



**Tompkins County**  
**DEPARTMENT OF PLANNING**

121 East Court Street  
Ithaca, New York 14850

Edward C. Marx, AICP  
Commissioner of Planning  
and Public Works

Telephone (607) 274-5560  
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**AGENDA**  
**PLANNING ADVISORY BOARD**

Wednesday, April 24, 2013  
9:00 AM  
Scott Heyman Conference Room, 125 E. Court St.

Call to Order & Changes to the Agenda	Martha Armstrong
Wrapping up the Cleaner Greener Southern Tier Regional Sustainability Plan	Staff
Finger Lakes Land Trust Request for Funding from the Capital Reserve Fund for Natural Scenic, and Recreational Resource Protection (Bock project in Enfield)	Andy Zepp
Update Process for the Comprehensive Plan	Staff
Commissioner's Report	Ed Marx
Approval of Minutes from 11/28/2012, 1/23/2013, 2/27/2013	Martha Armstrong
Announcements	Members
Adjournment	Martha Armstrong

*Please allow 1 ½ hours for this meeting.*

*If you will be absent, please notify  
Kathy Wilsea at 274-5560 or  
[kwilsea@tompkins-co.org](mailto:kwilsea@tompkins-co.org)*

*Upcoming meeting date: May 22, June 26*

2 **PLANNING ADVISORY BOARD**  
3 **Wednesday, November 28, 2012**  
4 **SCOTT HEYMAN CONFERENCE ROOM**  
5 **125 East Court Street**

6  
7 **draft MINUTES**  
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9 **Members Present** –Martha Armstrong, Will Burbank, Dick Coogan, Sue Cosentini, Fernando de Aragon,  
10 John Gutenberger, Dave Herrick, David Kay, Dooley Kiefer (Associate), Monika Roth, Kathy Schlather,  
11 John Spence, Rob Steuteville, Scott Whitham

12 **Members Excused** -- Mina Amundsen, Michelle Berry, Todd Bittner, Gay Nicholson, Andy Zepp

13 **Member Absent** – Rick Couture

14 **Others Present** – Joan Jurkowich (TCPD), Ed Marx (Commissioner of Planning & Community  
15 Sustainability), Kathy Wilsea (TCPD)

16  
17 **Call to Order** – The meeting was called to order at 9:03 AM by the Vice Chair, Martha Armstrong. Agenda  
18 items will be taken out of order.

19  
20 **Commissioner's Report** – Ed Marx reported the County Legislature approved a budget for 2013. It did not  
21 include a joint City/County sustainability planner. Otherwise it is pretty much status quo for the department.  
22 • Leslie Schill is leaving the Planning Department, and her last day will be December 14. Of Leslie's job  
23 tasks, the Housing Fund Round 6 is near completion, and will go to Joan. The Cleaner Greener Southerntier  
24 Regional Sustainability Plan is also near completion.

25  
26 **Election of Chair and Vice Chair for 2013** – Monika Roth reported for the Nominating Committee that  
27 Martha Armstrong has agreed to serve as Chair and Andy Zepp has agreed to serve as Vice Chair. This slate  
28 was accepted by consensus.

29  
30 **Report on Development Focus Areas Fund** – Joan Jurkowich reported two applications were received. A  
31 joint application from the City and Town of Ithaca asks for \$8,000 to hire a consultant to examine form-  
32 based codes. The Town of Dryden asked for \$2,500 to work on two projects: preparation of a gap analysis  
33 of water/sewer service near NYSEG and expansion of Bolton Point water to the edge of the Village of  
34 Dryden. The expansion of water service is considered by staff to not fit the parameters of this funding. Joan  
35 has notified the Town recently but has no response yet. She thanked the review committee for their work.  
36 These projects do not require involvement of County staff, as they want the projects to be seen as local  
37 government taking action. The City/Town of Ithaca study area explores rural, residential, waterfront and the  
38 area along Route 13 by Ithaca Beer.

39  
40 **Updates on Projects and Programs** – Ed Marx said the Regional Sustainability Plan is in the home stretch,  
41 and staff hopes to have a full draft by the end of next week. NYSERDA has continuously changed  
42 parameters. We may need to request an extension from NYSERDA. • The Housing Fund Program  
43 Oversight Committee met 11/15 and approved six projects, which are now in the stage of getting partner  
44 approval for funding. This round provides 165 units. All were housing trust applications. • Climate  
45 Showcase Communities – Staff met with the proposers of the Biggs project and discussed changes that  
46 would meet the Town of Ithaca objectives. The project will probably go to the County Legislature in  
47 January. Of the two other grant phases that are under construction, EcoVillage is facing delays with permits.  
48 • The Sustainability Center will be housed in the north side of the Human Services Annex, and renovations  
49 should be done in mid-December, then displays will be set up. The center has a part-time coordinator funded  
50 by the Park Foundation. Other workers will be volunteers, and their availability will dictate when the Center  
51 is open to the public. • The Strategic Tourism Plan was endorsed by the County Legislature and now has an  
52 implementation grant round open. • The inventory work for the Blue Way Trail is mostly done. Other  
53 phases will happen in the spring. • An update for the County Capital Plan is ready for review by the  
54 Legislature. • Solar panel installation by Solar Liberty is almost complete on six County buildings. Cornell

