PEDC Meeting  
Planning and Economic Development Committee  
Ithaca Common Council  

DATE: January 9, 2019  
TIME: 6:00 pm  
LOCATION: 3rd floor City Hall  
Council Chambers

## AGENDA ITEMS

<table>
<thead>
<tr>
<th>Item</th>
<th>Voting Item?</th>
<th>Presenter(s)</th>
<th>Time Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Call to Order/Agenda Review</td>
<td>No</td>
<td>Seph Murtagh, Chair</td>
<td>6:00</td>
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<tr>
<td>2) Public Comment</td>
<td>No</td>
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<td>6:05</td>
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<td>3) Special Order of Business</td>
<td>Yes</td>
<td>Johanna Anderson, INHS</td>
<td>6:20</td>
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<tr>
<td>a) Public Hearing: Chainworks Planned Unit Development</td>
<td>No</td>
<td>Gay Nicholson, Sustainable Tomp.</td>
<td>6:30</td>
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<td>b) Presentation: Ithaca Neighborhood Housing Services</td>
<td>No</td>
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<td>6:50</td>
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<td>c) Presentation: Sustainable Tompkins Mini-Grants</td>
<td>No</td>
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<td>4) Action Items (Voting to Send on to Council)</td>
<td>Yes</td>
<td>Megan Wilson, Senior Planner</td>
<td>7:05</td>
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<td>a) Southside Community Center Mural</td>
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<td>5) Discussion</td>
<td>No</td>
<td>JoAnn Cornish, Planning Director</td>
<td>7:15</td>
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<tr>
<td>a) Housing and Occupancy Reform</td>
<td>No</td>
<td>JoAnn Cornish, Planning Director</td>
<td>7:45</td>
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<td>b) Guidelines for Infill Development</td>
<td>No</td>
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<td>c) 2018 Accomplishments and 2019 Priority Work Plan</td>
<td>No</td>
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<td>6) Review and Approval of Minutes</td>
<td>Yes</td>
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<td>8:30</td>
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<td>a) December 2018</td>
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<td>7) Adjournment</td>
<td>Yes</td>
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<td>8:35</td>
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If you have a disability and require accommodations in order to fully participate, please contact the City Clerk at 274-6570 by 12:00 noon on Tuesday, January 8th, 2019.

**Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.**
TO: Planning & Economic Development Committee
FROM: Megan Wilson, Senior Planner
DATE: January 3, 2019
RE: Southside Mosaic Mural Project

The Southside Community Center is seeking approval of artwork and funding for a mosaic mural installation in front of the building. The Southside Mosaic Mural Project is coordinated and supervised by a Southside Community Center leadership team that includes Dr. Nia Nunn (Board President), Nydia Boyd (Executive Director), Jasmine Jay (BGA Administrator), and community artist Annemarie Zwack and has involved young people in the design and creation of the piece.

The Community Life Commission has sought public comment on the proposal through notification of surrounding property owners and City staff. A public comment period was held at the December 17th CLC meeting to gather input on the proposed design and location, and the comments received were supportive of the project. After reviewing public comment, the CLC voted unanimously to recommend the mural for approval by the Board of Public Works and the Common Council.

The Board of Public Works considered the proposed installation at its meetings on October 16th and December 18th. The Board did not support the proposed installation of this piece directly on the façade due to possible impacts to the building; however, the Board unanimously approved the installation of the piece in a free-standing frame with limited anchor points on the building.

The project organizers have requested that the City fund the frame for the mosaic panels and installation of the piece. The original estimate for these expenses was approximately $5,000, and it seemed feasible to utilize the Martin Luther King Jr. Freedom Walkway Fund for the installation. However, the Board of Public Works requested changes to the method of installation, and the estimate for the frame has increased to over $15,000. The final estimate (including both frame and installation) could potentially exceed $20,000. There is approximately $11,000 available in the MLK Jr. Freedom Walkway Fund, and monies from the fund are still needed to fund implementation of the walkway, including printed materials and medallions/markers of sites of interest. If this funding request is approved, Common Council will need to determine a funding source for the project.

