



# LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President  
Angela Holmes, City Clerk

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**MINUTES**  
**PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE**  
**City Council Work Room, 38 Hawley Street, Binghamton**  
**Monday April 28, 2014**

**Called to Order.** Called to order by Planning and Community Development Committee Chair Webb at 5:05pm.

**Council Members Present:** Jerry Motsavage, Joseph Mihalko (Committee Member), Teri Rennia, Lea Webb (Committee Chair), Chris Papastrat, Bill Berg (Committee Member)

**Council Members Absent:** John Matzo (arrived at 5:17pm)

**Also Present:** Angela Holmes, City Clerk

## ITEMS CONSIDERED

**Discussion.** The Planning and Community Development Committee and additional Council members reviewed all items of note identified during the Planning and Community Development meetings held to review the proposed Comprehensive Plan. Questions and comments from those previous meetings were separated into two categories: (a) those questions which must be addressed but do not affect the adoption of a recommendation; and (b) those matters which may affect the adoption of a recommendation, and must be addressed at a Joint Session. In the former category, Council members identified the City department and/or outside agency to which the question(s) should be forwarded by the City Clerk. The items reviewed are listed below, including any additional questions which were identified at this meeting.

### **Chapter A, "Economic Development"**

- 1.3. What would the job duties of the concierge position be? Have other municipalities used a similar position?

**Determination:** Questions/requests to be forwarded to the consultants. No discussion required during Joint Sessions. In addition, Council inquired whether the concierge position would be a new position, or if the duties of this job would be distributed amongst existing personnel.

- 1.4. What is required in order for a parcel to be designated "shovel ready"? Has the City accomplished any of those objectives already? Which department is responsible for following through with the rest of the objectives, and can we use existing BOA funds to accomplish this? What is the estimated timeline for achieving a "shovel ready" designation for the Charles Street Business Park? How was Emerson able to build at that location if the land is not formally designated as "shovel ready"? What is the status of the power plant building?

**Determination:** Questions/requests to be forwarded to the Department of Planning, Housing and Community Development (PHCD), and the Broome County Industrial Development Agency. No discussion required during Joint Sessions. In addition, Council would like to know what items the City is missing before the site can achieve "shovel ready" status. In general, what tasks must be completed to achieve a "shovel ready" status or certification? Councilwoman Webb noted for the record that New York State will advertise the site when it does achieve "shovel ready" status, and that New York State should be cited as a resource for the implementation of this



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recommendation.

- 2.1. The Stow Manufacturing site is the proposed location for a casino. If the casino plan proceeds, how would the project affect this recommendation?

**Determination:** This matter requires no further review.

- 2.2. What is the status of the Brandywine BOA project? What is the status of Broome County's Land Bank application?

**Determination:** Questions/requests to be forwarded to PHCD, the Broome County Department of Planning and Economic Development and the Broome County Land Bank. No discussion required during Joint Sessions.

- 2.6. Have the consultants considered On-The-Job funding opportunities through the New York State Department of Labor? What have other municipalities done in this respect?

**Determination:** Questions/requests to be forwarded to the consultants and Broome-Tioga Workforce New York. No discussion required during Joint Sessions.

- 3.2. Amend the recommendation to include the task of gathering information about what goods and services are currently available in the City of Binghamton, and provide that information on a regular basis to institutions in Broome County.

**Determination:** Requires review at a Joint Session.

- 4.1. What are the necessary steps in order to establish a Business Improvement District (BID)? What does City Council need to do?

**Determination:** Questions/requests to be forwarded to the consultants and the Office of Economic Development. Requires review at a Joint Session. Councilwoman Webb noted for the record that New York State Department of Transportation should be cited as a resource for the implementation of this recommendation. In addition, it was noted that a BID must be approved every few years. Is this a New York State regulation? Council members requested the City Clerk to contact other model cities for more information, such as Ithaca, Corning, Albany, Troy, Schenectady, Norwich and New York City.

- 4.3. Create a map to show where the concentrations of various retail industries are currently located in the City of Binghamton to provide a visual representation of existing conditions.

**Determination:** Questions/requests to be forwarded to PHCD and Broome County GIS. This matter should be reviewed in conjunction with the note on recommendation 5.1. If possible, the map should identify occupied retail space versus unoccupied retail space. No discussion required during Joint Sessions.

- 4.6. Add New York State Department of Transportation regional representative to the list of "Involved Parties" in the Action Plan.



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**Determination:** Requires review at a Joint Session.

