

TOWN OF DANBY  
 CODE ENFORCEMENT OFFICE

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MONTHLY ACTIVITY: November 2015

BUILDING PERMITS ISSUED	Value	Fee
New Residential Construction	130,000.	300.
Durfee Hill Road: Single Family Dwelling		
Renovations/Other		
Hornbrook Road: Reroof Highway Barns	33,000.	
Nelson Road: 60 X 40 Pole Barn	16,000.	240.
Station Road: Carport	8,000.	50.
MONTH TOTALS	187,000.	590.
YTD TOTALS	3,909,931.99	6713.40
PREVIOUS YTD TOTALS	6,916,217	15,330.

CERTIFICATES OF COMPLIANCE

Hornbrook Road: 9.8 KW ground mount PV  
 Danby Road: Pole Barn  
 Station Road: Carport  
 South Danby Road: 11.7 KW ground mount PV

ADDITIONAL ACTIVITY

Complaints and Violations – Hornbrook Road appeared before the Town of Danby Court in regards to the junked/salvaged cars stored on their property. Town Court gave Hornbrook Road a month to move cars, after which they will be fined \$250 for each month thereafter that the cars are not moved. We are meeting with Angel Hinickle, TCSWCD, at a Michigan Hollow site. Fill continues to be brought into site and we are trying to determine if we need a SWPPP, and what actions we need to pursue in regards to stormwater controls. We are also pursuing condemning a building on Danby Road, checking procedures with the Town Attorney in terms of contacting the property owner.

Burn Law – A paragraph has been put into the Danby regarding how burning is regulated by DEC in NYS.

Zoning – A review of the Zoning Ordinance is underway. In the next day or so the Board will receive a list of changes that don't change the substance, but are needed to improve clarity. Without getting into Planning or Subdivision issues, there are other questions addressed that are substantive, but also must be addressed in the name of clarity.

RFP for Solar Project at Highway – The initial draft of the RFP is now completed and is being reviewed by staff. It is hoped that it will be delivered to Proposers and Town Board by December 18<sup>th</sup>. This is only a request for proposals, and there is plenty of time for input. There is a questions period that lasts through the end of January for Proposers. The end of January is when the proposals are due. The Board then has a month to review the proposals after which a preferred contractor is picked. Final contracts would then be signed in March, so that the anticipated installation can be completed by the end of April.

Concrete Projects – We should have a price for the cabinets for the new wall divider between the Entry and Kitchen by the first Board meeting in December. There should also be a sketch of the general idea of what we propose doing.

Planned Development Zones – With Mary Ann’s assistance we have begun assembling the entire catalog of local laws and resolutions that have created Planned Development Zones.

Conservation easements – The CAC, with assistance from this office, prepared and mailed letters to 31 landowners in the Town to solicit interest in securing additional conservation easements in addition to the 80 acres already under conservation easements held by the Town.

Planning Board – Continued discussion about PDZ 10 rezoning request. A vote was taken on the November 19 resolution to recommend PDZ 10 with modifications to the Town Board but as the vote was 3-2 the action did not pass. A majority of the whole number of the Planning Board must vote in order to take effective action (NYS Town Law §271). The official recommendation from the Planning Board is due to the Town Board no later than December 17.

Local Government Innovation Conference – C.J. attended this conference on municipal shared services in Albany and as a follow up, is now investigating how planning and zoning records could be stored and accessed as part of a County information initiative or whether we should continue on with Williamson Law Book Company’s Building and Codes Enforcement software. More information is anticipated shortly.

Tompkins County Affordable Housing Needs Assessment – C.J. attended this presentation held by the County and the consultant with area municipal planning staff, the Board of Realtors, Landlords’ Association, and Cornell planning staff. The study will take a 100% sample of current residential development and survey local stakeholders such as in-commuters, large employer human resource departments, landlords, etc. The Assessment will identify current demand and projected demand over the next ten years for additional housing by type, including: Single-family; Multifamily; Senior Housing; Low/moderate Income Housing; Student Housing; Condos; and Special Needs Housing. The analysis will provide a matrix of recommendations for unit mix, number and size, estimated development costs, projected absorption and demand levels; and rent levels or sales prices by product and target market. Demand will be disaggregated for identified market segments, income ranges, and geographic areas, which will be helpful in our efforts to write code for potential hamlet revitalization. The Assessment is expected to be complete by the end of March 2016.

Groundwater Protection – A few print copies of the USGS study Geohydrology of the Valley-Fill Aquifer in Upper Buttermilk Creek/Danby Creek Valleys, Town of Danby, Tompkins County, New York are available, as is the link at: <http://dx.doi.org/10.3133/sir20155138>.