The approval of the Southside Mosaic Mural Project will include two components: approval of the artwork and approval of the requested funding. The mural proposal, Community Life Commission recommendation, and the adopted Board of Public Works resolution are attached for your review. Staff will attend the January 9th Planning & Economic Development Committee meeting to answer any questions. If you have any questions or comments prior to the meeting, please contact me at 274-6560 or mwilson@cityofithaca.org.
Resolution to Select Artwork for a Mosaic Mural Installation on the Southside Community Center

WHEREAS, in 2010, the City created a mural and street art program to beautify blank walls within the city, while providing local artists from all sections of the community an opportunity to showcase their work, and

WHEREAS, Dr. Nia Nunn, Nydia Boyd, Jasmine Jay, and Annemarie Zwack have submitted a proposal to install a mosaic mural in front of the Southside Community Center, and

WHEREAS, the Community Life Commission held a public comment period on the mosaic mural design and location at its meeting on December 17, 2018 to gather input on the proposed installation, and the responses to the proposal have been positive, and

WHEREAS, the creation of the mosaic mural has been funded by the Southside Community Center and the project organizers have requested that the City fund the frame and installation, and

WHEREAS, at its meeting on December 17, 2018, the Community Life Commission voted to recommend that the Common Council approve the Southside Mosaic Mural Project for installation in front of the Southside Community Center, and

WHEREAS, the Board of Public Works considered the proposed installation at its meetings on October 16 and December 18, 2018 and voted to approve the installation of the project in a free-standing frame in front of the Southside Community Center; now, therefore, be it

RESOLVED, that the City of Ithaca Common Council selects the “Southside Mosaic Mural Project” as recommended by the Community Life Commission, to be installed in a free-standing frame with limited anchor points on the building in front of the Southside Community Center; and be it further

RESOLVED, that the City will fund the frame and project installation in an amount not to exceed $X, and be it further

RESOLVED, that the selected artists may proceed with the installation of the mosaic mural upon the execution of an agreement with the City as reviewed by the City Attorney.
TO: Board of Public Works
    Common Council

FROM: Megan Wilson, Senior Planner

DATE: December 18, 2018

RE: Community Life Commission Recommendation: Southside Mosaic Mural Project

In October 2018, Annemarie Zwack (on behalf of the Southside Community Center) submitted a proposal for the Southside Mosaic Mural Project. The project involves the installation of mosaic tile artwork on the front façade of the Southside Community Center. The piece includes a total of eight panels that will be mounted in frames and attached to the building.

The City’s Community Life Commission has reviewed the proposal and collected public comments from surrounding neighbors and City staff. The response to the proposal has been positive. At its meeting on December 17, 2018, the Commission voted unanimously to recommend approval of the Southside Mosaic Mural Project by the Board of Public Works and Common Council with its enthusiastic support. The Commission defers to the Board of Public Works on issues related to the project frame and physical installation of the artwork.

If you have any questions, please contact me at 274-6560 or mwilson@cityofithaca.org.
Approval of the Installation of a Mosaic Mural on the Southside Community Center Building – Resolution

By Commissioner McCormick: Seconded by Commissioner Warden

WHEREAS, in 2010, the City of Ithaca Public Art Commission (PAC) created a mural and street art program to beautify blank walls within the city while providing local artists from all sections of the community an opportunity to showcase their work, and

WHEREAS, the Board of Public Works approved several City-owned sites for inclusion on the list of potential sites in the Mural and Street Art Program by resolution on May 19, 2010 and has approved additional sites for inclusion in the program since that time, and

WHEREAS, as a result of this approval, more than 50 artists have installed murals on City-owned property throughout the city, and the response to the new murals has been overwhelmingly positive, and

WHEREAS, the Southside Community Center has asked the Board to consider installing a mosaic mural on the exterior of the building, and

WHEREAS, the Board of Public Works discussed the proposal in October 2018, requesting additional information, now, therefore, be it

RESOLVED, That the Board of Public Works approves the installation of the Southside Mosaic Mural Project on the Southside Community Center Building contingent upon (1) a recommendation of support from the Community Life Commission; (2) final approval of the artwork by Common Council; the (3) the issuance of a Building Permit; and (4) the execution of an agreement between the Artist and the City (as reviewed by the City Attorney) prior to installation.