55 and Ithaca College are now talking with Solar Liberty about installing panels on the campuses. This would  
56 have a larger impact than the panels on County buildings. ▪ The group that worked on the Housing Strategy  
57 will reconvene next month. They will discuss analysis performed by Chuck Thomas and what we are aware  
58 of in the pipeline. One factor is employment growth is less than projected. ▪ Sometimes staff becomes  
59 aware of projects that just make them scratch their heads. A current one is conversion of buildings on Cayuga  
60 Street between Green & State to allow the alley side of the building to be converted to housing, while  
61 retaining some square footage for storefronts.

62  
63 **Approval of Minutes from October 24** – Draft minutes were moved by John Gutenberger, seconded by  
64 Dick Coogan and passed by unanimous voice vote. Final minutes are available on the Planning Department  
65 website: [www.tompkins-co.org/planning/](http://www.tompkins-co.org/planning/) under Advisory Boards.

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67 **Discussion: Topics of Interest** – Rob Steuteville suggested he could show how to use the online program re  
68 greenhouse gasses and affordability that is available on the Housing/Transportation Affordability Index.  
69 Equipment and internet access will be arranged for a future PAB meeting. ▪ In the news today, Montour  
70 Falls is enjoying a rejuvenation of their downtown areas. Rob said it combines the two aspects of connection  
71 to the environment with historic buildings downtown to showcase their identity, and these are concepts our  
72 villages could use. ▪ Rob attended the recent presentation by a Buffalo consultant on Form Based Codes.  
73 This is the idea of writing codes to achieve a vision of what public space should look like, with less focus on  
74 use and density. This concept generated a lot of discussion, and will be a topic for a future meeting.

75  
76 Will Burbank said he heard on the news there is a school in Rochester that will advocate energy self-  
77 sufficiency. Students will make decisions about projects from a variety of energy sources. He will try to get  
78 more information. Monika Roth said she expects to be working on an update to the County Agriculture Plan,  
79 and the process will have sector-specific focus groups in order to learn their needs. John Gutenberger asked  
80 how our community's multitude of studies are utilized – if a group wants data, are they aware of what is  
81 already available? Ed said this points out a problem that has been discussed by staff. How do we make the  
82 public and municipalities aware of our resources? We post items on the web, but are examining what else  
83 we can do in terms of list serves and other possibilities. A staff member is looking into this. David Kay said  
84 Cornell has committed to LEED certification for a project on campus, but some faculty members object. The  
85 Atkinson Center will lead discussion and examination of LEED use. Ed said the County has a draft Green  
86 Building Policy that is linked to LEED, although he agrees LEED is too formulaic. As the discussion on  
87 campus proceeds, we will discuss this further at PAB. Fernando de Aragon suggested PAB stay abreast of  
88 phases of the Commons redesign. The City has applied for more funding from NYS. David Kay would also  
89 like to have the City and Town of Ithaca visit PAB together to report on their coordinated efforts to update  
90 their comprehensive plans.

91  
92 Discussion returned to the concepts involved in form based codes. Concerning future agenda time for topics,  
93 Ed suggested members could provide some background, perhaps a half page, to go out with the agenda. This  
94 could become a regular part of the agenda.

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96 **Adjournment** – The meeting was adjourned at 10:19 AM.

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98 Respectfully submitted,

99  
100 Kathy Wilsea, Secretary  
101 Tompkins County Planning Department

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103 Minutes adopted by PAB on \_\_, 2013.

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106 **Membership:**  
Mina Amundsen, At-Large  
Martha Armstrong, Economic Dev.  
Michelle Courtney Berry, At-Large  
Todd Bittner, Natural Environment  
Will Burbank, Planning Committee  
Dick Coogan, Local Planning (non-urban)  
Sue Cosentini, Business  
Rick Couture, Education  
Fernando de Aragon, Transportation  
John Gutenberg, Education  
Dave Herrick, Facilities/Infrastructure  
David Kay, Local Planning (urban)  
Dooley Kiefer, Associate Member  
Gay Nicholson, At-Large  
Monika Roth, Agriculture  
Kathy Schlather, Human Services  
John Spence, Housing  
Rob Steuteville, Built Environment Design  
Scott Whitham, Cultural & Historic Pres.  
Andy Zepp, Land Pres./Public Land Mgmt.

