



**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, August 22, 2012  
9:00 AM  
Scott Heyman Conference Room, 125 E. Court St.

Call to Order & Changes to the Agenda	Chair
Finger Lakes Land Trust Request for Funding: Capital Reserve Fund for Natural, Scenic and Recreational Resource Protection	Andy Zepp
Report on the Tompkins County Multi-Family Housing Study	Ed Marx
Discussion: Other Topics of Member Interest	Members
Commissioner's Report	Ed Marx
Approval of Minutes from June 27 and July 25, 2012	Chair
Announcements	Members
Adjournment	Chair

*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 dates: September 26, October 24*

## **SHINDAGIN HOLLOW – LIKENS CONSERVATION EASEMENT PROJECT**

### **A Request for Funding From the Tompkins County Capital Reserve Fund for Natural, Scenic, and Recreational Resource Protection Submitted by the Finger Lakes Land Trust August 2012**

Landowners Gene and Phyllis Likens have pledged to donate a conservation easement that will protect their 250-acre property on South Road in the Town of Caroline provided that the Finger Lakes Land Trust can raise sufficient funds to provide for long-term monitoring and stewardship of the easement agreement.

The Likens property was identified as a priority for conservation due to its mature hardwood forests as well as its extensive common boundary with Shindagin Hollow State Forest, and its close proximity to the Finger Lakes Trail. 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 220 acres of woodland and 30 acres of leased cropland. There are currently no structures on the parcel. The site's extensive woodlands provide excellent habitat for a diversity of songbirds and other wildlife, including the occasional black bear.

The proposed conservation easement will allow for continued agricultural use of the 30-acre field as well as the sustainable harvest of timber, subject to a management plan approved by the Land Trust. The easement will also allow for a one-time subdivision of the property into two parcels and the development of two home sites. 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 Land Trust will be responsible for periodic monitoring for compliance with the agreement and to enforce the easement if necessary. While the easement does not provide for public access to the land, it will ensure the character a significant stretch of the Finger Lakes Trail, which runs across state land immediately adjacent to the Likens property. While the Likens' may be eligible for state and federal tax benefits, the entire property will remain on the Town of Caroline's tax rolls.

The completion of this conservation easement project will secure the future of outstanding wildlife habitat in a way that allows for continued private ownership and the continuation of compatible agriculture and forestry uses.

The Finger Lakes Land Trust seeks an allocation of \$13,250.00 from Tompkins County's Capital Reserve Fund for Open Space to cover a portion of the total costs associated with the easement transaction and associated long-term monitoring and management costs. This would be applied toward total costs of approximately \$34,900.00 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 14,000 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 10 staff members. Additional information about the Land Trust and conservation easements may be found at [www.fllt.org](http://www.fllt.org).

