

**PLANNING ADVISORY BOARD**  
**Wednesday, May 22, 2013**  
**SCOTT HEYMAN CONFERENCE ROOM**  
**125 East Court Street**

**MINUTES**

**Members Attending:**

Name		Representation
Mina Amundsen	E	At-Large
Martha Armstrong	E	Economic Development
Todd Bittner	E	Natural Environment
Carol Chock	P	Planning Committee
Dick Coogan	P	Local Planning (non-urban)
Sue Cosentini	P	Business
Rick Couture		Education
Fernando deAragon	P	Transportation
John Gutenberger	E	Education
Dave Herrick	P	Facilities/Infrastructure
David Kay	P	Local Planning (urban)

Name		Representation
Gay Nicholson	P	At-Large
Monika Roth	P	Agriculture
Kathy Schlather	E	Human Services
John Spence	P	Housing
Rob Steuteville		Built Environment Design
Scott Whitham	E	Cultural & Historic Pres.
Andy Zepp	E	Land Pres/Public Land Mgmt
<i>Dooley Kiefer</i>	<i>E</i>	<i>Associate Member</i>
Ed Marx	P	Commissioner of Planning
Joan Jurkowich	P	Deputy Commissioner
Kathy Wilsea	P	Secretary
Katie Borgella	P	Principal Planner

**Call to Order** – The meeting was called to order at 9:10 AM by Dick Coogan, who volunteered to act as Chair today. There were no changes to the agenda.

**Cleaner Greener Southern Tier – Next Steps --** Ed Marx reported the final Regional Sustainability Plan was endorsed by the Southern Tier Regional Economic Develop Council (REDC) yesterday. The Phase II grant round is expected soon, probably with a June release and September due date. The Southern Tier Cleaner Greener Consortium met yesterday and identified some steps to focus on the 22 priority action items in the plan. Several agency representatives volunteered to be lead agencies, and the REDC is also ready to address some action items. Some projects may proceed with funding from outside the Cleaner Greener program. The Consortium agreed to continue to meet occasionally. Ed learned yesterday that Broome County is updating their Hazard Mitigation Plan, but included no climate change language. FEMA may require that to be written in.

Katie Borgella said there was mention yesterday of a new law that 90% of hops for NY beer brewers need to be grown in NYS. Monika Roth said this is a requirement for a Farm Brewery License, and will spur plantings of hops. Hops is not a good crop for cash farms, but farm breweries are OK as a hobby. The problem with hops is the sense of scale. There are two applications for farm breweries under review in Tompkins County currently, and Cooperative Extension has a NYS hops specialist.

There is an overlap between the REDC Strategy and the Cleaner Greener plan, with instances noted in the Cleaner Greener plan. The Cleaner Greener plan also incorporates some language on climate adaptation. Carol Chock asked if anyone is addressing access for solar in terms of view lines, and Ed said staff is examining that and will probably report at the next PAB meeting. There was discussion on regulating that in neighborhoods and the point that trees provide energy-related

benefits. Monika serves on the City's Shade Tree Advisory Committee, and recommended staff check out the work of that committee. Ed pointed out right now economics are great for solar, and Carol said Solarize Tompkins is finding great combinations of grants, discounts, rebates and financing. Discussion followed on restrictions on net metering into the grid for solar and wind. David Kay said there is a lot to learn from Texas, which is probably the most energy-friendly state. Peter Bardaglio recently shared a Public Service Commission ruling re net metering for a property owner with multiple properties.

**Comprehensive Plan Scope** – Joan led discussion for comparison of existing Table of Contents with a proposed one. Possible additions were added by staff, and items we probably can't address were listed separately. We can't do everything, but present some as trade-offs. She asked members what is the best way to take this to the public. David Kay suggested review by importance of topic and which areas are most likely to be beneficial. Joan said there were some ranking criteria developed last time, and Ed suggested reading the 2004 introduction portion for mention of filters used. Gay said we should also look at risk and opportunity.

Placemaking: Gay would like to see culture, stewardship, relationship added – things that are social. Carol thought this would be a good place to address the arts.

Monika said the Agriculture Plan is being updated, and we should keep in mind how it links to the Comp Plan. Themes include food, agriculture, economic development, education, environmental protection and energy. They started examining food security about two years ago. They will be discussing key issues in fall and winter public meetings. Ed said staff expects the Comp Plan public review period to be summer 2014. Gay felt the public might be interested in food security and green infrastructure. We need one or two things to get the public thinking. Ed mentioned we might need tangible examples, such as what other communities are doing.