- 5.1. How have other municipalities implemented the idea of “pop-up shops”? Who would organize and launch this effort.

**Determination:** Questions/requests to be forwarded to the consultants, Office of Economic Development, PHCD and Broome County GIS. This matter should be reviewed in conjunction with the note on recommendation 4.3. No discussion required during Joint Sessions.

- 6.1. Add City Council to the list of “Involved Parties” in the Action Plan. To help implement this action, each Council member should go through each of their respective districts to identify what areas might be rezoned in order to build neighborhood commercial hubs.

**Determination:** Requires review at a Joint Session.

- 7.6. Add the Center for Technology and Innovation (TechWorks!) to the list of “Involved Parties” in the Action Plan.

**Determination:** Requires review at a Joint Session.

## Chapter B, “Housing and Real Estate Strategies”

- How many students will Broome Community College be able to accommodate once the new student housing complex is completed? Will the expansion of student housing at BCC affect the student housing figures presented in this chapter?

**Determination:** Questions/requests to be forwarded to the Broome Community College President and the consultants. Requires review at a Joint Session.

- What is the going market rate for senior housing in the City of Binghamton?

**Determination:** Questions/requests to be forwarded to Steve Quinn, with PHCD, and to the consultants. No discussion required during Joint Sessions.

- 1.4. Provide an update on the grant application for the “Housing Enhancement Program” (HEP 1).

**Determination:** Questions/requests to be forwarded to PHCD. No discussion required during Joint Sessions.

- 1.5. Provide examples of other municipalities who have implemented a Land Trust program for seniors. What are the successes and barriers in these types of programs? Is this similar to the “cooperative” model?

**Determination:** Questions/requests to be forwarded to the consultants. Requires review at a Joint Session.

- 1.6. Provide additional information on the Section 203(k) program. Who is eligible for this funding? In what manner could the City of Binghamton work with FHA-approved lenders? How would the arrangement operate?



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**Determination:** Questions/requests to be forwarded to Steve Quinn, with PHCD. No discussion required during Joint Sessions.

- 2.4. Provide examples from other municipalities who have incorporated the mandate to include a certain portion of affordable units in all new developments.

**Determination:** Questions/requests to be forwarded to the consultants. Requires review at a Joint Session. Councilwoman Webb noted for the record that Syracuse and other model cities should be cited as resources. Councilman Papastrat proposed amending the recommendation to remove the word “mandate”.

- 3.1. The new Urban Village/Mixed Use Zoning classification needs to be revisited in the land use discussion. What will be the effects on existing student housing located outside of this area?

**Determination:** Questions/requests to be forwarded to Corporation Counsel and the consultants. Requires review at a Joint Session.

- 3.3. Are there any examples of Code Enforcement strategies utilized by other municipalities that we might incorporate?

**Determination:** Questions/requests to be forwarded to the Office of Building Construction, Zoning and Code Enforcement and the consultants. Requires review at a Joint Session.

- 3.4. Can we formalize a relationship between the Binghamton Housing Authority and the Homeownership Academy? Add to the Action Plan.

**Determination:** Questions/requests to be forwarded to the Binghamton Housing Authority, Metro Interfaith, and Steve Quinn, with PHCD. Requires review at a Joint Session. In addition, Council members asked if there were any sections of the population not previously identified who might benefit from the implementation of this recommendation. Council requested a map of all rent-to-own properties that might be available.

- 3.6. What kind of incentives could the City of Binghamton offer? Tax incentives? What kind of zoning amendments would need to occur to make this happen? Provide examples.

**Determination:** Questions/requests to be forwarded to the consultants. Requires review at a Joint Session. In addition, what action would City Council have to take in order to implement this recommendation?

- 4.5. Given the City’s application to the New York Rising program, what are the additional details to be included in the recommendation? Which buildings would need to be demolished, and which would need to be elevated?

**Determination:** Questions/requests to be forwarded to PHCD and the consultants. Requires review at a Joint Session.

- 5.1. Amend the recommendation to require a portion of the City’s website to be dedicated to each district.

**Determination:** Requires review at a Joint Session. In addition, Councilwoman Webb noted that the Binghamton



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Homeownership Academy should be involved in this initiative.

- 5.2. Add the Binghamton City School District to the list of “Interested Parties” in the Action Plan.

**Determination:** Requires review at a Joint Session.

## Chapter C, “Transportation”

- 1.1. Amend recommendation to provide for formal adoption of the Complete Streets policy as part of City of Binghamton street repair/rehabilitation operations.

