no questions from the Board. Chief Steinmetz is working on annual online training through NYMIR for his officers.

10. Report of Assistant Superintendent of Public Works Wiese -Submitted Report (Exhibit 2018-82)

There was standing water on Upland Rd. which lead to finding a broken pipe. Repairs were made on site, reseeded the area when the water drains and the soil dries out. Trustee Friend inquired about the amount of water lost when a leak occurs. Bolton Point has a measurement but the Village does not.

A quote to camera all the sewer lines in the Village is attached (Exhibit 2018-083) Assistant Superintendent of Public Works Weise also pointed out that the auction of a 1998 Ford Pickup- CHFDF, a DPW trailer, a Hydro-seeded and GMC 5500 plow truck brought just over \$19,000.

11. Report of Superintendent of Public Works Cross- The Public Works Committee has two actions for services with GHD.Amendment No. 4 (Exhibit 2018-084) & GHD Amendment No. 5 (Exhibit 2018-85)

See Attached:

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees authorizes the mayor to sign as changed- Amendment No. 4 with GHD. Exhibit 2018-084

Motion: Trustee Robinson

Second: Trustee Salton

Ayes: Mayor Woodard, Trustees Biloski, Friend, McMurry, Robinson and Salton

Nays: none

Abstentions:

Motion carried

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees authorizes the Mayor to sign Amendment No. 5 with GHD as not to exceed \$10,000. Exhibit 2018-805

Motion: Trustee Salton

Second: Trustee Robinson

Ayes: Mayor Woodard, Biloski, Friend, McMurry, Robinson and Salton

Nays: none

Abstentions:

Motion carried

Superintendent of Public Works Cross has drafted a Request For Proposal (RFP) study on the traffic capacity of the commercial district. There's no cost to the Village at this point to seek this RFP. He will be working with the Bike/Pedestrian Committee on securing funds for this project. More information will be presented at the February Board of Trustees Meeting. The Phoenix fence has been removed and re-located off the Village property.

12. Report of Clerk & Treasurer- Submitted Report (Exhibit 2018-86) (Exhibit 2018-087)

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves leaving the remaining tax revenues of \$15,057.46 and \$1,204.59 in penalties to be collected by Tompkins County.

Motion: Trustee Salton

Second: Trustee Friend

Ayes: Mayor Woodard, Trustees Biloski, Friend, McMurry, Robinson and Salton

Nays: none

Abstentions:

Motion carried

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves Abstract #06 for FYE2018 consisting of TA vouchers 45 – 53 in the amount of \$16,475.18 and Consolidated Fund vouchers 360 – 454 in the amount of \$797,724.19 and the Treasurer is instructed to make payments thereon.

Motion: Trustee Salton

Second: Trustee Robinson

Ayes: Mayor Woodard, Trustees Biloski, Friend, McMurry, Robinson and Salton

Nays: none

Abstentions:

Motion carried

13. Report of the Attorney:

14. Trustee Discussion of Public Input to Zoning Law.

Single-family planning is defined in residential zone

Planning board would review all changes either residential or commercial

Mr. Mecenias is very concerned that changing zoning of his parcel goes against the previous administrations recommendation. His property now will be considered residential.

Mr. Mecenias has no interest in a pure commercial development. There is a difference between a conceptual plan for the Village and what was adopted as the Comprehensive Plan.

The Development and re-zoning Board was intended to improve the health and environment of the Village.

Mayor Woodard asked the Planning Board Chair, F. Cowett, to make the change to the zoning draft.

Invisible Fencing was overlooked as part of Zoning. As of now we are going to research all FCC rules and requirements for residence, including setbacks and proper placement of signage.

Brush piles, current zoning does not allow for them. Mayor Woodard feels brush piles in a back yard, or beyond public view should be allowed.

Definition of a lot vs Meadow, the Board decided not to discuss this issue

Solar panel in the front lawn of Village properties, will be kept as written.

Are there limits to amount of lot coverage? Impervious surfaces could require site plan review by the Planning Board.

Parking on lawn is not prohibited, parking is only allowed on an improved surface.

Resolution #

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees and Mayor Woodard call for a Special Board of Trustees Meeting on December 5, 2017 at 7:00 p.m. at the Cayuga Heights Fire Station to finish the topics and changes to the zoning Draft.

Motion: Trustee Salton

Second: Trustee Biloski

Ayes: Mayor Woodard, Trustees Biloski, Friend, McMurry, Robinson and Salton

Nays: none

Abstentions:

Motion carried

15. Adjournment – 10:43 p.m.

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