



Comprehensive Plan Steering Committee

Zoom Hybrid Meeting

DRAFT Meeting Minutes

January 28, 2026

Approved: _____

Committee Members Present: Chair Ann DiPetta, Elizabeth Weatherby, Alison Weaver, Roxanne Marino, Karl Klankowski, Mo Klein, Tai Basilius, Karen Meador, Kim Moore (on zoom), Diane Cohen (on zoom), Katelin Olson (arrived at 6:16)

Committee Members Absent: None

Quorum Present

Comp Plan Consultant Present: Matt Horn, Jessica Geary, AJ Fawver

Town Staff Present: Lori Asperschlager, Niels Tygesen

Members of the Public Present: Shirley Brown, Rich Goldman, Bob Howarth, Marina Howarth, Lou Licari, Kristy Licari, Patrica Scharp, Sarah Adams, V. Romanoff, Sue Poelvoorde, Jes Seaver, Susan Ritter, David Blanton, Sigrid Pauen

Members of the Public Present on Zoom: Debbie Biltonen, Rudy Nunez, Krys Cail

Proceedings

Chair Ann DiPetta called the meeting to order at 5:32 pm at the Town Hall.

Approval of Agenda

Motion: Klein motioned to approve the agenda; Klankowski seconded. **Passed unanimously.**

PUBLIC HEARING (Continued Hearing of the Draft 2025-2045 Comp Plan)

Before beginning the public hearing Weatherby talked to the committee and public that the new draft future land use map was set up in the room.

Motion: Weatherby motioned to open the public hearing; Klankowski seconded. **Passed unanimously.**

Rich Goldman resident in Waterburg and had questions about where the idea came from for 30 units on 1 acre lots when the zoning is for 2 acre with 400' frontage. As a resident there, he and others are not interested in that happening.

Bob Howarth reiterated a point he made two weeks ago, strongly opposed medium density use in the state Ag District 2. Concerned that it is encouraging growth in that area without an available water district and sewer system.

Susan Ritter spoke about the concerns that there was no discussion by the committee on the rationale for the medium density residential area on the future land use plan map. Concerned that new housing in the Town would increase and there is not the infrastructure available (such as in Dryden or Lansing). Would like to see the future land use map be built off the 2009 comprehensive plan to create a new 20 year plan.

Rudy Nunez business owner of Howl Studios at 1607A Trumansburg Road. Asked if his property would stay as industrial zoning. The committee will note that question and address it later in the meeting.

Sue Poelvoorde would support the committee to go back to the 2009 going back highly recommend the

going back to the 2009 future land use plan and categories rather than have a future land use map that has 4 housing categories and is not right sized for the town. Does not support the future land map indicating individual parcels, but would rather see a shape-based map like was used in the 2009 plan.

Jes Seaver owner of town property and a retired real estate agent with concerns that the housing market has been difficult and there aren't housing options for every stage of life. Supportive of the draft plan and the start of the work.

Sarah Adams struggles to understand the medium density character area on the map. Does understand the need for housing options. There is no cohesive planning for housing and would like to see housing concentrated closer to services (ex. Jacksonville), cluster housing, municipal water.

Lou Licari Waterburg resident and does not support Waterburg having medium density housing character area.

Shirley Brown Waterburg resident concerned that the medium density character area hasn't been thought through for what the town will look like in 15 years time when the plan is reviewed again. Uncertain if the future land use map is putting the town in the right direction.

Goldman spoke again and would like to read about the committees thinking about the change to the Waterburg area.

Kristy Licari is a runner and wondered if a study has been done for Waterburg Rd as it merges into South St. She sees Land Trust signage on field parcels, and this land would not be available for development but on the future land use map it is designated as medium density character area.

Sigrid Pauen spoke about the term medium density housing, developed mainly for urban purposes to curb sprawl and have housing near infrastructure that already exists. The 2009 plan was interested in creating these nodes to help mitigate the need for extensive new infrastructure. She believes in the concept of the 2009 plan.

Nancy Zahler is a part of the Jacksonville Community Association but spoke on behalf of herself and not the association. She was glad to see a commitment to developing a plan for Jacksonville. Stated that years ago she had approached Ithaca Housing Development about a housing development in Jacksonville, but the farmland isn't for sale. The housing options described in the current draft of the plan are valuable. The current plan has a provision for drive-thru restaurants and suggests putting in language that the town supports drive-thru restaurants for local businesses and not big boxes and franchises. Posed a question regarding Cayuga Compost/P&S Excavating – if their designation changes will there be language in the plan that grandfathers in businesses or current uses?