**Determination:** Questions/requests to be forwarded to the consultants. Requires review at a Joint Session. In addition, Councilwoman Webb noted that the Citywide Transportation Infrastructure Plan must be vetted by City Council and the public. Corporation Counsel to address the following questions: In what manner does this take place? Is Council required to pass legislation on an annual basis? Would it require a public hearing?

- 1.4. What grant funds might be available to implement the recommendation regarding the removal of North Shore Drive?

**Determination:** Questions/requests to be forwarded to the consultants. Council members requested a modification to the recommendation, to clarify that New York State Department of Transportation must approve this plan. In addition, Councilwoman Webb noted that the TIGER grant program and New York Rising should be cited as possible resources for the implementation of this recommendation.

- 1.5. Councilwoman Webb requested an amendment to this recommendation, to clarify that each street must be reviewed individually.

**Determination:** Requires review at a Joint Session.

- 2.1. Councilwoman Webb noted that the Metro Center has expressed interest in using the walking bridge between Boscov’s and the Metro Center for employee use only. Have they submitted a proposal?

**Determination:** Questions/requests to be forwarded to PHCD and Economic Development. No discussion required during Joint Sessions.

- 2.3. Amend recommendation to mention existing parking permit program near NYSEG Stadium that could be expanded to include student housing zones.

**Determination:** Requires review at a Joint Session.

- 2.4. Councilwoman Webb requested an amendment to the recommendation to cite the Federal Wildlife Fund (FWF) and local foundations as possible resources for the implementation of this recommendation. Are other resources available?



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**Determination:** Questions/requests to be forwarded to PHCD. Requires review at a Joint Session.

- 3.1. Amend recommendation concerning “Walking”, to clarify that the pedestrian/bicycle bridge would cross over the Susquehanna River.

**Determination:** Requires review at a Joint Session.

- 3.2. Amend recommendation to include the creation of an “Adopt a Bus Shelter” program.

**Determination:** Requires review at a Joint Session.

- 3.3. BMTS will provide statistical information concerning the number of individuals who utilize Broome Tioga Rideshare.

**Determination:** Questions/requests to be forwarded to Broome Metropolitan Transportation Study (BMTS). Requires review at a Joint Session.

- 3.4. Councilwoman Webb inquired if the City would be reimbursed by New York State should this recommendation be implemented.

**Determination:** Questions/requests to be forwarded to NYSEG, PHCD, and various New York State representatives. No discussion required during Joint Sessions.

- 3.6. Councilwoman Webb requested an amendment to the recommendation to state that the City must increase consistency and uniformity within this policy.

**Determination:** Requires review at a Joint Session.

- 4.1. Amend recommendation to recognize that buy-in from City departments responsible for maintenance will be required prior to project implementation.

**Determination:** Requires review at a Joint Session.

- 4.6. Amend recommendation, removing the last sentence, “Additionally, businesses should be encouraged to schedule truck deliveries outside of typical business hours”.

**Determination:** Requires review at a Joint Session.

- 4.7. Amend recommendation to recognize potential barriers for seniors and explore potential partnerships to overcome such barriers, such as developing youth work programs to assist with snow removal.

**Determination:** Requires review at a Joint Session. Councilman Berg requested an additional amendment to the recommendation and/or legislation to state that snow must be removed from sidewalks “. . .within 24 hours of accumulation or after snow accumulation stops.”



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## Chapter D, "Infrastructure"

- 1.1. What FEMA/SEMA funding might be available for the implementation of the City's established priority projects regarding the Hazard Mitigation Plan? What resources might be available at Broome County? How many of the properties within Broome County's plan are located within the City of Binghamton? Confirm which department is supposed to be in charge of this effort. Have any of the planned sewer separations been completed?

**Determination:** Questions/requests to be forwarded to PHCD and Broome County Department of Planning and Economic Development. Requires review at a Joint Session.

- 1.2. Councilwoman Webb requested an amendment to the recommendation to note that initiating the CRS has been incorporated into the First Ward BOA project.

**Determination:** Requires review at a Joint Session.

- 1.3. In what ways can the City partner with Broome County to implement this recommendation?

**Determination:** Questions/requests to be forwarded to PHCD and Broome County Department of Planning and Economic Development. Councilwoman Webb noted that the City should develop a fact-sheet listing all areas of interest. No discussion required during Joint Sessions.