**Shindagin Hollow – Likens Conservation Easement Project  
Budget**

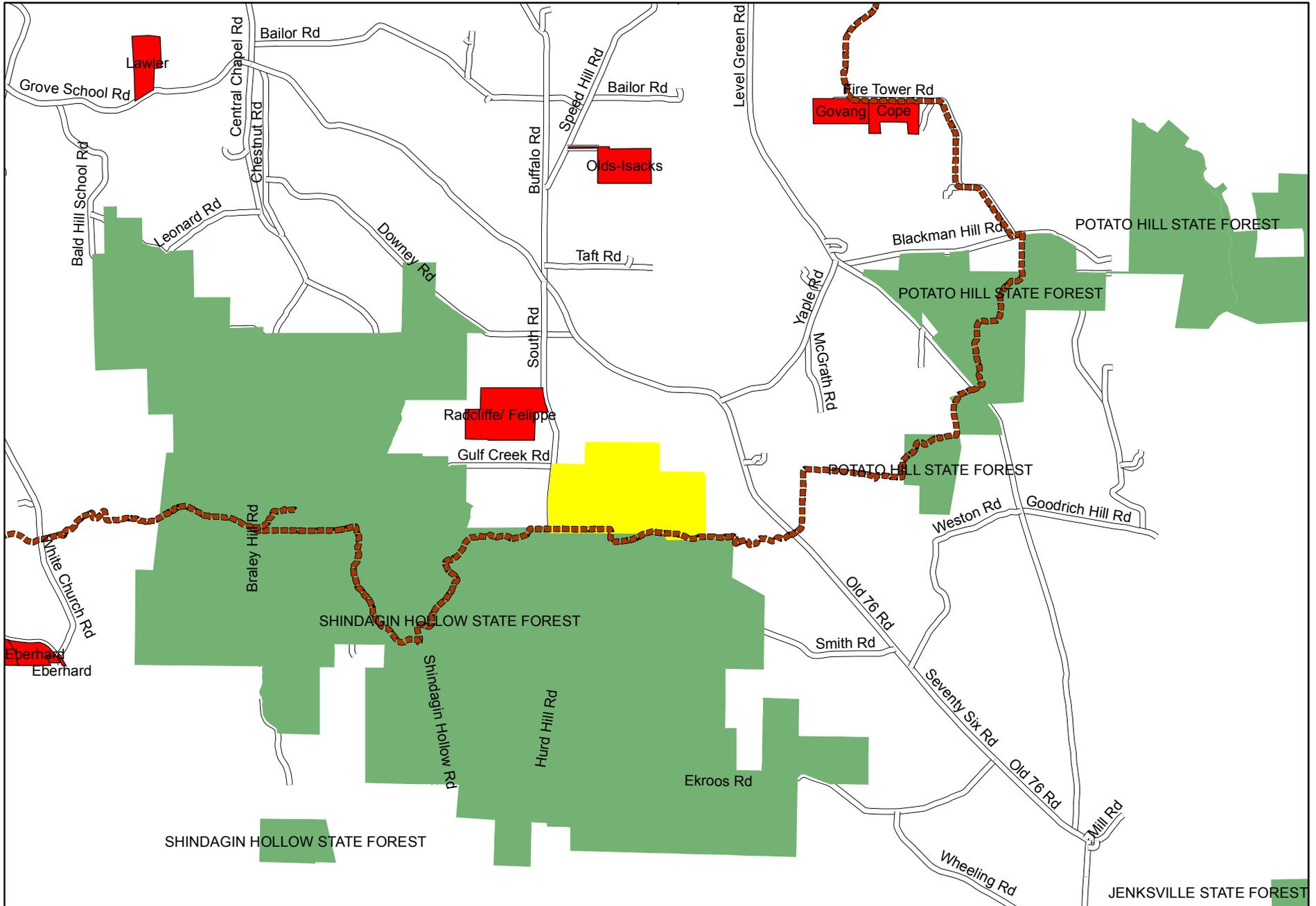
Expenses

Land Survey	5,900	covered by Likens'
Appraisal	2,500 (est)	covered by Likens'
Ecological baseline study	1,000	
Recording fees & abstract	500	
Long-term stewardship*	22,000	
Land Trust staff (est)	3,000	
Attorney's fees	tbd	Land Trust's fees donated & landowner's fees to Covered by them
 Total estimated costs:	 \$34,900.00+	

Income

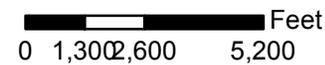
Likens Family	8,400+
Request from Capital Reserve	13,250
Other sources tbd	13,250
 Total revenue	 \$34,900.00+

\*Funds allocated to Land Trust's stewardship fund to provide for long-term monitoring and management. Fund is managed by Tompkins Investment Services. Presumes 4% draw annually to provide average of \$880.00 annually to cover associated expenses. Estimate based on Land Trust's actual and projected costs associated with existing 90 easements held by Land Trust.

