

**TOWN OF DANBY
CODE ENFORCEMENT OFFICE**

MONTHLY ACTIVITY: JULY 2016

BUILDING PERMITS ISSUED	Value	Fee
New Residential Construction		
Yaple Road - single family dwelling	400,000.	692.05
Buttermilk Lane – single family dwelling	300,000.	698.40
Renovations/Other		
South Danby Road – 30 X 40 Garage	25,000.	120.
Nelson Road – Renovation of one room	10,000.	50.
Danby Road – 24 X 8 Addition	25,000.	52.50
Nelson Road – 1175 sq. ft. Alteration	25,000.	293.75
Danby Road – Rebuild front Porch	10,000.	50.
MONTH TOTALS	795,000.	1956.70
YTD TOTALS	3,480,170.63	8613.65
PREVIOUS YTD TOTALS	1,799,431.	1705.

CERTIFICATES OF COMPLIANCE

Troy Road – Pool and Deck extension
 Landsman Way – Finish basement
 White Hawk Lane – 4.8 kW roof mount PV
 Nelson Road – Renovation of one room

ADDITIONAL ACTIVITY

Complaints and Violations – Hornbrook still in Court. 1840 Danby Road is being arraigned in Town of Ithaca Court for the storage/junk in the backyard of his property. His Demo permit for the collapsed wings of his house, infilling the basement, and removing the debris from inside the house expired 7/31/2016. A letter has been written outlining the history of the Town with the property, and to begin the process of the Town completing the demo of the house. Guy is presently reviewing the letter. The letter will be presented to the board at the August 15th Board meeting. It will become an action item at the September 12th meeting, and the public hearing will be at the September 19th meeting. If the owner can complete the operation of the Demo Permit issued on 6/3/2016, do a structural inspection of the house, and gather all the necessary information and permits to get a building permit, we can drop the having to demolish the house.

Land Swap for Highway Driveway – The lawyers have yet to complete paperwork for boundaries relocation.

Solar at Highway – Met with Renovus on wording of contract. The partner covering this transaction has been on vacation, but should have word next week on final wording.

Working with the Fire District on signing off on combining billing for electrical usage. This would allow NYSEG to bill one party which is part of requirements of their agreement with us to get arrangement where third party PPA can get NYS incentives. We received approval from both NYS Department of Environmental Conservation and US Army Corps of Engineers for the siting of the array adjacent to the freshwater wetland.

New Handicap Ramps for Town Hall – Redesigned noncompliant Accessible ramps as part of repairing the sidewalks outside of Town Hall. We have pictures.

Signs for Fire District and maybe Town Hall – Working on Signage and message board for the Fire District which would save them possible \$10,000, and create a sign more in keeping with Danby character. Again we have pictures.

Danby Stream Conference – Prepared presentation and map of Danby's streams for conference at Buttermilk Falls State Park on Friday, July 15 coordinated by CAC member Bill Evans.

Restore New York Communities Initiative – Applied for and received pre-application approval to submit two properties in or adjacent to the Danby Central Hamlet for consideration for funding to demolish/deconstruct and/or rehabilitate/ reconstruct vacant, condemned, or abandoned properties. Applications are due Monday, October 3.

Culvert replacement [Water Quality Improvement Project (WQIP) Program] – Applied for funding through the Aquatic Habitat Restoration (AHR) to replace the aging culvert at Michigan Hollow Road adjacent to Smiley Hill Road in Danby State Forest with an open bottom box culvert. An open bottom arch culvert will match natural substrate of the surrounding stream since the bottom of this crossing will be the natural streambed, facilitating greater aquatic connectivity and natural movement of biota and organic physical materials. This is considered a priority project, as NYS DEC is looking to encourage the movement of aquatic species, especially trout, and this location is the first barrier stream crossing under Michigan Hollow Road from the class C tributary into a protected trout C(T) stream, Michigan Hollow Creek. If AHR funds are awarded, the cost of the \$151,418 project will be 75% covered by the NYS DEC.

Development Proposals – Planning Board held a Public Hearing and gave final approval for a special permit for commercial uses (professional services; art gallery; office space; retail store not to exceed 4,340 square feet, excluding formula retail facilities; and restaurant, excluding formula fast food facilities and drive-up and drive-through facilities) at the former Danby Market, 1774 Danby Road; Nancy Medsker, Applicant. Planning Board also held a Public Hearing and gave final approval for a special permit for renovation of an existing unfinished structure as a second dwelling unit in a separate building for permanent occupancy at 100 Gunderman Road; Alexis Dengel, Applicant. Planning Board will hold a Public Hearing and consider preliminary and final approval for the subdivision of an 8-acre parcel at 360 E Miller Road, Tomo Shibata, Applicant. Received complete application for consideration of special permit for 109' monopole tower at American Legion, 1231 Danby Road; Upstate Cellular Network dba Verizon Wireless, Applicant. August 18 Planning Board meeting action on this proposal will be SEQRA intent to declare Lead Agency.