- 1.4. What have the Department of Public Works and Engineering already done to support this goal?

**Determination:** Questions/requests to be forwarded to Department of Public Works and Engineering. No discussion required during Joint Sessions. Councilwoman Webb noted that the Future Hazard Mitigation Grant could be a possible resource for the implementation of this goal.

- 2.3. Philip T. Krey noted that there are planting restrictions within fifteen (15) feet of a flood wall or levee. Research and amend recommendation accordingly.

**Determination:** Questions/requests to be forwarded to Engineering and the consultants. Requires review at a Joint Session.

- 2.4. How many credits has the City earned? Gary Holmes noted for the record that the Department of Public Works will need to meet with the consultants to discuss this recommendation further, and that this item may need to be amended.

**Determination:** Questions/requests to be forwarded to Engineering and Department of Public Works. Requires review at a Joint Session.

- 2.5. Philip T. Krey and Gary Holmes noted for the record that the Binghamton-Johnson City Joint Sewage Treatment Plant is not required to reduce the infiltration and inflows (I/I) to the Plant. While the Plant does not want to *increase* combined I/I, it is not mandated by a consent order to *reduce* the I/I. The sentence in this recommendation regarding the consent orders needs to be researched and revised accordingly. Mr. Holmes noted for the record that the Department of Public Works will need to meet with the consultants to discuss this recommendation further, and



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that this item may need to be amended. Additionally, Mr. Holmes noted for the record that separating combined sewers may not have an impact at the Plant. Who was involved in the focus group which developed this recommendation? Mr. Holmes noted that other communities have successfully reduced I/I in other ways. Council asked Mr. Holmes to provide a list of these municipalities. What does New York State require the City to do regarding I/I? How should the City balance the capacity of the Plant with requirements from New York State? How have other communities achieved this balance?

**Determination:** Questions/requests to be forwarded to Department of Public Works, Engineering, the Binghamton-Johnson City Joint Sewage Treatment Plant and the Binghamton-Johnson City Joint Sewage Board. In addition, Council asked the City Clerk to contact Gary Holmes to see if he was able to obtain an answer regarding the consent order inquiry. Requires review at a Joint Session.

- 2.6. Councilwoman Webb inquired whether the City could partner with Broome-Tioga Stormwater Coalition's MS4 audit.

**Determination:** Questions/requests to be forwarded to Broome County Department of Planning and Economic Development, PHCD, and Engineering. No discussion required during Joint Sessions.

- 3.2. What is the status of our continued efforts to achieve these goals?

**Determination:** Questions/requests to be forwarded to PHCD. No discussion required during Joint Sessions.

- 3.4. What is the estimated cost of a wireless meter system? Amend recommendation to include a cost/benefit analysis. Are there any grants available to implement these upgrades? Mr. Holmes noted that the Department of Public Works is working with firms on a cost estimate for this and will provide one to City Council.

**Determination:** Questions/requests to be forwarded to Department of Public Works and the Water Department. Requires review at a Joint Session.

- 3.7. Is the City eligible for this grant?

**Determination:** Questions/requests to be forwarded to the consultants. No discussion required during Joint Sessions.

- 3.8. Amend recommendation to include a cost/benefit analysis. Are there any grants available to implement these upgrades? Mr. Holmes noted that the Department of Public Works is working with firms on a cost estimate for this and will provide one to City Council.

**Determination:** Questions/requests to be forwarded to the Department of Public Works, Broome County, and the consultants. Requires review at a Joint Session. In addition, Councilman Matzo requested a further amendment to the recommendation to include a Return on Investment (ROI) analysis.

### Chapter E, "Environment & Open Space"



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- 1.1. Who is responsible for providing recycling bins? Contact Gary Holmes and Broome County to determine if the City is able to obtain additional recycling bins, and to provide City Council with a copy of the contract.

**Determination:** Questions/requests to be forwarded to Department of Public Works and Broome County. No discussion required during Joint Sessions. Councilwoman Webb noted for the record that Broome County is considering the establishment of a refurbished (metal harvesting) area at the landfill, and noted that the City should revisit the contract with our hauler on an annual basis. Who is our hauler? Council instructed the City Clerk to add this matter to the agenda for the Work Session held on Monday May 5, 2014.

- 2.2. City Council to review the role of the Shade Tree Commission as set forth in the Code of Ordinances, and amend if necessary. Shade Tree Commission to review existing list of allowable tree species, and amend if necessary.

