

**TOWN OF DANBY  
CODE ENFORCEMENT OFFICE**

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**MONTHLY ACTIVITY: AUGUST 2015**

<b>BUILDING PERMITS ISSUED</b>	<b>Value</b>	<b>Fee</b>
<b>New Residential Construction</b>		
South Danby Road: Single Family Dwelling	225,000	560.
<b>Renovations/Other</b>		
Comfort Road: 9.15 KW ground mount PV	40,090	
Hornbrook Road: 9.8 KW ground mount PV	42,673.20	
Comfort Road: 5.98 KW roof mount PV	19,576	
Bald Hill Road: 7 KW roof mount PV	7,600	
Buttermilk Lane: Kitchen Renovation	10,265	50.
South Danby Road: Install double wide mobile home		15.
South Danby Road: Install single wide mobile home		15.
<b>MONTH TOTALS</b>	345,204.20	625.
<b>YTD TOTALS</b>	2,144,635.20	2330.
<b>PREVIOUS YTD TOTALS</b>	6,063,325	13,103.

**CERTIFICATES OF COMPLIANCE**

Muzzy Road: 11.96 KW PV system  
 Yaple Road: Finish Basement  
 Danby Road: Deck  
 Spencer Road: Single Family Home  
 Fisher Settlement Road: Demolish Barn  
 Marsh Road: Solar hot water system  
 Steam Mill Road: Timber Frame Storage Barn

**ADDITIONAL ACTIVITY**

BZA – In July I attended my first BZA meeting. At that meeting, a property on Nelson was given a variance for an addition that encroached on the side yard setback. The existing house was already nonconforming, and the BZA wrote the variance so that it included this preexisting condition. There was no opposition to the addition. The view of the addition is blocked from the neighbors and the road by topology and trees.

September 2 we had another meeting to approve a wood storage unit less than 144 sq. ft. The unusual part of this is that I don't have to issue a building permit for something this small. However, the zoning ordinance is written so that they needed to get a variance. The variance was granted. This appears to be a reason to clarify sections of the zoning laws.

STORMWATER – I am attending meetings at the county as part of the Stormwater Coalition.

We have signed on as part of the coalition as a signatory of a grant submitted by the County for the countywide measurement of stormwater runoffs, culvert size, and conduit

sizing. We are learning some technical stuff in order to do this work, and staying abreast of efforts in other communities. The Town of Danby is not obligated at this point to actually do those calculations, but other small communities have recently crossed that threshold. We do, however, have a need to do this type of survey, as recently brought to light by the June flooding. We haven't formally joined the Coalition, but are a signatory so that when they get the grant, we can then join and take advantage of it.

SOLAR – We are running at a rate of about 50 installations per year. The Town of Ithaca does maybe 100 (but is much more than 2X bigger). The other small communities don't really come close. Congratulations. Oddly enough, there is some bureaucratic push back from other communities, and the thinking from their corner is that Solarize Tompkins moved too fast. I am not in this group, and believe it is a movement that has been delayed too long. My read is that these communities are more concerned for their own bureaucratic workings than their citizenry. They don't see themselves as working with, as much as slowing down. I feel it is my job to facilitate, do the work, and find solutions that help us all move forward.

HIGHWAY ROOF – First, I have looked at the roof. I also contacted a roofing contractor who I have worked with in the past. He wasn't interested in doing the work because of the prevailing wage paperwork. This piece of information is important, as is the fact that we want the roof done before winter comes (November for roofs). I contacted Jim Douglas from the Town of Candor to check on Scott Quick's work. Jim was happy with Scott's work. The 2 things Jim noted was clearly stating the need for the prevailing wage paperwork, and clearly stating start and finish dates. I then contacted Scott. He said he would supply us with a more detailed contract with the specificity that we talked about, the prevailing wage paperwork, and that he is able to start Oct. 1<sup>st</sup>. I will review his contract and pass it along to the board for the September 14<sup>th</sup> Board meeting. I hope the board will then approve. The combination of Scott Quick being the low bidder (and that the number is in line with what my roofer said), that he has provided the prevailing wage paperwork in the past (Laura can speak to this), that he can start Oct. 1<sup>st</sup>, and that he will supply all the specifics that we ask for on the contract inclines me to recommend this choice.

COMPLAINTS AND VIOLATIONS - The owner of the property on Michigan Hollow has done a superficial cleanup. The fill that has been added since 2006 remains. A call to DEC led to a conversation with the Army Corps of Engineers. They regulate navigable waters. They are real touchy about fill going into their jurisdictional areas. The official I spoke to is going to write a letter to our property owner warning him of the consequences of his actions, and the Army Corps's enforcement of violations. They are the ones through aerial photos were able to map the increasing fill added to the property and its encroachment on navigable waters buffer zones.

The owner of the abandoned excavation on East Miller Road has moved to California. She is actively selling the property and has a genuine buyer. The transaction should take place over

the next month or so. It gives us a local than to work with on getting the property back into compliance.

DEC and Army Corps of Engineers not interested in the autos on Hornbrook Road.

DEC informally guessed that the property opposite South Danby Road on 96B is unbuildable due to Highway right of way, wetlands, and wetlands 100 ft. buffer. They will pursue no action against the tree stand or small storage shed.

The DEC is however interested in the stone and other storage at the Highway Barns that infringe upon the wetlands and wetlands buffer on Town Property. Jean Foley, of the DEC, is coming out on Sept. 9<sup>th</sup> to inspect the property, delineate the offending areas, and to decide on a plan of action.