



Central New York Regional Planning & Development Board

126 N. Salina St., 100 Clinton Square, Suite 200, Syracuse, New York 13202 • Tel.(315) 422-8276 • Fax 422-9051

Walter Tennant, Chair

David V. Bottar, Executive Director

CNY RPDB Meeting
October 19, 2011
12:00 noon – 2:00 p.m.

Greek Peak Mountain Resort
2000 Route 392
Cortland, New York 13045

Chairman Walter Tennant, Presiding

AGENDA

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| 1. | Call to Order | Walter Tennant |
| 2. | Approval of Day's Agenda and Minutes from the June 15, 2011 Meeting | Walter Tennant |
| 3. | Cortland County in Review <ul style="list-style-type: none">• Daniel S. Dineen, Director, Cortland County Planning Department | Daniel Dineen |
| 4. | Greek Peak Mountain Resort and Hope Lake Lodge <ul style="list-style-type: none">• Al Kryger, President and CEO | Al Kryger |
| 5. | Executive Director's Report | David Bottar |
| 6. | Old/New Business <ul style="list-style-type: none">• Appointment of Nominating Committee | Walter Tennant |
| 7. | Adjournment | Walter Tennant |

Walking Tour of Hope Lake Lodge and Indoor Waterpark

Bus Tour of Greek Peak Mountain Resort

Serving the Counties of Cayuga, Cortland, Madison, Onondaga and Oswego

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MINUTES

Central New York Regional Planning and Development Board Board of Directors Meeting October 19, 2011

ATTENDANCE

Board Members: Larry Baker, Dan Dineen, Shawn Doyle, MaryAnn Messinger, William Meyer, James Murphy, Danny Ross, William Southern, Walter Tennant, Paul Vickery, Keith Welch

Guests: Kathie Arnold, Cortland County Legislature; Candice Celestin, USDA Rural Development; Jason Feulner, Congresswoman Buerkle's office; Al Kryger, Greek Peak Mountain Resort; Erik Miller; Southern Tier East Regional Planning Development Board; Sandy Price, Cortland County Legislature; Frank Ridzi; Central New York Community Foundation; Alex Walsh, Senator DeFrancisco's office; Ariana Yuen, USDA Rural Development

Staff: David Bottar, Kathleen Bertuch, Christopher Carrick, Jeanie Gleisner, Samuel Gordon, Bruce Keplinger, David Kubek, Karen Novak, Brian Pincelli, Cindy Reilly, Michael Rosanio, Anne Saltman and Kay Wakeman.

BUSINESS MEETING

1. CALL TO ORDER

Chairman Walter Tennant called the meeting to order at 12:30 p.m. at the Greek Peak Mountain Resort in Cortland County.

2. APPROVAL OF MEETING AGENDA/ANNUAL MEETING MINUTES

The first order of business was a review of the day's agenda and minutes from the June 15, 2011 meeting. A motion was introduced and seconded to accept the agenda and minutes as presented; the motion was approved unanimously.

3. PRESENTATION

David Bottar welcomed members and guests and thanked them for making the trip to Cortland County and introduced Board Member, Dan Dineen of the Cortland County Planning Department to review some initiatives and projects of Cortland County. Mr. Dineen began with the population statistics for major towns of Cortland County and the census review. Mr. Dineen listed the major

employers of the county as SUNY Cortland, Paul Trinity, Cortland County, and Greek Peak Mountain Resort.

Mr. Dineen went on to explain the organization structure of the Cortland County Planning Board; there are four staff members: one planner, GIS specialist and two support staff. He stated that even though the staff is small they do get involved in quite a few different projects.

Mr. Dineen noted that one of the major projects his office has been focused this year is the redistricting based on the 2010 census and the weighted voting for each legislature. He stated that because of the change in population from urban to rural areas in each district it was necessary to reorganize the voting as it is based on population.

Another project that Mr. Dineen explained was their involvement in natural gas drilling and analyzing documents. Mr. Dineen went on to note that they are also mapping the properties and areas of the county that are leased for natural gas drilling as well as those areas where drilling is prohibited, such as the Skaneateles Lake Watershed. He noted that they also offer training on natural gas drilling regulations.

Mr. Dineen went on to explain the project for zoning and land use regulations in order to regulate industries in regard to noise violations and site review for housing and businesses as there currently is no zoning in the towns. He went on to talk about another project called the road preservation use and repair agreement which is a model law for municipalities in which industry's who use roads in order to gain access to certain projects contribute to the repairs and maintenance needed by tracking the beginning and ending conditions of the road via video and camera. The company then issues a bond to cover the cost of any repairs needed based on the structure of each of the roads.

Mr. Dineen continued on with the county projects and noted a proposal that is being developed by a commercial Canadian company called TCI Renewables for a wind farm called "Crown City Wind Energy Center" that will involve the deployment of 45 wind generators in Cortland County including several that will be located adjacent to the county landfill. He noted that the planning board has been chosen to review the SEQR documentation for this project and is working with four other towns on this project in regard to land use.