**Determination:** Questions/requests to be forwarded to PHCD and the Shade Tree Commission. No discussion required during Joint Sessions.

- 3.1. Amend recommendation to include exploring creative ideas to maintain the Riverwalk, such as an “adopt a garbage can” program, an “adopt a mile” program, hiring high school students on a part-time basis throughout the school year, and creating a youth cleaning program with CDBG funds. In addition, consider updating the City website to make information about clean-ups more accessible.

**Determination:** Requires review at a Joint Session.

- 3.4. Are any grants available to assist with the acquisition of easements along waterfront properties?

**Determination:** Questions/requests to be forwarded to Corporation Counsel and the consultants. Requires review at a Joint Session. Councilwoman Webb noted for the record that the Broome County Waterfront Assistance Development Program and FEMA Mitigation Grant may be possible resources for the implementation of this recommendation.

- 4.3. Department of Parks and Recreation will contact judges, Department of Probation, and local service agencies to discuss funding and work oversight.

**Determination:** Questions/requests to be forwarded to Department of Parks and Recreation. No discussion required during Joint Sessions.

### Chapter F, “Land Use & Zoning”

- 1.3. Regarding Site A, the Charles Street Business Park, is it possible to connect the site to the nearby highway exit? Should this be added to the recommendation? Regarding Site F, the flood-prone portions of Court Street, did the installation of flood walls on the East Side exacerbate the flooding in that area (like at Michelangelo’s)?

**Determination:** Questions/requests to be forwarded to Engineering and the consultants. Requires review at a Joint Session. Councilman Berg noted that the Greater Binghamton Heath Center facility is on the municipal boundary; 40% of the facility is located within the City of Binghamton, and 60% of the facility is located within the Town of



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Kirkwood. Information requires confirmation from either Engineering or the consultants.

- 1.4. If we phase out pyramidal zoning, what would take its place? What's the biggest concern with the way the Zoning Code is written right now?

**Determination:** Requires review at a Joint Session.

- 2.1. Review removal of the phrase "whose underlying use is commercial". If the Urban Village zoning category was primarily commercial, what restrictions could be adopted to prevent the category from being purely commercial? If this zoning category were adopted, what kind of impact would it have on owner-occupied homes in or near the district? What changes in housing value might we see? Would the adoption of this zoning category eliminate the functional family requirement, and if so, what are the pros/cons?

**Determination:** Questions/requests to be forwarded to Corporation Counsel and the Office of Building Construction, Zoning and Code Enforcement. Requires review at a Joint Session. Councilwoman Webb noted for the record that Tom Costello stated that he would send Council a map he created for Safe Streets. She also inquired how uses would be "permitted" in this new scenario. Would they need to be permitted at all?

- 2.4. What is the benefit of defining a home-based business? Is it necessary to regulate this, or should we let people to continue having home-based businesses without regulation? How many requests for home-based businesses have we received, and what are some examples? Review either (a) clarifying the language to provide a special use permit or variance in R-1 and R-2 zoning districts, or (b) removing this recommendation entirely. What is the difference between a special use permit and a special use variance? What constitutes a "hardship", and how does it impact this recommendation?

**Determination:** Questions/requests to be forwarded to PHCD and Economic Development. Council requested clarification on the difference between a "special use permit" and a "special use variance". Requires review at a Joint Session.

- 2.5. Could this recommendation be used to allay some of the concerns identified in 2.1?

**Determination:** Requires review at a Joint Session. Councilwoman Webb inquired how the permit process would work, and proposed an amendment to the recommendation to cite the current parking permit program as a model.

- 2.8. How is this recommendation different from the urban agriculture legislation defeated by City Council? Review including the phrase "on an interim basis" to this recommendation. Could this take place in any district? Who would be responsible for testing the soil for contamination? How many properties would fall within this category, and in what zoning districts are they located?

**Determination:** Questions/requests to be forwarded to PHCD. Requires review at a Joint Session.

- 3.1. What is the benefit to allowing housing and industrial use in the same area? Does this recommendation conflict with the recommendation in 4.2? Is this considered "spot zoning"?

**Determination:** Questions/requests to be forwarded to the consultant, PHCD and Corporation Counsel. Requires



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review at a Joint Session.

- 3.4. Review updating this recommendation to note that legislation has already been adopted to address this item.

**Determination:** Requires review at a Joint Session.

- 3.5. Review updating this recommendation to note that legislation is currently being considered to address this item.