Carol said she is not hearing people distinguishing between alternative energies and renewables. Some achievements in infrastructure and communication could be included in the plan. Gay suggested finding an adjective to use for infrastructure – frame what is appropriate, resilient, not business as usual. Joan said we can refer to the importance of upgrading infrastructure, if appropriate. Dave Herrick suggested keeping it in reference to neighborhoods and communities. David Kay thought maybe it should be in cross-cutting. There is enormous demand for public resources, so it needs to be addressed with implicit scale, not just item by item. Acknowledge if asking for something out of the ordinary; step back and look at big fiscal picture.

John Spence asked if we will have priority actions and fiscal impact analysis. Joan reported last time TCPD hired a consultant for fiscal impact of the economic development portion, which was not worthwhile due to our slow rate of growth. For the 2004 Comp Plan, action items were only listed if a lead agency was identified, and most outside projects did not occur for a variety of reasons. Gay suggested including community actions and partnerships, identified by shared goals. Katie asked what people thought about having a draft scope for the public. Dick said it would be good for the public to see what the Comp Plan concepts are based on. Carol wanted an opportunity to ask the public if their needs are being met, which Ed said is more commonly done in a survey. Following discussion, it was decided staff would find out which communities had conducted surveys in the last few years and ask to share results. David Kay suggested we state in interaction with the public if we have an agenda and/or timeline, and state why we could only add two more topics. These should be addressed as what topics need more planning. Joan said staff is exploring ways to use social media. Carol pointed out we need to recognize that many in our community can't comment via internet, but Joan said that would only be used in addition to traditional outreach.

Martha Armstrong asked to be excused today, but had shared comments with Joan. Martha expressed concern about using the term “livable wage”, which was used as a reference to affordable living. How can we phrase that? Gay felt the term is practical, as people here understand the term. Fernando pointed out it is one of several factors concerning household economies. Ed said the Cleaner Greener Plan aspired to having Southern Tier workers earning national average wages. Livable wage has an AFCU definition.

Ed said nobody has latched on to education as a potential addition. David Kay thought it should be included only in its relationship with green jobs. Carol thought its place was in healthy communities. Fernando commented the education topic already has traction, and the future of higher education economy is a huge proportion of our economy. How can we continue to work with that? Gay sees more risk in education, and Ed concurred, saying internet classes are having an impact. Concerning addressing education while keeping to the scope outlined in the proposed table of contents, Ed said the proposed scope is an effort to keep the Comp Plan concise and readable. Joan said a Comp Plan recommendation could be to have an intense study of issues relating to education. Gay reminded all that education impacts the local economy through jobs, business, and students as customers, not just as an incubator. Ed commented Cornell does not consider their developing New York City campus to be any competition to the Ithaca campus.

**Commissioner’s Report** – Ed reported that following the last PAB meeting, we found the Bock property is not in a Natural Features Focus Area, so the proposal from FLLT was not advanced.

- The Sustainability Center opened 5/9 with about 100 people present. They are open Thursdays and Saturdays, 2 to 6PM.
- The airport control tower remains open, hopefully permanently. The last two months have had declines in the number of passengers.
- A public information meeting for the Climate Showcase Communities project at Biggs has been set for June 12, 7PM.
- New staff member Megan McDonald is working on a Fair Housing plan and a County Sustainability Programs plan, which would be similar to the Conservation Strategy and Development Focus Areas Strategy finalized last year by staff.
- Staff recommendation will go to Government Operations Committee next week for withholding some properties from the foreclosure auction for incorporation of land protections and/or sale to appropriate agencies.
- Bob Howarth & Tony Ingraffea presented to County Legislature on 5/7. There was good discussion and continuing interest. Ed and Carol explained the emphasis at the Public Service Commission on expanding natural gas. PSC has orders to shut down coal plants and go to natural gas. The impacts of taxes are huge for the County and the Town of Lansing if the Lansing plant is closed, and the low cost of natural gas makes its desirability to natural gas users continue.
- Ed presented to the Finger Lakes Chapter of the Green Building Council on the Climate Showcase Communities project.
- The joint City of Ithaca/Town of Ithaca form-based code study held a kick-off meeting recently. That is funded in part by a grant from TCPD.
- In 239 development reviews, staff will be examining the Newfield Comprehensive Plan and providing final comments on proposed changes to City of Ithaca zoning.

**Announcements** – Fernando announced ITCTC will be conducting a public meeting 5/23 at the TC Library on the draft TIP (Transportation Improvement Program). He invited members to participate at the meeting and/or comment on the website.

**Adjournment** – The meeting was adjourned at 10:40 AM.

Respectfully submitted,  
Kathy Wilsea, Secretary, Tompkins County Planning Department  
Minutes adopted by PAB on June 26, 2013.