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2 **PLANNING ADVISORY BOARD**  
3 **Wednesday, January 23, 2013**  
4 **SCOTT HEYMAN CONFERENCE ROOM**  
5 **125 East Court Street**

6 **draft MINUTES**

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8 **Members Attending:**

Name		Representation
Mina Amundsen	P	At-Large
Martha Armstrong	E	Economic Development
Michelle Berry	E	At-Large
Todd Bittner	E	Natural Environment
Will Burbank		Planning Committee
Dick Coogan	E	Local Planning (non-urban)
Sue Cosentini	P	Business
Rick Couture		Education
Fernando deAragon	P	Transportation
John Gutenberger	E	Education

Name		Representation
Dave Herrick	P	Facilities/Infrastructure
David Kay		Local Planning (urban)
Gay Nicholson		At-Large
Monika Roth		Agriculture
Kathy Schlather	P	Human Services
John Spence	P	Housing
Rob Steuteville	P	Built Environment Design
Scott Whitham	E	Cultural & Historic Pres.
Andy Zepp	P	Land Pres/Public Land Mgmt
Dooley Kiefer	P	Associate Member

10  
11 **Others Present** – Joan Jurkowich (TCPD), Ed Marx (Commissioner of Planning & Community Sustainability), Kathy  
12 Wilsea (TCPD)

13  
14 **Call to Order** – The meeting was called to order at 9:07 AM by the Vice Chair, Andy Zepp. There were no changes to  
15 the agenda.

16  
17 **Accessing the Housing/Transportation Affordability Index** (<http://htaindex.org>) – PAB member Rob Steuteville  
18 said he feels this is one of the most useful planning tools created. It covers 80 to 90% of the USA and drills down to  
19 Census blocks in different areas. When the index was created, affordability was considered by location, with no  
20 consideration for transportation costs. Transportation became a factor in the last ten years as gas prices increased. The  
21 index now factors more information into transportation costs. John Spence asked if it provides information that could  
22 direct future development, and Rob said yes, because so many factors are included. He showed how to use the maps,  
23 which appear as side-by-side graphics, one for housing data and one for transportation data. He summarized by saying  
24 it is a dramatic tool which shows correlation with density.

25  
26 **TCPD Work Program** – Joan Jurkowich and Ed Marx provided information for the draft document that was  
27 distributed with the agenda. Ed commented that more and more aspects of the Work Program are being guided by the  
28 strategies that have been developed from the Comprehensive Plan. In the update of the CompPlan, the plan will be  
29 reviewed and action items will be updated. Joan pointed out that we now have several years of data in the Indicators of  
30 Success documents, and it will all be analysed. Maybe at the next PAB meeting there will be discussion on what  
31 membes feel should be included in the CompPlan update. Ed said the Climate Showcase Communities project will  
32 have an outreach component this year.

33  
34 **Updates on Projects and Programs** – Cleaner Greener Southern Tier Regional Plan: The plan has been submitted to  
35 NYSERDA for two levels of review – details and big picture. Ed is not sure what to expect, as this is the first draft plan  
36 in NYS. He now believes the grant program will be part of the regional funding opportunities and part of the mid-year  
37 application for funding. Although parameters are not established yet, we do know a grant application can't be for extra  
38 funding for existing programs and must have positive greenhouse gas implications. Joan pointed out our "region" has  
39 no clear leadership to apply for funding and shepherd concepts to completion. We may continue to work with the  
40 consortium that was created for the purpose of developing this plan. Fernando De Aragon said he is encountering the  
41 same problem with regional transportation efforts. Ed expects Cleaner Greener to begin with a group of demonstration  
42 and pilot projects for others to follow.

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Comments on Proposed City of Ithaca Zoning Changes: Height Limits in Downtown and MLK/State Street Corridor: TCPD staff has made preliminary comments. This proposal from the City doesn't match the Downtown Ithaca Alliance strategy, and the City's CompPlan is not complete. Several County properties would be affected by the zoning and three of them have solar panels. Ed feels the City needs a policy on solar access because, without that, property owners will be reluctant to use solar panels that may ultimately end up in the shade. The City needs analysis of how square foot volume corresponds to demand, and how it affects other parts of the City, and this analysis is not appropriate before completion of the CompPlan. They also need visual and transportation impacts analysis. Under the proposed zoning, Restaurant Row (Aurora Street) would neighbor areas with 100 foot height limit allowed, which might encourage tear down and rebuild of Restaurant Row, and leave the sidewalk dining in the shade. The City's Planning and Development Committee sent the draft zoning back to staff for changes. TCPD will have an opportunity for formal review. Fernando estimated the City's CompPlan process will take another year. Dooley Kiefer encouraged TCPD contact with the City Planning Department for regular dialog.