Carried Unanimously
Southside Mosaic Mural Project Proposal

Description

The Mosaic Mural Project is coordinated and supervised by a Southside Community Center (www.sspride.org) leadership team that includes Dr. Nia Nunn (Board President), Nydia Boyd (Executive Director), Jasmine Jay (BGA Administrator), and community artist Annemarie Zwack (http://zwackart.com/). This project is the result of a group of incredible young people that have collaborated to design, create, and install a piece of public art on Southside's exterior wall that faces the intersection of Plain St. and Cleveland Avenue. Within the last year, Southside has evolved our service to the community, honored our mission and Afrocentric philosophy, with a focus on unapologetically Black Girl specific work. This work recognizes that when the community prioritizes the voices and work of Black women, everybody benefits.

With a grant recently awarded from the NoVo Foundation in New York City, we have begun to launch series’ of programs, projects, and events that create a culture of sisterhood and innovation that fosters Black Girl leadership and empowerment in Ithaca, NY. We are calling this initiative and the girls who participate Black Girl Alchemists: human beings creating and transforming through a seemingly magical process.

Black Girl Alchemists use their voices through spoken word, writing, dance, and art to create/demand space for visibility. Especially and specifically because it has been denied in predominantly white spaces, such as Ithaca, NY. Black Girl Alchemists directly participate and shape how this initiative evolves because at Southside Community Center we prioritize uplifting the leadership abilities of Ithaca's Black daughters. The Mosaic Mural Project acts as an exciting and timely part of our Black Girl Alchemist initiative. We know that giving young Black girls the power, space, and tools to create and shape their experiences, as well the physical spaces around them we will contribute to the culture of sisterhood, leadership, and liberation worldwide.

There will be 3 panels that are 4’ x 6’ and 5 panels that are 3’ x 6’. All panels are vertical orientation. They are to be mounted in 3 separate frames: the first (from left to right) will be 6’ x 6’; the second (middle) frame will be 9’ x 6’; and the third will contain the 3 4’ panels and measure 12’ x 6’. The mosaic is proposed for installation on the front of the Southside Community Center, on the brick wall facing Plain St. to the right of the front doors (near the ramp).
Images
Chair Seph Murtagh called the meeting to order at 6:00 p.m.

1) Call to Order/Agenda Review

   No changes were made to the agenda.

2) Public Comment

Gary Thomas, 110 Irving Place, spoke on zoning and street lights. He walks his dog at night and there are not adequate street lights.

Ann Sullivan, 109 Irving Place, a representative of the Bell Sherman Civic Association stated that are all welcome in their neighborhood, but they need to follow zoning. Many dwellings are not compliant. She asked the City to put teeth in the penalty process. Certificates of Compliance (COCs) need to be enforced.
Todd Bruar, 134 Cecil A. Malone Drive, stated that local labor language must be updated. Most of the jobs that are currently be done in the City is NOT local labor. The County and the City need to do more to hire local labor. He really would like to see more local labor used.

David Marsh, 622 W. State Street, represents the local construction labor union. Many of the construction being done currently is being done without local labor. The preferred developer for the Green Street Garage will be identified soon. They need to make a commitment to local labor. Many local labor union members are single parents who cannot travel for jobs.

Susan Holland, 212 Center Street, President of Historic Ithaca, spoke on the landmark designation of the Railroad Station. Ithaca is known for their landmarks designation. Housing in designated areas are assessed much higher than other areas.

Carol Beeman, 112 Butterfield Falls Road, reiterated the comments of Susan Holland.

