

**Danby Planning Board  
Minutes  
July 21, 2010**

**Members Present:**

Ted Melchen  
Robert Roe  
Naomi Strichartz  
Olivia Vent

**Excused:**

Steve Selin  
Anne Klingensmith

**Absent:**

Ray Van de Bogart

**Others Present:**

Pamela Goddard     Town Clerk/PB Secretary  
Susan Beeners       Code Enforcement Officer  
Leslie Connors      Town Board

**Members of the Public:**

Joel Gagnon

**Planning Board Meeting:**

The Planning Board opened its meeting at 7:05pm. In the absence of Steve Selin, Deputy Chair Roe chaired the meeting.

**Approval of Minutes:**

**Resolution No. 24 of 2010 - APPROVAL OF MINUTES, 06/16/2010**

**Resolved**, That the Planning Board of the Town of Danby approves the minutes of its 06/16/2010 meeting.

Moved by Strichartz, Second by Vent.

The motion passed by acclamation.

**Member Items:**

It was agreed not to pay dues (\$175 for the board) to the New York Planning Federation. The Planning Board also expressed a lack of interest in traveling to the Adirondacks for a statewide planning conference.

**Town Board Report:**

Leslie Connors reported on the Town Board approval of a Danby Conservation Advisory Council. Connors and Gagnon described the purpose and proposed activities of the CAC, centering on cataloguing important lands in the Town with an eye toward conservation. The CAC will also advise the Town Board on conservation measures that can be made. The CAC can be proactive in working with land owners to voluntarily protect their land through the use of conservation easements and by accepting land on behalf of the Town. The CAC is currently seeking applicants for a seven-member Board with various provisions. Two articles on this topic will be in the August Danby Area News. It is anticipated that there will be various areas of collaboration between the Planning Board and the CAC.

Connors also reported on the Town Board action, tasking the Planning Board via the following resolution:

**Town Board Resolution No. 93 of 2010 – TASKING THE PLANNING BOARD**

**Resolved**, That the Town Board of the Town of Danby tasks the Planning Board with revisiting land use/zoning

issues, including housing rehabilitation and sustainable energy use, in the context of the Hamlet Plan and the Comprehensive Plan.

Connors outlined the interests and concerns of members of the Town Board in relation to this directive: Klein's interest in wind tower legislation, Halton's interest in long term planning for social/energy sustainability, Dietrich's interest in housing rehabilitation. The Planning Board agrees that the issues of energy, housing, and related interests all mesh in this directive as stated. An update of the Comprehensive Plan is mandated at this time.

### **Tasking Directive:**

Roe led a discussion of this tasking directive. He was concerned about the designation of the PB as Lead Agency. Connors and Goddard expressed the opinion that an assumption of PB lead agency is already in place through this Town Board action. Beeners pointed out that Lead Agency designation is not needed until there is an action to be taken. The Planning Board will assume Lead Agency status, unless otherwise directed by the Town Board.

A discussion ensued to define the task. What and where is the Hamlet along Route 96B? Roe suggested that the Planning Board re-read the current (2008) zoning and distributed educational material about Mixed Use Development (MUD). Planned MUD combines appropriate business and residential occupancy in limited areas either horizontally or vertically. This may be a good option for the Danby Hamlet, through a set of zoning overlays. MUD is often defined in small, limited areas. This might create walkable and sustainable areas. He encouraged PB members to read the materials over the next month and come to the August meeting ready for more discussion.

Vent suggested inviting developers to come and talk with the Planning Board, particularly those advocating MUD. She reported that she has scheduled a meeting with Robert Morache in relation to MUD ideas for her land adjacent to the Danby Community Park. The question of securing financing, loans, incentives, and/or attracting developers was recognized as a need for any successful plan in the Hamlet areas. The concept a completely self-sustaining development cluster is appealing to Vent and other members of the Planning Board. Vent has offered to ask Morache and other mixed use developers to be resources for Planning Board study.

Strichartz initiated a short discussion about wind energy based on research being done by her son-in-law, Bill Evans. There was a suggestion that the Planning Board gets maps showing prevailing winds and suitability for wind towers. Wind Tower Legislation was raised as a potential need, as individuals seek to raise private wind energy systems on their properties. This and other local energy production systems for local use are of interest to the Planning Board.

The final phase of the discussion related to the process of research and study for this tasking directive. The PB agreed that the most useful system is to have tasks be divided up in a way similar to that used for the Comprehensive Plan. It was also suggested that the PB create a timeframe with goals.

### **Community Forum/Volunteer Fair:**

Beeners and Roe shared ideas for a Community Forum and Volunteer Fair. Roe has proposed an Autumn Volunteer Fair, similar to a job fair, during which different town groups could make their activities known to Danby residents. This is similar to a Community Forum proposed by Sue Beeners during which residents could meet representatives of different community groups and agencies and talk about the future needs of the town. Beener's idea includes attracting participants with food and interesting speakers facilitated to generate discussion about what the Hamlet might be in relation to localization.

An Intern working with the Critical Environmental Areas committee of the Gas Drilling Task Force would like to make a presentation to the Planning Board during its September meeting. It was thought that this might be a good opportunity to include other presentations (such as urban stream buffers, a report from the Gas Drilling Task Force, and representatives of the newly formed Conservation Advisory Council) for a public forum. There was a discussion of potential presenters with diverse expertise in energy sustainability and development. A suggestion to tap resources already available in Danby, such as Eric Banford and Betsy Keokosky/Danby Land Bank.

**West Danby Chapel:**

Beeners reported that there was no news from the Iacovellis. She reported on correspondence from the Town Attorney about this matter, who sent a three page response to some of her questions related to a potential indoor/outdoor party house in the middle of a low density residential zone. He posed the question of whether the periodic nature of this business would be in keeping with a commercial zone at this property through special permit with BZA variances for parking setbacks.

There was continued discussion about the “remarkably scary” site lines at that location along Route 38 for this proposed business. The Planning Board expressed on-going concerns about traffic control and safety for pedestrians crossing the road from the lot across the street. It was agreed that there is a general need to lower the speed limit in the West Danby Hamlet.

The meeting adjourned at 8:31 pm.

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Pamela S Goddard, Planning Board Secretary