**Commissioner's Report** – Ed reported that staff assembled a 2012 accomplishments list:

- Cleaner Greener Southern Tier Regional Plan: completion of draft document
- Conservation and Development Focus Areas Strategies completed and endorsed by County Legislature
- 20-Year Capital Plan Update adopted by County Legislature
- Climate Showcase Communities: Issues RFP for Biggs project, and two partners broke ground
- Housing Fund had two successful rounds for 165 affordable housing units
- 2020 Strategic Tourism Plan completed and adopted by County Legislature
- Provided staff support for \$213,000 in Tourism Grants
- Conservation Reserve Fund implemented for Shindagin Hollow project with Finger Lakes Land Trust
- Interns completed analysis for Solar, Wind and Biomass capacity
- NYS Purchase of Development Rights Bensvue project in Lansing closed
- Staff comments were sent to DEC on the sGEIS for gas drilling
- County green energy projects advanced

Staff submitted extensive comments to DEC on high volume hydrofracturing. The Sustainability Center is expected to open by the end of February. The Department is recruiting to fill the vacancy caused by Leslie Schill's resignation.

**Announcements** – Sue Cosentini provided an update on Aurora Pocket Neighborhood, said they are currently drywalling all three units. A blower door test and thermal imaging were conducted for one unit, with better than expected results. They are using air source heat pumps, which are inexpensive and the pump can reverse for air conditioning. The building envelopes are a bigger investment than the heat pumps. Solar panels will provide electricity to operate the heat pumps. EcoVillage at Ithaca is using similar insulation, and electricity at EVI will come from giant photovoltaic arrays. All of the Aurora Pocket Neighborhood units are sold. Sue's next project is being designed with more solar power, as it becomes increasingly affordable. Dooley asked if neighbors' trees might shade the solar panels, and did Sue secure assurances from her neighbors? Sue said she did not, but she doesn't expect tall development in Fall Creek. Ed pointed out we need to begin considering vegetation in planning, and what energy sources work in different locations. The orientation of Biggs and EVI will take advantage of solar access.

Kathy Schlather announced the annual Homeless Count will take place for 1/25/13, 7 AM Friday to 7 AM Saturday. Surveys can be conducted in the two weeks around the date to ask where target citizens were on the Count date.

John Spence announced Better Housing for Tompkins County recently received three NYS Homes and Community Renewal grants: \$150,000 Access to Home for ramps, etc., \$300,000 HOME rehabilitation, and \$187,000 NYS Affordable Housing Corporation for large rehabilitation projects.

**Adjournment** – The meeting was adjourned at 10:30 AM.

Respectfully submitted,  
Kathy Wilsea, Secretary  
Tompkins County Planning Department

Minutes adopted by PAB on \_\_, 2013.

1 Draft 2/27/2013

2 **PLANNING ADVISORY BOARD**  
3 **Wednesday, February 27, 2013**  
4 **SCOTT HEYMAN CONFERENCE ROOM**  
5 **125 East Court Street**

6 **draft MINUTES**

7  
8 **Members Attending:**

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

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

10  
11 **Call to Order** – The meeting was called to order at 9:08 AM by the Chair, Martha Armstrong. There were no changes  
12 to the agenda. Due to lack of a quorum, draft minutes were not addressed.

13  
14 **Comprehensive Plan Update -- Discussion** – Joan Jurkowich provided a memo with the agenda. TCPD staff hopes  
15 for adoption of an updated Comp Plan in 2014. The first topic was whether or not it is time for a change in tenor. Due  
16 to the acceptance and support received for the 2004 plan, staff members think we can be more aggressive with the  
17 update. There was discussion about the scope – is a 50-year plan possible, or effective? Joan acknowledged it would be  
18 difficult. Mina Amundsen likes taking a long-term view, especially with land use and natural resources, but there was  
19 consensus that energy topics change fast. We won't be able to use fossil fuels because of climate change. Mina would  
20 like to establish values for non-developed lands in different expressions besides development. Carol Chock said a 50-  
21 year vision is important, but the County Legislature won't think that far away unless there are interim benchmarks. We  
22 would also need to make special efforts to involve the towns if we are talking about lands. Martha felt actions could be  
23 5-to-10 years, and vision 50 years, which Joan said was kind of the stance taken in the original Comp Plan.

