

**PLANNING ADVISORY BOARD**  
**Wednesday, September 24, 2008**  
**COOPERATIVE EXTENSION**  
**615 WILLOW AVENUE**

**MINUTES**

**Members Present** – Martha Armstrong, Dick Coogan, Fernando de Aragon, Dave Herrick, Dooley Kiefer (Associate), Gay Nicholson , Peter Penniman, Monika Roth, Fred Wilcox, Andy Zepp

**Members Excused** -- Rick Couture, Betty Falcao, John Gutenberger, Martha Robertson , Scott Whitham

**Members Absent** -- John Spence

**Others Present** – Leslie Chatterton, Megan Gilbert, Joan Jurkowich (Planning Dept.), Jeanne Leccese (TCPD), Rick Manning, Ed Marx (Commissioner of Planning & PW), Kathy Wilsea (TCPD)

**Call to Order** – The meeting was called to order at 9:06 AM by the Chair, Dick Coogan.

**Review of Draft Collegetown Urban Plan and Design Guidelines** – Leslie Chatterton and Megan Gilbert were present from the City of Ithaca Planning Department staff. Printed handouts were provided with sections 4 (A Sustainable Transportation System) and 5 (The Urban Plan and Opportunity Scenarios), which are the topics for today's presentation. The full draft plan is available on the City's website: <http://www.ci.ithaca.ny.us> Leslie explained that a development moratorium is in place, and the intention is now to extend it until April 2009. The Collegetown Vision Statement was adopted in June 2007 by Common Council. A consultant has been hired to write new zoning codes. The Urban Plan & Design Guidelines has seven parts: the vision statement, existing conditions, public process, sustainable transportation system, the urban plan, design guidelines, and implementing the plan. Megan detailed the sustainable transportation system, and Leslie detailed the urban plan. There was discussion on opportunities for open space, buffers at the gorge rim, passenger drop-off spaced, anticipated population increases, and whether or not housing there is affordable for students.

**Cayuga Waterfront Trail Update** – Rick Manning said the plan was developed in the mid-1990s and then the Chamber of Commerce helped to seek funding. Phase 1 opened in 2003, in Cass Park, and was funded by NYS Parks, the City of Ithaca, and community fundraising. Phase 2 received grants, but negotiations are ongoing for a few right-of-way concerns. Phase 3 got \$960,000 in ICE-T funds from Rep. Maurice Hinchey. Construction will begin Spring 2009. Maybe they won't be able to do the Stewart Park Loop. Intersections of Route 13 with Dey Street and Third Street are being redesigned in a separately funded effort. Phase 4 would be a trail by Treman Marina. Conversion of part of the bridge at the base of Cliff Street to two lanes for Phase 2 are still contentious, but it has been tried out twice and shown to work; Rick and some others think it will enhance traffic flow west of Pete's. An organization of friends of the trail will probably

be created for upkeep. The Strategic Tourism Planning Board has funded a feasibility study for improvements to Stewart Park. Newman Golf Course is being redesigned to use effluent for watering the grounds, and may use some dredge spoils to resculpt the course. The Erie Canal National Heritage Corridor has funded interpretive panels that will be placed next month by the Buffalo Street bridge. The Boatyard Grill has funded signage at Inlet Island trailhead that shows the history of the neighborhood, flood channel, and trains. Rick will send information on a “Field Trip” event planned for Stewart Park next month.

**Biggs B Property Evaluation Committee Report** – Ed Marx said endorsement by PAB is sought to pass the committee work on to PDEQ. He explained how the property was examined in three zones: the area with Biggs B, which has commercial potential; the area with K House, which is currently leased to State Police; and the vacant land in the northwest section of the parcel. Cayuga Medical Center might acquire the Biggs B area for undetermined future use, but CMC has no interest in the vacant land or K House. The committee felt the large vacant parcel has many possibilities, including nodal development and housing, and encouraged discussion with the Town of Ithaca. Ed said it was not a recommendation of the committee, but the Legislature could set aside some for use as a housing trust. Members of the committee will be added to the report, and mention of committee discussion on the possibility of CMC selling some property to State Parks, then CMC acquiring Biggs B. With these changes, the recommendations will be sent to PDEQ. Dick moved to do so, seconded by Peter and accepted by consensus.

**Announcements** – Ed reminded members there are two more public meetings coming up on the Energy and Greenhouse Gas Emissions element of the Comprehensive Plan – 9/25 at the Public Library and 10/1 at the Town of Dryden.

**Adjournment** – The meeting was adjourned at 10:48 AM.

Respectfully submitted,  
Kathy Wilsea, Secretary  
Tompkins County Planning Department

Minutes adopted by PAB on October 22, 2008.

**Membership:**

Martha Armstrong, Economic Dev.	Gay Nicholson, At-Large
Dick Coogan, Local Planning (non-urban)	Peter Penniman, Business
Rick Couture, Education	Martha Robertson, Planning Committee
Fernando deAragon, Transportation	Monika Roth, Agriculture
Betty Falcao, Human Services	John Spence, Housing
John Gutenberger, Education	Scott Whitham, Cultural & Historic Pres.
Dave Herrick, Facilities/Infrastructure	Fred Wilcox, Local Planning (urban)
Dooley Kiefer, Associate Member	Andy Zepp, Land Pres./Public Land Mgmt.