Kate Smith, 206 Sapsucker Wood Road, reiterated the comments of Susan Holland.

Neha Khanna, 228 S. Geneva Street, spoke on the designation of the railroad station. It is a large parcel that will continue to serve the community.

David Barham, 319 Cascadilla Street, spoke in favor of infill housing. If it’s done correctly, it will serve the community as a whole. Local labor is utilized. An overlay for the city as a whole is needed.

Nancy Brack, 5214 Jacksonville Road, spoke in favor of the railroad station designation. She also is an advocate of local labor.

Alphonse Pieper, 139 Ithaca Road, spoke in favor of the railroad station. There are not many of this type left in this region. Homer has one, but is not a prominent feature in their village as well as Newark Valley Historical Society has one.

Theresa Alt, 206 Eddy Street, spoke in favor of overlay zoning. It will help provide affordable housing in much needed areas of the system.

Anne Kilgore, 216 Lake Avenue, spoke on rental dystopia. When an individual buys property, they expect zoning laws to be followed.

Nicole Hasson. 510 Linn Street, spoke regarding single primary structure overlay zone. Spoke on the Aurora Street project currently on the table. She asked whether this project could not be decided on despite the lack of a City-wide overlay zone.

Ashley Miller, 126 Sears Street, spoke on the historic preservation of the railroad. If there ever was a property more deserving of historic designation, it is the railroad. Everyone took the train. This is the only building left here in Ithaca worthy of keeping.

Eugene Endres, 126 Sears Street, spoke in favor of the historic preservation of the Delaware, Lackawanna, and Western Railroad Station.
Karen Friedeborn, 877 Bostwick Road, chairs the Northside United Group. Our neighborhood is different than many others. We want to see owners and renters stay in the City.

Dan Hoffman, 415 Elm Street, a city resident for over 50 years. There are significant changes to the City. Common Council has the opportunity of support the full landmark designation. It’s a unique site with the closeness to the waterfront. He also spoke on infill housing. The City needs to look at this closely.

Sheryl Swink, 321 N. Albany Street, spoke in favor of the designation of the railroad. It is important to maintain and keep these historic sites intact. She also spoke on the infill housing. The City needs to look and evaluate this carefully.

John Schroeder, 618 Stewart Avenue, spoke in favor of the designation of the railroad. There was the Erie and the Barge Canals, the Lackawanna, then the Lehigh Valley system, then the bus system. He read into record a newspaper clipping from many years ago.

Joel Wilson, 75 Hunt Hall Road, asked for a time table for the infill housing.

**Response from the Committee:**

Alderperson Nguyen stated that many people have complained to him regarding street lights. A member of his neighborhood is keeping a spreadsheet of all the telephone poles not in service.

Alderperson Lewis thanked the two labor representatives to keep their concerns on our radar and that local labor is definitely on our radar.

Alderperson Brock also thanked the labor reps attending to voice their concerns regarding local labor. She further stated that she is very much in favor of the designation. She thanked all for their comments and we will definitely work on these.

Alderperson Fleming responded to Ann Sullivan’s concerns about zoning and rental properties.

Mayor Myrick stated that the attorney’s office has been brought in on the property compliances regarding Certificates of Compliance (COCs). He also responded to the concerns of the growth of the City. It’s intentional. The growth is to make the downtown more vibrant. He thanked all in the audience for their compassion.

Chair Murtagh responded that the infill housing is a contentious topic and will continue to be.
3) Special Order of Business

a) Public Hearing – Green Street Rezoning

Alderperson Brock moved to open the public hearing; seconded by Alderperson Fleming. Carried unanimously.

Laura Larson, 1151 Taughannock Blvd., spoke in favor of the Green Street Rezoning.

Ed Crossmore, 1125 Taughannock Blvd. spoke in favor of the Green Street Rezoning. They own the property in the area. He has run a law firm there for many years.

Alderperson Brock motioned to close the public hearing; seconded by Alderperson Smith. Carried unanimously.

b) Presentation: Flood Study Update
Mayor Svante Myrick left the meeting at 8:00 p.m.