24  
25 Dick Coogan said, even if municipal boards look at the County plan, they rarely site it in resolutions. Local boards have  
26 varied interests, and open space is only taken into review when they have a specific site to address. Since local planning  
27 boards are probably our biggest partners, Martha asked how we can engage them. Local PBs used to meet together  
28 occasionally and share information, but are not mixing much now. Ed pointed out the 2004 plan was developed at a  
29 time when PBs met together.

30  
31 Rick Couture asked if a County Comprehensive Plan must be followed. Ed responded that the County Legislature  
32 adopted it, but action items are not mandatory. The Cleaner Greener Regional Plan shows how fast we need to act in  
33 order to effect change. We have to take that view and ratchet up the action items. Fernando acknowledged some  
34 momentum on energy policy is being lost while the state and nation are denying reality. Is Tompkins County willing to  
35 take a stand and lead? Ed stated it needs to happen locally; cities and counties are taking dramatic action. Sue  
36 Cosentini added landowners to that statement. Fernando supports the leadership role because he sees things happening  
37 that are not the progressive things he wants to see – especially pressure to say there is no energy crunch. Ed stressed  
38 focus needs to shift to climate change.

39  
40 Carol mentioned disconnect between ideals and funding. The County Legislature always faces the reality of funding  
41 and how to take into account specific goals. Martha pointed out a comp plan can support grant applications. Mina  
42 stressed work needs to be done to come up with balance. Ed commented solutions might not be what is expected –

43 maybe spending more money on buses will get other vehicles off the road and reduce greenhouse gas emissions. Mina  
44 said she has concerns about solar panels because she sees them being placed on agriculture land. She would prefer to  
45 have them on rooftops, but installation is several thousand dollars more per site. She is pushing discussion at Cornell  
46 about how to have renewables fit in with vision. She suggested we examine where we do and do not want these placed.  
47 Dick said we need to take into account the value of land to the owner. Sue feels a comp plan can set the spirit of what  
48 we want the future to look like. Martha said carbon neutral goals can bring about concerned steps, as was a topic of  
49 Edward Mazria's recent appearance in Ithaca (Architecture 2030).

50  
51 Joan wanted to move on to action items and the topics that were suggested but left out of the comp plan the last time.  
52 Monika Roth thought some topics could be split up in different ways, but feels Cayuga Lake is a defining element of  
53 our community. Cooperative Extension staff is updating the Ag Plan now, and will finish about the same time as the  
54 Comp Plan. They are examining forestry and will conduct industry-specific focus groups. Dick pointed out  
55 neighboring municipalities sometimes act in conflicting ways, using light pollution as an example. Martha agreed we  
56 need to engage broader stakeholders, as water/sewer service could be looked at from a bigger perspective, too. Dick  
57 added waterfront issues and the view in Newfield as topics that need larger consideration. Plan topics suggested:  
58 socioeconomic ideals, social justice, self-sufficiency for citizens, culture, tourism, gas drilling. Monika said fiscal  
59 realities also impact rural landowners. Farmers can get ag assessment and reduced taxes, but others cannot for open  
60 land, so they subdivide when they need funds. We need open space under economic/fiscal realities. Members spoke of  
61 how topics can be address and/or woven throughout the plan. Major concerns can be mentioned in a foreword, then  
62 imbedded, but not be the context of the whole document. Could be referred to as global principles, but separating what  
63 we want to accomplish as action items would be more digestible for local boards. Dick encouraged use of committees,  
64 as used during the EGGE development, because he always felt PAB was represented in discussion without using up  
65 PAB meeting time. The level and methods of interaction with the community need to be addressed. Suggestions:  
66 meeting with chairs of local boards (dinner?) would yield vested interest, discussion with County department heads,  
67 having an internet presence and finding methods to drive visitors to it, use software (recommended by Fernando) to  
68 create conversations, TCCOG, municipal supervisors and their deputies, interaction with the municipalities that are  
69 currently developing comprehensive plans, Leadership Tompkins, Get Your GreenBack. Referring back to topics,  
70 Fernando pointed out the word "food" is not in the ag section of the 2004 plan, and wondered if "water" and "shelter"  
71 are.