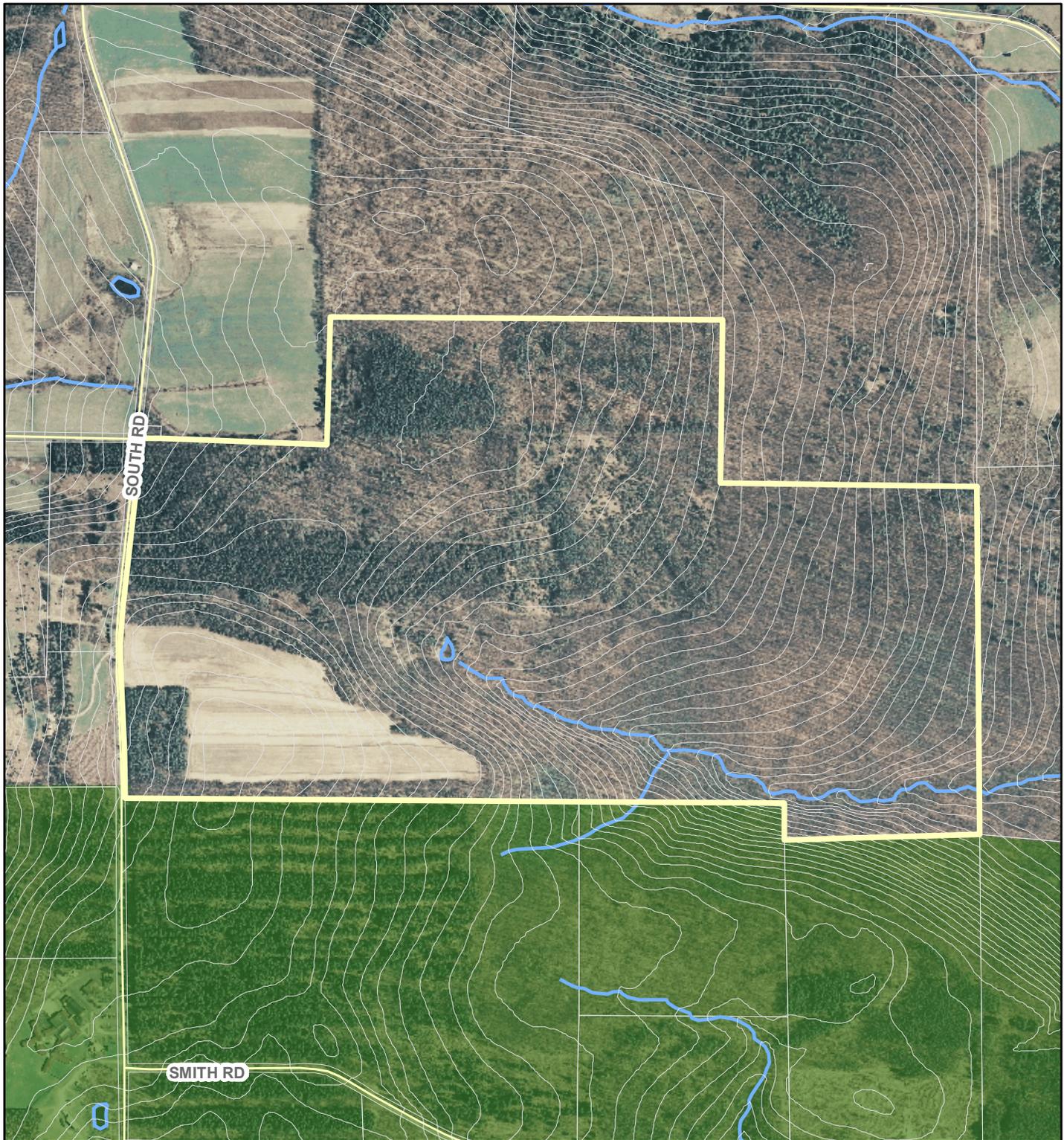


**Likens CE**  
**Town of Caroline, Tompkins Cty**  
**250 acres, 28.-1-3**

- Likens Property
- FLLT Preserve
- FLLT CE
- State Forest
- Finger Lakes Trail



Gene Likens property, parcel #28.-1-3  
251.3 acres, adjacent to Shindagin Hollow State Forest  
South Road  
Town of Caroline, Tompkins County, NY  
2007 color infrared aerial photograph



0 250 500 1,000 1,500 2,000 Feet

Map prepared by Karen Edelstein, Finger Lakes Land Trust  
28 September 2009  
Data sources: NYS GIS Clearinghouse

1 *Draft 6/27/2012*

2 **PLANNING ADVISORY BOARD**  
3 **Wednesday, June 27, 2012**  
4 **SCOTT HEYMAN CONFERENCE ROOM**  
5 **125 East Court Street**

