

**PLANNING ADVISORY BOARD**  
**Wednesday, April 22, 2009**  
**COOPERATIVE EXTENSION**  
**615 WILLOW AVENUE**

**MINUTES**

**Members Present** – Martha Armstrong, Dick Coogan, Fernando de Aragon, John Gutenberger, Pam Mackesey, Peter Penniman, Monika Roth, Scott Whitham, Fred Wilcox

**Members Excused** -- Gay Nicholson, Andy Zepp

**Members Absent** -- Rick Couture, Dave Herrick, John Spence,

**Others Present** – Joan Jurkowich (Planning Dept.), Ed Marx (Commissioner of Planning & PW), Kathy Wilsea (TCPD)

**Call to Order** – The meeting was called to order at 9:08 AM by the Chair, Fernando de Aragon. Ed Marx introduced Ellen Baer, who was visiting.

**Final Report on the Route 96 Corridor Study** – Leslie Schill reminded members that the partners in this study were the City of Ithaca, towns of Ithaca and Ulysses, and TCAT. She provided a draft of the final technical report (#4: Intermunicipal Implementation Strategy). The project's other phases included three other reports: existing conditions, transportation analysis, and recommendations, along with a mail survey instrument and public meetings. Partners met with NYS Department of Transportation officials yesterday to discuss recommendations. The findings and recommendations can be used by municipalities for their comprehensive plan updates. Ideas include: co-location of jobs with residences, establish density goals, revitalize Jacksonville, establish a development node by Cayuga Medical Center, examine redevelopment opportunities, incorporate study results into zoning regulations, maintenance and enhancement of the current look (except in nodes), consider intersections for rotaries, consider lower speed limits in nodes, and improve pedestrian/bike/transit routes. Priority projects for the municipalities include gateways and pedestrian/bikeways. A section on tools was included. The County Legislature will be asked for a resolution of support when the project is finalized.

Peter Penniman asked about density goals and potential. Leslie said this is very doable by the hospital. In Jacksonville, vacant parcels were examined. It will take years to achieve these degrees of density, even by the hospital. Fred Wilcox asked about the status of the County-owned property by the hospital. Ed Marx said potentially the three lots will be sold separately. John Gutenberger asked how the density goals will affect agriculture. Ed Marx said the Town of Ithaca Transportation generic Environmental Impact Statement was used for projections. They did not look at absolute buildout, as that is not likely. Leslie said, under two methodologies, the range of units is 71 to 436. They anticipate mixed housing, and based projections on 2.5 persons per unit. Copies of the Technical Appendix were available. All documents are available on the Planning Department website: [Tompkins-co.org/planning/](http://Tompkins-co.org/planning/)

**Comprehensive Plan Five Year Review** – Joan Jurkowich said it is time to revisit the Comp Plan. The original plan, adopted in 2004, had nine elements and 61 action items, many of which were completed. The Energy & Greenhouse Gas Emissions element, added in 2008, had 17 action items. The County is in a good position to go forward with the update, and can draw on annual reports, Indicators of Success documents, the Conservation Plan, corridor plans, Affordable housing Needs Assessment, planning information from Office for the Aging and Health Department, updated comp plans from several municipalities, the Economic Development Strategy of TCAD, the ITCTC long-range plan, and TCAT plans. The element selection came from a larger body in 2004, and maybe some of them can be added now. The original, larger list of action items will be revisited, too. This will be brought in phases to the whole PAB. The goal is October completion, as it will affect the budget and workplan of the Planning Department. Scott Whitham asked to see the original Comp Plan list and what was accomplished, too.

**Establish Committees for 2009** – Ed Marx said it is necessary to reappoint the members of the Rural Small Business Loan committee and establish a committee to develop a five-year strategy for implementation of EGGE. The EGGE group will work with Katie Borgella and Leslie Schill. Members who are interested in committees can contact Fernando de Aragon, as he needs to make the appointments, or Kathy Wilsea.

**Commissioner's Report** – Ed Marx reported that the memorandum of understanding for the Housing Fund has been approved by the County, Cornell, and the City. All are now appointing members to the oversight committee, which he hopes will begin meeting in May. Joan Jurkowich is researching ideas for financing energy efficiency through loan and grant programs. One model of interest is the Berkeley model, which is similar to a benefit assessment district. Regarding federal stimulus projects, the County received funding for a road project, and more are going out to bid. The County applied for two NYSERDA green fleet grants. One would reimburse the differential of converting part of the County fleet to a biofuel blend, the other would help purchase vehicles. Another may become available for converting light duty trucks to propane. As NYSERDA receives stimulus funds, building efficiency programs for municipalities will probably develop. MEGA is trying to get a bid on large quantities of solar collectors that municipalities could purchase, similar to the state bid process. A draft stream buffer ordinance is under review, which would establish a 50' riparian buffer plus 100' setback for perennial streams. Wetlands, and steep slopes would be subject to larger setbacks, and standards may need to be modified for specific areas for different setbacks or different strategies. A buffer easement was placed on a foreclosure property when it was sold, and they can be written into flood hazard mitigation contracts and purchase of development rights projects. The watershed studies conducted several years ago identified some specific sites for mitigation, and outreach to those sites has been effective and the resulting projects are cost efficient.

**Approval of Minutes from Dec. 2008 and Jan. 2009** – December minutes moved by Fred Wilcox, seconded by Dick Coogan and passed by voice vote. January minutes moved by Fred, seconded by Dick. John Gutenberger requested changes to his comments included at the end of the Commissioner's Report: The *below grade* parking garage for Milstein Hall ~~is going up~~ *will be built* on an existing lot. There was a net loss of parking spaces *on that part of campus* from construction of the new Life Sciences Building. Amended minutes passed by voice vote.

**Announcements** – Martha Armstrong said, after a long wait, TCAD has received contracts for the intermunicipal infrastructure study. John Gutenberger asked about the status of the Local Waterfront Revitalization Plan. Joan Jurkowich said it was completed locally, and is in Albany for approval. Finalization could constrain NYS actions. Fernando said there is a lot of transportation activity in stimulus projects, totaling around \$10 million. Projects include Warren Road, the pedestrian bridge by Columbia Street in the City, Route 79 paving east and west of the City, the County/Town of Ithaca/Cornell enhancement of pedestrian and bike routes along Pine Tree Road/366, and purchase of transit vehicles. Some of this stimulus funding allows redirection of budgeted funds. Also, Cayuga Waterfront Trail Phase II is in the news today, with a vote planned next week by Common Council.

**Adjournment** – The meeting was adjourned at 10:12 AM.

Respectfully submitted,

Kathy Wilsea, Secretary  
Tompkins County Planning Department

Minutes adopted by PAB on May 27, 2009.

**Membership:**

Martha Armstrong, Economic Dev.

Dick Coogan, Local Planning (non-urban)

Rick Couture, Education

Fernando deAragon, Transportation

John Gutenberger, Education

Dave Herrick, Facilities/Infrastructure

Dooley Kiefer, Associate Member

Pam Mackesey, Planning Committee

Gay Nicholson, At-Large

Peter Penniman, Business

Monika Roth, Agriculture

John Spence, Housing

Scott Whitham, Cultural & Historic Pres.

Fred Wilcox, Local Planning (urban)

Andy Zepp, Land Pres./Public Land Mgmt.