**Determination:** Requires review at a Joint Session.

- 4.1. Planning to review the industrial preservation areas to see if they are located within one mile of Binghamton University campus facilities, to determine whether or not these areas would qualify for Start-Up NY. Planning to add these sites to the “Industrial Opportunities Map”.

**Determination:** Questions/requests to be forwarded to Binghamton University, Economic Development, PHCD. Requires review at a Joint Session. Council asked what other sites might be incorporated into this recommendation.

- 5.2. How is this recommendation different from the regulations that currently exist? What effects might this recommendation have on new small businesses? Are there any funding programs available to entities affected by this recommendation? Have other communities identified ways to provide financial support, such as a public-private partnership?

**Determination:** Questions/requests to be forwarded to the consultants and PHCD. Requires review at a Joint Session.

## Chapter G, “Community Building”

- 1.1. Can a Community Loan Fund be established with Community Development Block Grant funds? What needs to happen to establish this Community Loan Fund?

**Determination:** Questions/requests to be forwarded to the Community Development Advisory Committee, PHCD and the consultants. Requires review at a Joint Session. Councilwoman Webb requested an amendments to the recommendation to cite Broome County Library as a resource for the implementation of this recommendation, and noted that the recommendation should include the expansion of advertising to target populations through the expansion of foreign language accessibility.

- 2.2. Councilwoman Webb asked what grants might be available for the implementation of this recommendation.

**Determination:** Questions/requests to be forwarded to the consultants and PHCD. No discussion required during Joint Sessions.

- 2.3. Councilwoman Webb proposed an amendment to the recommendation to include the establishment of a Senior Citizen Advisory Committee.



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**Determination:** Requires review at a Joint Session.

- 3.4. Councilman Berg expressed a desire to remove this recommendation and stated that he could not vote to approve the Plan if this recommendation was included.

**Determination:** Requires review at a Joint Session.

- 4.1. Has the current organization of the Youth Bureau changed? What is the current plan to support the goals of the Youth Bureau?

**Determination:** Questions/requests to be forwarded to the Mayor's Office. No discussion required during Joint Sessions.

- 4.5. Review amending this recommendation to include all private schools.

**Determination:** Requires review at a Joint Session.

- 4.6. Review amending this recommendation to include TechWorks! and the Bundy Museum.

**Determination:** Requires review at a Joint Session.

- 4.7. Correct typographical error.

**Determination:** Requires review at a Joint Session.

- 4.8. Councilwoman Webb proposed amending this recommendation to note that Citizen-U and Binghamton University are already working toward this goal with CDBG funds.

**Determination:** Requires review at a Joint Session.

- 5.3. Does the City currently own dumpsters? If not, is there a way to partner with a private entity to provide this service? Do other municipalities have creative ways of providing this service?

**Determination:** Questions/requests to be forwarded to Department of Public Works and the consultants. Requires review at a Joint Session.

- 5.7. What is the scope of the technical assistance provided by Local Initiatives Support Corporation's Community Safety Initiative?

**Determination:** Questions/requests to be forwarded to the consultants. No discussion required during Joint Sessions.

**Adoption of Recommendations and Comprehensive Plan.** Council members revisited questions asked at the Planning Committee meetings held on Monday April 21, 2014 and Wednesday April 23, 2014, regarding the inclusion of certain



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recommendations within the Comprehensive Plan. Specifically, Council members asked what would happen if Council wished to exclude a recommendation. Council President Rennia clarified that the adoption of the Comprehensive Plan does not approve the implementation of each recommendation, and that each recommendation which would normally require Council approval would have to be revisited individually. Council could exclude a recommendation from the Comprehensive Plan if they wish.

**Notice of public hearing.** Councilwoman Webb asked the Angela Holmes to publish an additional notice of the public hearing on the proposed Comprehensive Plan scheduled for Wednesday May 7, 2014.

**Absences.** Councilman Berg noted for the record that he would not be able to attend the City Council Work Session on Monday May 5, 2014. Councilman Papastrat noted for the record that he would not be able to attend the Joint Sessions scheduled for Monday May 12, 2014 and Wednesday May 14, 2014.

**Form-Based Code.** Councilman Papastrat inquired whether the Form-Based Code is an addendum to the proposed Comprehensive Plan, or if the document is completely separate, requiring a separate piece of legislation. Angela Holmes will forward this inquiry to Corporation Counsel.

**Adjournment.** Motion to adjourn at 6:52pm.

Moved by Matzo, seconded by Papastrat.

**Voice vote, none opposed.**