6  
7 **draft MINUTES**  
8

9 **Members Present** – Mina Amundsen, Martha Armstrong, Todd Bittner, Will Burbank, Dick Coogan, Sue  
10 Cosentini, David Kay, Dooley Kiefer (Associate), Kathy Schlather, John Spence, Rob Steuteville, Andy  
11 Zepp

12 **Members Excused** – Michelle Berry, Fernando de Aragon, John Gutenberger, Scott Whitham

13 **Member Absent** – Rick Couture, Dave Herrick, Gay Nicholson, Monika Roth

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

16  
17 **Call to Order** – The meeting was called to order at 9:06 AM by the Chair, Mina Amundsen. There were no  
18 changes to the agenda.  
19

20 **Development Focus Areas Strategy** – Joan Jurkowich reported that staff met with public officials and held  
21 three public meetings. Changes since the last time PAB saw the Strategy:

- 22 • Overview was edited to address some of the comments received;
- 23 • Development Focus Areas – While Freeville was updating their comprehensive plan, residents were  
24 surveyed about their interest in adding public water and public sewer. The majority of respondents said  
25 they did not want the infrastructure, so Freeville was moved to the “rural center” category.
- 26 • Density recommendations – After staff met jointly with City of Ithaca and Town of Ithaca  
27 comprehensive planning committees, net density goals were changed to provide more variety:
  - 28 ○ 20 or more units/acre in and around downtown and collegetown,
  - 29 ○ 10-20 units/acre near other commercial areas, and
  - 30 ○ 5-10 units/acre for other areas. The Strategy does not provide maps or specific areas for these  
31 recommendations.

32 Staff might lean toward establishing a minimum requirement of 20 units/acre in the densest areas if asked to  
33 comment, but this also relates to density of neighboring parcels, so leaving wiggle room for context is  
34 preferred.  
35

36 Moving forward is largely in the hands of local governments, but recommendations can include density;  
37 design; changes to development recommendations; adhering to the recommendations of the TCCOG  
38 infrastructure recommendations; acknowledging the importance of having connections within and between  
39 the Focus Areas; encouraging connections to nearby developed areas by walkways, bikeways and trails; and  
40 controlling sprawl through zoning and perhaps transfer of development rights program as well as not  
41 extending infrastructure. The TCPD budgets for 2012 and 2013 include modest funds to help municipalities  
42 implement the strategies. Most attendees of the public meetings were supportive. The Strategy is grounded  
43 in the Comprehensive Plan, but won’t become part of it unless it is incorporated when the Comp Plan is  
44 updated. Existence of a county strategy can be useful for municipalities that are applying for grant funding.  
45 It can help some municipalities move forward with ideas they have included in their comprehensive plans.  
46

47 There was discussion on how development design can help meet density goals, and that Downtown Ithaca  
48 Alliance works with developers in and near the core of downtown. The units-per-acre recommendations are  
49 not meant to be for every parcel, but a mix will provide density that accommodates the population.  
50

51 It was moved by Martha Armstrong to recommend that the Tompkins County Legislature adopt the Strategy,  
52 seconded by Andy Zepp and passed by unanimous voice vote.  
53

54 **Conservation Strategy** – Leslie Schill reported on this Strategy, which had also been part of the recent  
55 public meetings. She provided a handout of the proposed eleven key actions, which were primarily based on  
56 research for the Natural Features Focus Areas and Agricultural Focus Areas. Farms were identified by land  
57 use. A third of active ag land is leased within the Agricultural Focus Areas. Some renters have lost acreage  
58 when the owner sold the property. Purchase of Development Rights proposals take a long time to draft, so  
59 we need to be ready when funding is announced. There is no PDR funding this year. There is no implication  
60 that TCPD will manage the key actions. Martha Armstrong pointed out it seems the Agriculture Plan  
61 developed by Cooperative Extension would be a third partner to the Development Focus Areas Strategy and  
62 Conservation Strategy. Ed Marx said TCPD and CCE have applied for funding for an update to the Ag Plan.  
63 Todd Bittner said overall we are missing preservation and updates for natural areas. People consider issues  
64 static, and we are not capturing changes, updating the Unique Natural Areas Inventory, or protecting against  
65 long-term degradation. We need a long-range strategy to address good conservation, including invasive  
66 species awareness. Andy Zepp agreed with Todd, saying we should not be silent on this huge management  
67 issue and need to commit to staying on top of conservation. Ed said, on the management side, it is difficult  
68 to know how to deal with it. PDR projects have a specified management plan. If property goes to State  
69 Parks, FLLT, or municipalities, we expect that agency to manage the property. Andy suggested raising the  
70 Conservation Partners program to a higher level. Todd pointed out hydrilla infestation of Cayuga Inlet as an  
71 example of management that is not landowners' obligation. Management will be added to Strategy text and  
72 some of the key actions bullets, and the document will return to PAB for endorsement.  
73