4) Announcements & Reports
   a) Green Building Policy Update

   Nick Goldsmith updated the group. He will bring this back next month.

5) Action Items (Voting to Send on to Council)
   a) Annual Lead Agency CEQR Concurrence for Site Plan Projects

   Moved by Alderperson Smith; seconded by Alderperson Brock. Carried unanimously.

2019 Annual Common Council Concurrence that the City of Ithaca Planning and Development Board be Lead Agency in Environmental Review for Site Plan Review Projects for which the Common Council is an Involved Agency Resolution

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS, State Law specifies that, for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS, State Law also specifies that when an agency proposes to directly undertake, fund or approve a Type I or Unlisted Action undergoing coordinated review with other involved agencies, it must notify them that a lead agency must be agreed upon within 30 calendar days of the date that the Environmental Assessment Form (EAF) or draft EIS was transmitted to them, and

WHEREAS, Projects submitted to the Planning Board for Site Plan Review and Approval, at times involve approvals or funding from Common Council, making Council an involved agency in environmental review, and

WHEREAS, in accordance with the State Environmental Quality Review Law and the City of Ithaca Environmental Quality Review Ordinance, involved agencies are provided with project information and environmental forms for their review, as well as all environmental determinations, and

WHEREAS, Common Council did consent to the Planning & Development Board acting as Lead Agency in environmental review for site plan review projects for which Common Council has been identified as an Involved Agency for the years of 2015, 2016, 2017 and 2018, and

WHEREAS, in order to avoid delays in establishing a Lead Agency and to make the environmental review process more efficient, it is desirous to continue the agreement in which the Planning Board will assume Lead Agency status for such projects; therefore be it
RESOLVED, That Common Council does hereby consent to the Planning & Development Board acting as Lead Agency in environmental review for site plan review projects for which Common Council has been identified as an Involved Agency through December 31, 2019; and, be it further

RESOLVED, That for any future project Common Council may withhold or withdraw its consent should it so desire.

b) Green Street Rezoning

Draft Resolution
12/12/18

Moved by Alderperson Brock; seconded by Alderperson Fleming. Carried unanimously.

An Ordinance Amending the Municipal Code of the City of Ithaca, Chapter 325, Entitled “Zoning” To Amend the Zoning District Boundaries of the B-1a and B-2d Zoning Districts, City of Ithaca Tax Parcels 70.-7-1, 70.-7-2, and 70.-7-3 - Declaration of Lead Agency

WHEREAS, State Law and Section 176-6 of the City Code require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS, State Law specifies that, for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS, the proposed zoning amendment is an “Unlisted” Action pursuant to the City Environmental Quality Review (CEQR) Ordinance, which requires environmental review under CEQR; now, therefore, be it

RESOLVED, that the Common Council of the City of Ithaca does hereby declare itself lead agency for the environmental review of the proposal to amending the Municipal Code of the City of Ithaca, Chapter 325, Entitled “Zoning,” to amend the zoning district boundaries of the B-1a and B-2d Zoning Districts, City of Ithaca tax parcels 70.-7-1, 70.-7-2, and 70.-7-3.

Draft Resolution
12/12/18

An Ordinance Amending the Municipal Code of the City of Ithaca, Chapter 325, Entitled “Zoning” To Amend the Zoning District Boundaries of the B-1a and B-2d Zoning Districts, City of Ithaca Tax Parcels 70.-7-1, 70.-7-2, and 70.-7-3 - Declaration of Environmental Significance

Moved by Alderperson Smith; seconded by Alderperson Fleming. Carried unanimously.