72  
73 **Commissioner's Report** – Ed Marx reported the Sustainability Center is now part of the Center for Transformative  
74 Action, has an 18-month lease for space at the Human Services Annex, and will open in late March. ▪ Ed, Better  
75 Housing for Tompkins County and the developer will meet for their first formal interaction on ideas for the Biggs space  
76 with a committee of the Town of Ithaca town board tomorrow. ▪ The City of Ithaca applied for a Sustainable  
77 Transportation Enhancement Program grant that would essentially complete the Black Diamond Trail, improve bridges  
78 in the Cherry Street Industrial Park, and provide link from West Hill to Buttermilk. Monika asked to stay informed on  
79 that, as CCE is considering community gardens in some of those sites. ▪ The Cleaner Greener Regional Plan is in review  
80 phase with NYSERDA. Statewide, all plans will be presented to Regional Economic Councils in April. ▪ The County's  
81 Green Building Policy was passed at the Facilities & Infrastructure meeting, is proceeding to Planning, Energy &  
82 Environmental Quality and Government Operations committees, then will go to the Legislature. ▪ Climate Showcase  
83 Communities work will be part of the April 18-21 Climate Smart and Climate Ready regional conference agenda, and  
84 topic for a national webinar from Sustainable Strategies of Washington DC. ▪ Application deadline is 2/28 for the staff  
85 vacancy at TCPD.

86  
87 **Announcements** – Sue proposed having PAB members tour the Aurora Street Pocket Neighborhood in May or June.  
88 She is working with three other landowners on possible sites for another development. Monika reported Debbie Teeter  
89 is back at work following a medical leave. CCE has arranged an Ag Summit on 3/13, and she will send info by email.  
90 They will provide information on PDR, agriculture laws, and assessment re-evaluation of farmland. Fernando reported  
91 the transportation programs are facing reduced funding. Key projects are completion of Cayuga Lake Waterfront Trail,  
92 Route 13 crossing, and Varna road modifications.

93  
94 **Adjournment** – The meeting was adjourned at 10:32 AM.

95  
96 Respectfully submitted,  
97 Kathy Wilsea, Secretary, Tompkins County Planning Department  
98 Minutes adopted by PAB on \_\_, 2013.

**Finger Lakes Trail- Bock Land Donation and Conservation Easement Project**  
**A Request for Funding from Tompkins County's Capital Reserve Fund for Open Space**  
**Submitted by the Finger Lakes Land Trust**  
**April 2013**

Landowners, Robert Bock, David Bock, Dan Bock and Nan Bock have pledged to donate 48 acres of land to the Finger Lakes Trail Conference ("FLTC") and encumber that land with a Finger Lakes Land Trust ("FLLT") held conservation easement that will protect the 48-acres located on Porter Hill Road and Rockwell Road in the Town of Enfield, provided that FLLT, FLTC, and the Cayuga Trails Club (CTC), which will assume land and trail management responsibilities, can acquire sufficient funds to provide for project costs, long-term monitoring and stewardship of the easement agreement.

The Bock property was identified as a priority for conservation due to its mature hardwood forests as well as its physical proximity to Reiman Woods (owned by CTC), and the existence of over 3000' of the Finger Lakes Trail on the property. The parcel is also located within a natural resource focus area of the Tompkins County Comprehensive Plan and the Emerald Necklace Greenbelt – a priority project within New York State's Open Space Plan.

The property consists of approximately 30 acres of woodland and 18 acres of fields. There are currently no structures on the parcel. The property's extensive woodlands and fields provide excellent habitat for a diversity of songbirds and other wildlife, including the occasional black bear.

The proposed conservation easement will allow public access for passive recreation, establishment of trails, parking areas and associated infrastructure, and continued forest health management (with the approval of FLLT). No subdivision for development purposes will be permitted. Surface drilling for natural gas and petroleum is prohibited as is commercial mining.

The proposed conservation easement is perpetual and will be recorded in the land records. It will be binding on future owners of the land, and the FLLT will be responsible for periodic monitoring for compliance with the agreement and to enforce the easement if necessary. The easement provides for public access to the land, including the Finger Lakes Trail. Due to the use for public recreation purposes the FLTC will apply for property tax exemption.

The completion of this land donation and conservation easement project will secure public access and the future of outstanding wildlife habitat, including a remnant old growth stand of sugar maple, with trees estimated to be as much as 200 years old.

On behalf of the FLTC, CTC and FLLT, The Finger Lakes Land Trust seeks an allocation of \$7,500 from Tompkins County's Capital Reserve Fund for Open Space to cover a portion of the total costs associated with the land donation and easement transaction and associated long-term monitoring and management costs of the easement. This would be applied toward total costs of approximately \$17,700 associated with the project. A summary of expense and revenue is provided on the attached sheet.

