

**Comprehensive Plan Steering Committee**  
**Zoom Hybrid Meeting**  
**Meeting Minutes**  
**May 7, 2025**  
**Approved: June 4, 2025**

**Committee Members Present:** Chair Ann DiPetta, Elizabeth Weatherby, Roxanne Marino, Karl Klankowski, Katelin Olson, Diane Cohen, Karen Meador, Tai Basilius

**Committee Members Present on Zoom:** Alison Weaver

**Committee Members Absent:** Kim Moore, Mo Klein

**Quorum Present**

**Comp Plan Consultant Present:** Angelina White

**Town Staff Present:** Niels Tygesen, Mollie Duell

**Members of the Public Present:** Peter Houghton

**Proceedings**

Chair Ann DiPetta called the meeting to order at 5:01 pm at the Town Hall.

Tygesen noted that the CPSC has two new members, Kim Moore and Karen Meador, who are also members of the Board of Zoning Appeals. Committee members introduced themselves.

**Approval of Agenda**

**Motion:** Weatherby motioned to approve the agenda; Klankowski seconded.

**Vote:** Chair DiPetta, aye; Weatherby, aye; Marino, aye; Klankowski, aye; Olson, aye; Cohen, aye; Meador, aye; Weaver, aye; Basilius, aye.

**Motion Carried.**

**Approval of Past Minutes**

**Motion:** Cohen motioned to approve the April meeting minutes as written; Klankowski seconded.

**Vote:** Chair DiPetta, aye; Weatherby, aye; Marino, aye; Klankowski, aye; Olson, aye; Cohen, aye; Meador, aye; Weaver, aye; Basilius, aye.

**Motion Carried.**

**Privilege of the Floor**

Peter Houghton of 1333 Taughannock Blvd asked for clarification on which committee members are on other boards.

Olson and Weatherby are Town Board, Meador and Moore are BZA, and Klankowski and Klein are Planning Board.

**Motion:** Klankowski motioned to close privilege of the floor; Meador seconded.

**Vote:** Chair DiPetta, aye; Weatherby, aye; Marino, aye; Klankowski, aye; Olson, aye; Cohen, aye; Meador, aye; Weaver, aye; Basilius, aye.

**Motion Carried.**

**Old Business Items**

**Review Draft Vision**

Angelina White asked for further comments on the revised vision statement. Committee members discussed the length and agreed to table the final decision until June. Marino will share another option for consideration that is more concise.

## **Review Survey Report**

White shared responses and themes from the community survey. Residents indicated that they are in favor of scenic beauty and natural resources, farmland and agriculture, community gathering spaces, and grocery access. Responses show that there is a desire for more housing without compromising the small-town atmosphere. The survey received mixed responses to questions about water quality, expanding water service, and establishing sewer districts. There is currently a large focus on parks and recreation.

Marino suggested an analysis of responses from residents outside of the Town. Discussion ensued over the role of village residents.

Meador spoke about a study along Taughannock Blvd that explored the feasibility of constructing a water district and suggested reviewing these kinds of reports as part of the comp plan update.

Chair DiPetra spoke about efforts to reach renters in the town. Marino spoke about themes surrounding agricultural land use and development. Agriculture is important to the community, but different types evoked different reactions, and this should be discussed further. Weatherby mentioned the subtleties between defining agriculture and open space.

## **New Business Items**

### **[Review Draft Housing Element](#)**

The committee discussed the drafts and review process.

Discussion ensued over how zoning impacts what type of housing gets developed.

Olson spoke about County septic regulations complicating the feasibility of cluster subdivisions.

Klankowski spoke about the Woolf Lane area in Ithaca. The committee showed interest in exploring possible connections with existing sewer systems in surrounding municipalities as a less expensive option than developing standalone systems.

The committee discussed population trends in the Town and County. Seasonal rentals are more relevant to the Town than student rentals.

Klankowski spoke about missing housing data. White stated that this is being researched and the data will be further clarified with Town staff.

Discussion ensued over existing zoning for accessory dwelling units and modular homes, the fair housing act, and the potential for developing a streamlined building review process for pre-approved homes.

Klankowski noted that for data purposes, many homes in Ulysses have an Ithaca zip code. Weatherby added that many homes in Seneca County have a Trumansburg zip code.

### **[Review Draft Historic Preservation & Built Environment Element](#)**

The committee discussed terminology of the chapter and where subjects overlap.

The committee agreed to finish submitting comments on the chapters by 5/18.

These were the first two draft chapters to be released, and more chapters will be available for review soon.

## **Next Steps**

**A. Review Draft Chapters: Economic development, Environment & Natural Resources, and Climate Change & Resiliency**

**B. Planning Process & Public Forum #2 Preparation**

The committee discussed using the Racker Center.

**Member Reports**


Tygesen asked committee members to continue tracking hours even though it is not a grant requirement.

**Motion:** Cohen motioned to adjourn; Klankowski seconded.

**Vote:** Chair DiPetta, aye; Marino, aye; Cohen, aye; Meador, aye; Weatherby, aye; Klankowski, aye.

**Motion Carried.**

**Meeting adjourned at 7:05 PM.**

A handwritten signature in black ink, appearing to read 'Mollie Duell', written over a horizontal line.

Mollie Duell

Comprehensive Plan Steering Committee Secretary