

**TOWN OF DANBY
CODE ENFORCEMENT OFFICE**

MONTHLY ACTIVITY: May 2016

BUILDING PERMITS ISSUED	Value	Fee
New Residential Construction		
Jersey Hill Road – single family dwelling & pole barn	200,000	752.60
Renovations/Other		
Comfort Road – 13.52 kW roof mount PV	43,128.	
Danby Road – Rebuild Addition Foundation	20,155.	109.25
East Miller Road – Single Car Garage	2500.	50.
Durfee Hill Road – Horse Barn	29,700.	108.
MONTH TOTALS	295,483.	1019.85
YTD TOTALS	1,857,664.	4622.50
PREVIOUS YTD TOTALS	1,196,283.	3835.60

CERTIFICATES OF COMPLIANCE

Coddington Road: Single Family Dwelling
 White Hawk Lane: Single Family Dwelling
 Troy Road: Two Family Dwelling
 White Hawk Lane: 3.12 kW roof mount PV

ADDITIONAL ACTIVITY

Complaints and Violations - Hornbrook Road is still in Court. They get fined each month. The 1840 Danby Road case for its storage in the backyard has been moved to another municipality's court because of a potential conflict of interest for Danby. The potential conflict is that the Judge's office windows have a view of the storage. The owner of 1840 has had an asbestos inspector out to his property who has reported to our office that the wings of the building which have collapsed are unlikely to have any asbestos in his professional opinion. An Engineer has inspected the building and in a letter recommended the garage and wings be demolished and removed. His letter also reported that the remaining structure needs to be stabilized by filling in the foundation, and then repairing and reroofing the remaining roof. The owner has been issued a permit for this work to be completed in 2 months. If the work to stabilize the building in the 2 months, the order to repair or demolish said building is still in effect, and we reserve the right to demolish the building since the 60 day deadline for the order has passed.

Land Swap for Highway Driveway – Still in hands of lawyers. Mr. Petricola has been contacted and is attempting to get his lawyer moving.

Solar at Highway – We have gotten the preliminary PPA and Lease for the site. We are presently preparing comments, and starting negotiations on final agreement. Renovus has been out at site, and prepared final site plan (so we miss the gas lines). Prepared joint freshwater wetlands applications for DEC and Army Corps of Engineers.

MEGA (Municipal Electric & Gas Alliance) – Community Choice Aggregation (CCA) lets us join with other municipalities in our utility load zone (NYISO); we are NYSEG NY Central Zone E - Mohawk Valley, so it's like bulk purchasing on a really large scale. MEGA is a group that helps munis put together a bid RFP process to ask suppliers for multiple options for energy supply. It's likely that one of our TCCOG munis will take the lead in coordinating with MEGA on a multi-jurisdictional RFP to aggregate even further, making all of us munis together a powerful purchasing bloc. Supply contracts are typically for 3 years. Residents would be automatically opted-in to the program but could opt-out anytime. NYS Public Service Commission just authorized community choice aggregation in late April, so more details to follow.

Examining property tax exemptions for green building construction and renewable energy systems – Real Property Tax Law Sections 470, if adopted locally, is a 7 to 10 year exemption on the increased value of new construction to LEED standards (or Green Globes, or any legit green building rating system). Real Property Tax Law Section 487 provides a 15-year real property tax exemption for solar, wind and farm-waste energy systems. Both of these are local option exemptions, meaning that the Town Board is permitted to decide whether or not to allow it. The exemption would apply only to general municipal and school district taxes. This office can ask the assessment office to run an analysis on how much tax revenue could be at stake for the Town to see if the Board can justify the cost of one or both of these exemptions.

Groundwater Protection Law – article prepared for the Danby Area News, received GIS files from New York Rural Water Association, so that data is available during development review.

Planning Board and Board of Zoning Appeals – Conducted SEQRA and Conflicts of Interest overview training for Planning Board on May 19. Conducted Powers and Duties of BZA overview training on May 31. Both presentations are available upon request.

Planned Development Zone 10 – Protest petition received on May 9. Project application submitted to County Planning for 239 review on May 25.