The non-profit Finger Lakes Land Trust was established in 1989 to work cooperatively with landowners and local communities to conserve those open space lands that are vital to the integrity of the region. To date, the organization has worked with partners to permanently protect more than 15,000 acres of the region's scenic farmland, rugged gorges, and majestic woodlands. The Land Trust is supported by nearly 2,000 members, more than 200 active volunteers and 11 staff members. Additional information about the Land Trust and conservation easements may be found at [www.fllt.org](http://www.fllt.org).

## **Finger Lakes Trail – Bock Land Donation & Conservation Easement Project Budget**

### Expenses

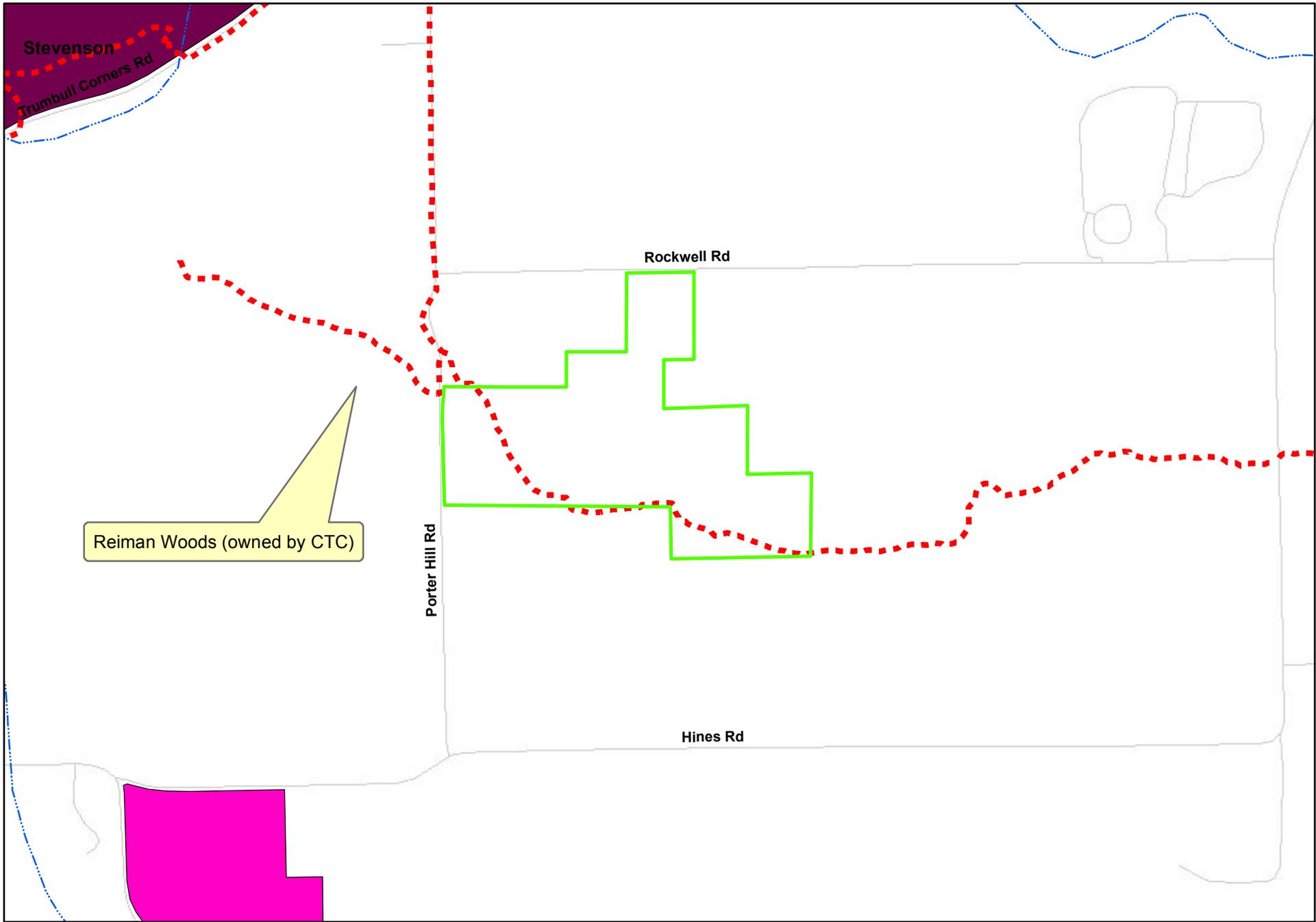
Land Survey	\$3,200
Ecological baseline study	\$1,000
Recording fees & abstract	\$ 500
Contribution to Land Trust's stewardship fund for easement monitoring & defense	\$10,000
FLLT staff (est)	\$3,000
Attorney's fees tbd (Land Trust's fees donated & landowner's fees to covered by them)	