1. WHEREAS, The Common Council is considering a proposal to amend the Municipal Code of the City Of Ithaca, Chapter 325, Entitled “Zoning,” to amend the zoning district boundaries of the B-1a and B-2d Zoning Districts, tax parcels 70.-7-1, 70.-7-2, and 70.-7-3, and
2. WHEREAS, the appropriate environmental review has been conducted, including the preparation of a Short Environmental Assessment Form (SEAF), dated December 7, 2018, and

3. WHEREAS, the proposed action is an “Unlisted” Action under the City Environmental Quality Review Ordinance, and

4. WHEREAS, the Common Council of the City of Ithaca, acting as lead agency, has reviewed the SEAF prepared by planning staff; now, therefore, be it

1. RESOLVED, that this Common Council, as lead agency in this matter, hereby adopts as its own the findings and conclusions more fully set forth on the Full Environmental Assessment Form, dated December 7, 2018, and be it further

2. RESOLVED, that this Common Council, as lead agency in this matter, hereby determines that the proposed action at issue will not have a significant effect on the environment, and that further environmental review is unnecessary, and be it further

3. RESOLVED, that this resolution constitutes notice of this negative declaration and that the City Clerk is hereby directed to file a copy of the same, together with any attachments, in the City Clerk’s Office, and forward the same to any other parties as required by law.

Draft Resolution
12/12/18

Moved by Alderperson Brock; seconded by Alderperson Fleming. Carried unanimously.

An Ordinance Amending The Municipal Code Of The City Of Ithaca, Chapter 325, Entitled “Zoning” To Amend the Zoning District Boundaries of the B-1a and B-2d Zoning Districts, City of Ithaca Tax Parcels 70.-7-1, 70.-7-2, and 70.-7-3

The ordinance to be considered shall be as follows:

ORDINANCE NO.

BE IT ORDAINED AND ENACTED by the City of Ithaca Common Council as follows:

Section 1.
The Official Zoning Map of the City of Ithaca is hereby amended to change the designation from B-1a to B-2d for the following tax parcels: 70.-7-1, 70.-7-2, and 70.-7-3. The boundaries are shown on the attached map entitled “Proposed West Green Street Zoning Amendment,” dated November 7, 2018.
Section 2.
Effective Date. This Ordinance shall take effect immediately and in accordance with law after publication of notice as provided in the Ithaca City Charter.

Proposed West Green Street Zoning Amendment

Existing Zoning

Proposed Zoning

Tompkins County Library

Hotel Ithaca

McGraw House

R-3a

CBD-120

CBD-100

CBD-90

CBD-60

CBD-50

CBD-140

SLAUZ

B-4

November 7, 2019

0
200
400 Feet
c) **Recommended Historic Designation – Delaware, Lackawanna, and Western Railroad Station, 703 West Seneca Street**

**Moved by Alderperson Smith; seconded by Alderperson Fleming. Carried unanimously.**

**RE: LOCAL LANDMARK DESIGNATION OF THE FORMER DELAWARE, LACKAWANNA & WESTERN RAILROAD STATION AT 701 W. SENECA ST.**

**WHEREAS,** as set forth in Section 228-4 of the Municipal Code, the Ithaca Landmarks Preservation Commission (ILPC) is responsible for recommending to Common Council the designation of structures or resources as individual landmarks and historic districts within the city, and

**WHEREAS,** on November 13, 2018, the ILPC conducted a public hearing for the purpose of considering a proposal to designate the former Delaware, Lackawanna & Western Railroad Station at 701 E. Seneca St. as a local landmark, and

**WHEREAS,** the designation of a local landmark is a Type II action under the NYS Environmental Quality Review Act and the City Environmental Quality Review Ordinance and as such requires no further environmental review, and

**WHEREAS,** the ILPC found that the proposal meets criteria 1, 3, and 4 defining a “Local Landmark,” under Section 228-3B of the Municipal Code and on November 13, 2018, voted to recommend the designation of the former Delaware, Lackawanna & Western Railroad Station at 701 W. Seneca St., and

**WHEREAS,** as set forth in Section 228-4 of the Municipal Code, the Planning and Development Board filed a report with the Council with respect to the relation of such designation to the comprehensive plan, the zoning law, projected public improvements and any plans for the renewal of the site or area involved, and