74 **Biggs Request for Proposals** – Ed provided an update. A resolution will go to the County Legislature to  
75 authorize release of the RFP. Ninety days will probably be given for response deadline.  
76

77 **Commissioner's Report** – Ed Marx reported he and Katie Borgella attended a Climate Showcase  
78 Communities workshop in Wisconsin. A public relations speaker provided examples of terrible website jobs.  
79 The speaker warned that people get a storyline into their minds that can block facts. ▪ The regional Rural  
80 Initiative Fund is now open for applications. ▪ The public meeting was held to present the Energy Road  
81 Map work by interns. Reports are on the TCPD website. ▪ The Blueway Trail RFP has been released. ▪  
82 There was a joint meeting of the Oversight and Project committees for the Housing Fund on ways to make  
83 the fund more effective. One point raised was whether or not they should be more proactive in selecting land  
84 and then offer it for developers. ▪ Ed reminded members of the comment period on the Cleaner Greener  
85 Southern Tier draft goals, which ends Friday 6/29.  
86

87 **Development Focus Areas Strategy Implementation Funds** – There is \$15,000 set aside for 2012 and the  
88 same amount for 2013. When the Strategy is endorsed, staff wants to move right into this. Joan said some  
89 municipalities are ready to jump into projects. She is leaning toward meeting with municipal officials and  
90 letting them make proposals. There was discussion on the best way for PAB to interact. Five priorities are  
91 in the Strategy, and collaboration among municipalities is possible, too. David Kay, Mina Amundsen and  
92 Rob Steuteville volunteered to work on the committee.  
93

94 **Approval of March Minutes** – Draft minutes of March 28, 2012 were moved by Martha Armstrong,  
95 seconded by Sue Cosentini and approved by unanimous voice vote. Final minutes are available on the  
96 Planning Department website: [www.tompkins-co.org/planning/](http://www.tompkins-co.org/planning/) under Advisory Boards.  
97

98 **Announcements** – John Spence asked for a quick update on Kingdom Farm in the Town of Lansing. Ed  
99 said boundary issues have been resolved.  
100

101 **Adjournment** – The meeting was adjourned at 10:29 AM.  
102

103 Respectfully submitted,  
104 Kathy Wilsea, Secretary  
105 Tompkins County Planning Department  
106 Minutes adopted by PAB on \_\_, 2012.  
107

2 **PLANNING ADVISORY BOARD**  
3 **Wednesday, July 25, 2012**  
4 **SCOTT HEYMAN CONFERENCE ROOM**  
5 **125 East Court Street**

6  
7 **draft MINUTES**  
8

9 **Members Present** – Michelle Berry, Will Burbank, Rick Couture, Fernando de Aragon, John  
10 Gutenberger, Dave Herrick, Dooley Kiefer (Associate), Kathy Schlather, Scott Whitham, Andy  
11 Zepp

12 **Members Excused** -- Mina Amundsen, Martha Armstrong, Todd Bittner, Dick Coogan, Sue  
13 Cosentini, John Spence

14 **Member Absent** – David Kay, Gay Nicholson, Monika Roth, Rob Steuteville

15 **Others Present** – Joan Jurkowich (TCPD), Ed Marx (Commissioner of Planning & Community  
16 Sustainability), Leslie Schill (TCPD), Debbie Teeter (CCE), Kathy Wilsea (TCPD)

17  
18 **Call to Order** – The meeting was called to order at 9:10 AM by the Fernando De Aragon, Acting  
19 Chair. There were no changes to the agenda.  
20