Another project referenced by Mr. Dineen are efforts by his office working with a consultant to come up with a plan to improve the public transportation system that has been in operation in the county for the past 20 years. Mr. Dineen noted this system consists of 5 routes within the county with a two commuter routes and the county is looking to purchase more service without costing the county any additional money, including expanding service to Greek Peak Mountain Resort. It was also noted that the county is exploring opportunities to incorporate into their transit plan additional direct connections to neighboring counties.

Mr. Bottar then introduced Mr. Al Kryger. Mr. Kryger welcomed the Board members and guests for attending and began his remarks with a history on Greek Peak. He noted that area started as a small club called the Cortland Ski Club in 1958. Mr. Kryger noted that he started working at the resort in 1959 as a ski patrol officer. Mr. Kryger noted that in 1973 was when the resort starting to think of its master plan and the positive effect that the resort could have on the county from a small

resort to growing into a larger destination resort where guests would come for overnight stays. He noted that his vision for the surrounding area was to avoid looking like the 'Killington (VT) Strip' in which the roads leading into the resort were overcrowded with restaurants and shops and so a master plan was initiated to determine the opportunities of what could be built here to form a destination resort.

Mr. Kryger went on to note the accessibility of Greek Peak to major cities like Philadelphia and New York City, noting that it is only a few hours away from many major metropolitan areas as well as being very accessible to major highways, as opposed to other resorts in which you are driving on a secondary road. Mr. Kryger noted that some of their customers come from as far away as the Washington, D.C./Baltimore area. He also noted that they have a unique situation in that there are approximately 250,000 college students within 90-minutes of the resort and so they have taken advantage of marketing student passes for skiing.

Mr. Kryger then referred to a slide to show the master plan and the five iterations of the plan in which they worked with the county planning board. He explained that one of the major concerns of the building and expansion of the resort was to do so in an environmentally sound manner and not create any hazards. He referred to a few other slides that listed the different phases of progress and the areas of the resort. Mr. Kryger stressed the importance of being part of the surrounding community but that there is also a need for the resort to put more services on site as most guests do not want to leave the premises. He explained that for the resort to be successful the rest of the area must also be successful as a destination area, and so they are working on a plan in which they can get their guests out to use the other services in the area, like golf and riding stables, by the use of shuttle buses.

Mr. Kryger went on to explain the green initiatives of the resort to the extent they can afford it, such as reducing the carbon footprint by using materials from within 500 miles of the resort, using natural and recycling materials, efficient lighting and taking advantage of a grant from NYSERDA.

Mr. Kryger then went through some slides showing the amenities of the resort such as the adventure course, alpine slide, tubing areas, arcade as well as showing the plans for the 18,000 square foot conference center that is currently under construction and an area slated for a golf course, all of which will be shown on our tour, as well as their plans for housing for active seniors.

Mr. Kryger continued with his remarks noting the increases in employment needs as the resort has grown. He noted that before the hotel was built, employment was at 384 people and that dropped down to approximately 50 people over the summer. Once the hotel was built, there was a need to add 330 employees. Again, when the Adventure Center was completed another 112 employees were added. Mr. Kryger explained that once Phase 3 is complete, another 140 will be added.

Mr. Kryger went on to explain how financing was secured for a recreation facility, noting that without having the demand for such a facility in an area made this a more difficult process. Financing was eventually secured through a bank in Tennessee that was familiar in processing government and USDA loans and assistance was also gained from the Cortland County Industrial Development Agency and the State Empire Zone program. Mr. Kryger explained that while this has all been a dream of his, it really has been a big team effort in pulling this all together and

working along with all the banks, the community, and the planning and county boards to make Greek Peak into a four seasons resort.

One question asked from the audience was in regards to recreation plans to include road cycling. Mr. Kryger replied that at this point it is only to the extent of mountain biking in the resort and that there are independent groups that form their own races in the area. Mr. Tennant thanked Mr. Kryger and asked if there was any further business to discuss and then handed the floor to Mr. Bottar for the Executive Director's report.

4. EXECUTIVE DIRECTOR'S REPORT

Mr. Bottar began his executive director's report with welcoming Erik Miller, in attendance, and announcing that he had been appointed as the new Executive Director for the Southern Tier East Planning Board. Mr. Bottar continued by noting that the comprehensive plan work of Jeanie Gleisner has wrapped up in Oswego and Cayuga County. He noted that a new area of the loan program has opened up to give loans to small businesses that want to make energy efficiency improvements. Mr. Bottar noted that work continues on St. Joseph's Hospital in which a grant of \$725,000 was received to install a green roof on one of the facilities. One last project noted was the completion of construction work on the Finger Lakes East Business Park.

Mr. Bottar noted that the next Executive Committee Meeting is scheduled for November 16th and the next Board Meeting will be held on December 14th.

OLD/NEW BUSINESS

There was no old business to discuss. Under new business, Mr. Tennant announced his appointments to the Board's Nominating Committee to make recommendations for officers to serve in 2012. Persons appointed included Roger Mills, Cayuga County; Jim Murphy, Cortland County; Scott Ingmire Madison County; Kathy Rapp, Onondaga County; and Paul Vickery, Oswego County.

ADJOURNMENT

There being no further business to discuss, a motion was introduced and seconded to adjourn the meeting; the motion was approved unanimously and all attendees were invited to join the Greek Peak staff in a tour of the facilities.

Respectfully Submitted,

David Elleman, Secretary