**WHEREAS,** the Planning Board's report was adopted by resolution at the meeting held on November 27, 2018, has been reviewed by the Common Council, and

**WHEREAS,** Section 228-4 of the Municipal Code states that the Council shall within ninety days of said recommendation of designation, approve, disapprove or refer back to the ILPC for modification of same, and

**RESOLVED,** that the Planning and Economic Development Committee [concurs/does not concur] with the findings presented in the Planning and Development Board report, and finds that the proposed designation [is/is not] compatible with and [will/will not] conflict with the comprehensive plan, existing zoning, projected public improvements or any plans for renewal of the site and area involved, and be it further
RESOLVED, that Planning and Economic Development Committee [concurs/does not concur] with the findings of the Ithaca Landmarks Preservation Commission and finds the former Delaware, Lackawanna & Western Railroad Station at 701 W. Seneca St. [meets/does not meet] criteria for local designation, as set forth in the Municipal Code, as follows:

1. it possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic, or social history of the locality, region, state, or nation; or
2. Embodying the distinguishing characteristics of an architectural style
3. is the work of a designer whose work has significantly influenced and age; or

RESOLVED, that the Planning and Development Committee recommends to Common Council approval of the designation of the former Delaware, Lackawanna & Western tax parcel #73.-5-2.1 as a local landmark.

OR

Railroad Station at 701 W. Seneca St. and the adjacent areas that are identified as

RESOLVED, that the Planning and Economic Development Committee disapproves the designation of the former Delaware, Lackawanna & Western Railroad Station at 701 W. Seneca St and the adjacent areas identified as tax parcel #73.-5-2.1.

RESOLVED, that the Planning and Economic Development Committee forwards the modified recommendation to designate the former Delaware, Lackawanna & Western Railroad Station at 701 W. Seneca St and the adjacent areas that are identified as tax parcel #73.-5-2.1 to Common Council with a resolution to disapprove the designation.
6) Action Items (Request to Circulate)

   a) Creation of Citywide Overlay Zone for Primary Structures

Director JoAnn Cornish stated she understands the community’s concern. We still have a certain amount of green space on each lot. We want to keep the character of the neighborhood. We need to take a step back and look at the design guidelines. We need to really look at it carefully.

Director Cornish is committed to acting on this quickly.

Alderperson Lewis stated she is very conflicted about this. A perfect example is 210 Hancock which is a very good development. We need to try to preserve our housing stock but not forget about the renters.

Alderperson Brock stated there should be a good mix of homeowners and rental properties.

Alderperson Smith stated we don’t necessarily need to focus strictly on housing stock.

Chair Murtagh stated that the difference between any new homes built in the city compared to areas just outside of the City is there are many more regulations in the City than in Lansing for instance.

Alderperson Fleming stated that when we think of the renters, we’re just worried out student renters. Many single family homes have been turned into rental property that are rented to students and often over occupied and lack certificate of compliances.

Alderperson Brock asked what we can do to enforce compliance.

Director Cornish has talked with both Gino Leonardi and Mike Niechwiadowicz on how to approach this. The attorney’s office will also be involved because fines need to be enforced.

Chair Murtagh asked what people want to do. Alderperson Fleming motioned to circulate; seconded by Alderperson Brock. Failed 2-3.

Cornish stated that this may not be ready for circulation. More discussion is needed.

Alderperson Brock provided an update on the last meeting of the Parks, Recreation, and Natural Resources Commission. A proposal came forward to create a memorial bench park at the Ithaca Falls. Also brought forward were dedicated soccer fields with lighting, parking, pellets, etc.; the Southwest and golf course areas; and a deer management program.
7) **Review and Approval of Minutes**

   a) **November 2018**

      Moved by Alderperson Smith, seconded by Alderperson Fleming. Carried unanimously.

8) **Adjournment**

      Moved by Alderperson Smith; seconded by Alderperson Fleming. Carried unanimously. The meeting was adjourned at 9:40 p.m.