Mariana Howarth expressed concern for medium density housing in the town.

Poelvoorde spoke again and read from the plan about medium density and the trait about having walkability, but many of the areas on the map are not walkable to business and services.

Brown spoke again and asked the committee to identify what properties are under trust with Finger Lakes Land Trust and note that on the map.

Motion: Klein tabled the public hearing until next meeting; Klankowski seconded. **Passed unanimously.**

DRAFT LAND USE ELEMENT & FUTURE LAND USE MAP PUBLIC COMMENTS RECEIVED

Matt Horn from MRB lead the discussion related to the committee member comments.

Klankowski talked about the research he did regarding new builds or tear down and rebuilds that happened from 2001-2025 (approximately 200). Would like to see in-fill housing, such as duplex townhomes, single story houses built in a cluster for senior citizens, not large apartment buildings. Need to allow the town to modify the zoning to allow for small groups of homes on 5-10 acres that meet the water and sewer needs.

Weatherby asked that Klankowski mark up the current future land use map with the current water district map. Olson stated that several town residents are connected to the village water line. There are a lot of water lines underground and the best bet is to tap into existing water lines.

Mariano asked for discussion on the justification of medium density residential in the plan. There are competing needs of the town regarding housing and agricultural lands. There have been no studies conducted on demographics and once a study has been done then the comprehensive plan map can be amended. Would like the committee to reduce the medium density on the map, and focus on where there is reasonable access to public transportation and it does not threaten agriculture land.

Olson spoke about going door-to-door during the campaign and heard numerous times that a diversity of housing options was important to residents. She also heard from residents about water issues from their wells and how to get access to public water. The public has asked the committee and town to both protect agriculture land and have more housing by creating in-fill housing.

Mariano is not opposed to diverse types of housing built in the town. However, a lot of the medium density residential on the draft future land use map is not feasible. Would like to see the boundary for where medium density residential area ends south of Curry Road to Indian Fort Road.

Olson said Water District 1 is owned by the village and users on that water are town outside of village properties (permissive service area). If an engineering assessment is done, there is money to replace old infrastructure. It becomes challenging to build new lines and infrastructure. The justification of the medium density residential area by Indian Fort Rd is because of the water line. Mariano disagrees on the justification for the medium density residential and is concerned about the intention of the map as is.

Klankowski asked Olson if the area south Curry Rd to Indian Fort Rd could change to Low density residential could help support the replacement of the water. There isn't one specific housing type that would assist with that. The investment the state has put into CARS will likely drive the replacement of the water district 1 line.

Basilius understands the need for housing, but has concerns about land being developed.

Meador shared her thoughts about current zoning laws and potential issues.

Weaver does not support medium density residential in many of the areas. Would like to find the balance for low density and medium density areas. Horn shared that low density would be a duplex on a larger lot and medium density would be a townhouse or a 5-unit apartment. Weaver stated if areas are

left as agriculture then it completely closes out the possibility of duplex or townhouse housing options, but changing to low or medium density would allow for zoning law to take over.

The committee appreciates the participation and heard the concerns about the medium density residential area and some discussion on where to scale back on the medium density residential area, but no decision was made.

For the record the question asked earlier regarding 1607a Trumansburg Road the property does not have any proposed changes and is still in the commercial mixed used area.

LATEST COMP PLAN DRAFT

The next draft of the plan will be released to the public on February 2.

REMAINING MEETING CALENDAR

February 11 is the next meeting with following work session meetings on February 25 and March 11. On March 12 the plan will go to Highland Planning with all comments and changes to produce the next draft. On March 18 the next draft will be released to the committee and the public. March 25 is the scheduled meeting to discuss referral to the Town Board.

MRB would like each committee member to come back in 2 weeks with either an ok for now the map currently is or a proposal with how the map should be changed. By February 6, have any changes to MRB so the committee can review amendments ahead of the 2/11 meeting.

APPROVAL OF PAST MINUTES (December 10, 2025 and January 14, 2026)

Motion: Klein made a motion to table the approval of past minutes to next meeting; Weatherby seconded. **Passed unanimously.**

Motion: DiPetta motioned to adjourn; Klein seconded. **Passed unanimously.**

Meeting adjourned at 7:35 PM.

Lori Asperschlager
Comprehensive Plan Steering Committee Secretary