Total estimated costs: \$17,700.00

### Income

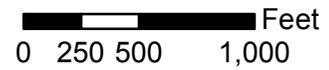
Finger Lakes Trail Conference/Cayuga Trails Club- \$7,200 pledged  
Request from Capital Reserve 7,500  
FLLT staff time to be covered by operating funds (est at \$3,000)

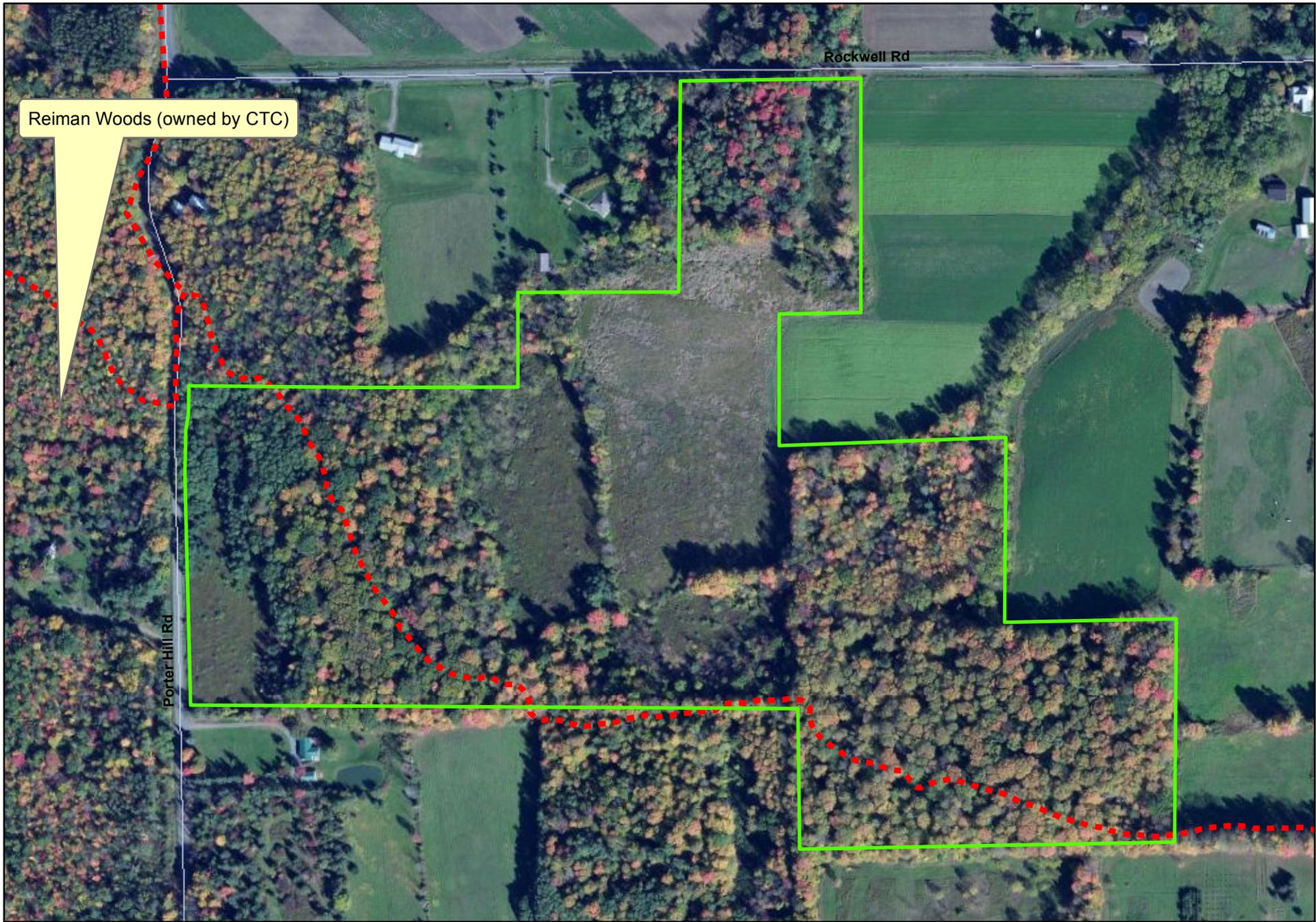
Total revenue \$17,700.00



Reiman Woods (owned by CTC)

-  Bock Land Donation and Easement
-  FLLT CE
-  Finger Lakes Trail
-  FLLT preserve





Reiman Woods (owned by CTC)

Rockwell Rd

Porter Hill Rd

- Bock Land Donation and Easement
- Finger Lakes Trail
- FLLT preserve
- FLLT CE

0 95 190 380 Feet