21 **Proposed Addition to Agriculture District** – Debbie Teeter was present, representing the  
22 Agriculture & Farmland Protection Board for Cornell Cooperative Extension. There is one request  
23 for addition to Ag District 2 in the Town of Ithaca. The owner requests that property that was  
24 previously partly fallow and partly rented for agriculture be added to the Ag District. He has  
25 worked with the Town of Ithaca to subdivide the property into a portion for Ithaca Beer's brewery  
26 and this larger portion that he wishes to add to the Ag District. Addition to the Ag District is  
27 supported by the Town. Dooley Kiefer asked about the wetlands on the property, which do not  
28 show on the map. Debbie said the owner only wishes to farm that part that was previously farmed,  
29 and she will check with him about Dooley's concerns. If the smaller section that was subdivided  
30 off is not used for the brewery, it would be appropriate for sales, bistro, or community supported  
31 agriculture. PAB Bylaws allow for a Sense of the Body action in the absence of a quorum.  
32 Fernando asked if those present supported having the property added to the Ag District, which was  
33 supported unanimously.  
34

35 **Final Draft of the Conservation Strategy** – Leslie Schill explained the draft was updated based on  
36 discussion at PAB's last meeting, public comment, and input of experts. She was present today to  
37 discuss any questions. During discussion, minor changes were made to language, including  
38 invasive species, anticipated impacts of climate change, and exclusion of vertical high volume  
39 hydrofracturing on page 19. In another Sense of the Body action, Fernando asked about support for  
40 the final draft, and voting members present supported endorsing it.  
41

42 **Commissioner's Report** – Ed Marx welcomed new member Michelle Berry and introductions  
43 were made around the room. ▪ The RFP for Biggs B property has been released, with responses  
44 due in October, and spelling out the guidelines of Climate Showcase Communities. An on-site  
45 meeting has been offered to interested parties and five people have asked to attend. ▪ Southern Tier  
46 East Regional Planning & Development Board has approached Ed about having Tompkins County  
47 join again. That will be considered later this year. Right now, Ed is helping STERPDB review  
48 eleven Appalachian Regional Commission funding applications and TCPD staff is interacting with  
49 them to develop the Regional Sustainability Plan. ▪ In addition to the ARC applications, local  
50 projects can apply for funding through the Consolidated Funding Application process, which just

51 had a deadline, and through the regional Rural Initiative, which is funded by a block of money from  
52 last year's CFA process. ▪ EcoVillage and Aurora Street Pocket Neighborhood have broken  
53 ground on their Climate Showcase Communities projects and are on track for completion in the next  
54 six to ten months. They are learning much that will benefit other designers and builders. EVI hired  
55 two groups to help with education/outreach materials and development of key messaging that can  
56 be used broadly on websites and in conferences.

57  
58 **Announcements** – Fernando announced the Black Diamond Trail has applied for a grant that would  
59 wrap up the project and allow use of the bridge funding for our local match. ▪ Ed announced the  
60 NYS Secretary of State will be in Ithaca next Friday to celebrate the Cayuga Lake Waterfront Trail.  
61 ▪ Ed also announced Seneca County is ready to contract a consultant for the Blueway Trail, and the  
62 selected consultant has lots of bikeway experience. ▪ Andy Zepp invited members to the 9/22  
63 dedication of the newest Finger Lakes Land Trust property, located on the west side of Cayuga  
64 Lake, north of Sheldrake. ▪ Rick Couture asked if the Blueway Trail will be a loop, and Ed said  
65 part of the consultant's work will be to study how people want to use it. ▪ Will Burbank asked if  
66 anyone was informed about a change in federal policy that allows utilities to cut trees in instances  
67 when the trees previously would have been topped. Ed said this is contrary to Climate Showcase  
68 Communities support of tree planting to reduce temperature changes anticipated from climate  
69 change. Andy said Washington DC has lots of power outages from downed trees because they  
70 slacked off annual maintenance, and speculated that what Will heard may be a policy that allows  
71 response to emergencies.

72  
73 **Adjournment** – The meeting was adjourned at 9:50 AM.

74  
75 Respectfully submitted,  
76 Kathy Wilsea, Secretary  
77 Tompkins County Planning Department

78  
79 Minutes adopted by PAB on \_\_, 2012.

80  
81 **Membership:**

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