

**Danby Planning Board
Minutes
Wednesday, October 20, 2010**

Members Present:

Anne Klingensmith
Ted Melchen
Robert Roe
Naomi Strichartz

Members Excused:

Olivia Vent
Steve Selin

Members Absent:

Ray Van de Bogart

Others Present:

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

Members of the Public:

Joel Gagnon, Sally Gagnon, Verna Little, Gregar Brous, Joey Steinhagen,
Charles Robinson, Harriet Adams, Jill Howard, Guillermo Metz, Robert Morache

Planning Board Meeting:

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

Public Hearing for Running to Places at Danby Market:

PB Secretary, Pamela Goddard read the following public notice. Published on October 9, 2010 in the Ithaca Journal.

PLEASE TAKE NOTICE, that the Town of Danby Planning Board will hold the following Public Hearing on October 20, 2010, 7:00 pm, at the Danby Town Hall, 1830 Danby Road, Ithaca, NY:

PUBLIC HEARING to consider granting a Special Permit to Running to Places Theatre Company for the proposed use of the former Danby Market, 1774 Danby Road, Parcel 10.-1-13, by Running to Places Theatre Company. Gregar Brous, Owner/applicant.

Information was presented by Gregar Brous (property owner) and Joey Steinhagen (co-artistic director of Running 2 Places). Responding to a question from a neighbor, Brous explained that the proposed rent has an option to be decreased in the amount of improvements made to the exterior of the building and property. In response to a question about hours of operation and potential noise generated by the theater group, Steinhagen explained that the building will only occasionally be used for rehearsals, perhaps twelve times a year. The store will be primarily used for storage and construction of simple stage sets and costumes. Home grade construction materials will be used. No performances are planned to be held in the old store. Brous and Running 2 Places currently have a month to month lease.

Comments and questions were submitted by Charles Robinson, Harriet Adams, and Verna Little. Members of the Planning Board also asked questions about program funding and levels of participation (particularly of Ithaca and Danby children). Steinhagen explained that participants come from every school district in Tompkins County and that the program helps build relationships between towns. A question was asked about transportation. Families arrange for car pooling youth to the work sessions and rehearsals. Sufficient insurance is covered by Dryden Mutual Co.

Beeners gave an overview about special permits needed for the change of use at this property. Questions were raised about bathroom facilities and handicap access. The change of use requires a certificate of occupancy. Beeners has requested that a qualified architect or engineer visit the property to make recommendations. This had not happened yet.

Public Hearing Closed - 7:21pm

Open Planning Board Meeting - 7:22pm

Further discussion was held by the Planning Board regarding the current condition of the old Danby Market building. Beeners affirmed that it will be a challenge for them to get a certificate of occupancy for this use. Certain conditions of exterior and interior maintenance will need to be addressed. The electric system will need to be re-surveyed. (A preliminary survey was done several years ago when there was interest in reviving the store.)

Members of the PB generally agreed that this would be a good use of the building and a benefit to the community.

RESOLUTION NO. 28 OF 2010 - CONSIDER GRANTING SPECIAL PERMIT TO RUNNING TO PLACES THEATRE COMPANY FOR USE OF FORMER DANBY MARKET

Whereas, this action is to Consider Granting a Special Permit to Running to Places Theatre Company for the proposed use of the former Danby Market, 1774 Danby Road, Parcel 10.-1-13, by Running to Places Theatre Company; Gregar Brous, property owner/applicant, and

Whereas, this is a Type II action which requires no further environmental review, and

Whereas, the Planning Board on October 20, 2010 has held a public hearing on the matter, now therefore it is **Resolved**, that the Town of Danby Planning Board grants a Special Permit to Running to Places Theatre Company for the proposed use of the former Danby Market, 1774 Danby Road, Parcel 10.-1-13, with the condition that no such use of the building may occur until a Certificate of Occupancy is obtained from the Town Code Enforcement Office as is required by the New York State Uniform Fire Prevention and Building Code.

Moved by Strichartz, Second by Klingensmith. The motion passed.

In Favor: Klingensmith, Melchen, Strichartz, Roe

Privilege of the Floor:

Joel Gagnon reports on West Danby stream bank protection project. He has spoken with the soil and water engineer, who offered to make a presentation in November. This presentation should not take too long, no longer than half an hour. A presentation is scheduled for November 17 meeting.

Klingensmith raised the option for SEQR training at TC3. Klingensmith, Strichartz, Connors, and Halton are all interested in attending. Money for this is available.

Hamlet Planning - Concepts for Sustainability:

Robert Morache, President of New Earth Strategies, presented ideas for “European Village” style “conservation development” in the Central Danby Hamlet. He has worked as an architect in the development field for 20 years, with a specialization in economic and energy sustainability. He presented population and use numbers as a target for what would be needed to sustain “Village style” development, alternate ideas for water and sewage needs, and a hamlet development idea for consideration.

From Morache's experience, roughly 2,000 weekly patrons are needed to sustain a small store. For a walking scale "conservation village" residential and commercial uses should be within a five minute walk of each other. This requires compact development, with 800 homes within a five minute walk of the commercial area, 8-10 units per acre. Pedestrian scaled development is a growing trend. This style of development can leave the agricultural land intact and reduces car dependence.

Morache is involved in an experimental development of this style in the Fall Creek neighborhood (city of Ithaca) with five homes on 1/3 of an acre. Groundbreaking should begin in the spring. He presented some ideas for ways that a similar model could be imprinted on Central Danby, in an area centered on the Danby Town Hall and Park. Neighborhoods might be connected by walkways with community parking lots. A sample plan was drafted for Olivia Vent's property in this location. Water/sewage options included rain water collection, gray water recycling, and other alternative sewage systems which use the waste as an energy resource.

Morache presented a "planned unit development" zoning model in the hamlet area to accommodate this style of densely settled, energy independent development. This model maintains independent development rights and varied architectural styles, and maintains the rural character of Danby. Morache described this as "setting the zoning DNA" to set the direction for this type of development.

Planning Board members and Central Danby hamlet residents were enthusiastic about Morache's ideas. The PB requested a copy of this presentation for future review.

Guillermo Metz asked questions and made comments on these ideas from the point of view as Green Building and Renewable Energy Program Coordinator at Tompkins County Cooperative Extension. He described this model as a good way for the Town to survive and grow. He also provided some information about potential development grants and offered to help move the process along.

Approval of Minutes:

RESOLUTION NO. 29 OF 2010 - APPROVAL OF MINUTES, 09/15/2010

Resolved, That the Planning Board of the Town of Danby approves the minutes of its 09/15/2010 meeting.

Moved by Klingensmith, Second by Melchen

The motion passed by acclamation

Town Board Report:

Leslie Connors reported on recent actions by the Town Board. Conservation Advisory Council interviews were held and appointments will be made in November. The TB is dropping the word "agenda" from its first meeting in recognition that there are two business meetings. Agendas will be posted on the Town web site the Saturday prior to Monday meetings. Connors reported on progress at the Highway Salt Barn, and Danby's participation in a Cell Tower ordinance survey.

Draft DEC State Forest Management Plan:

Connors and Halton reported on action by Town Board, passing a resolution and comments drafted by the Danby Gas Drilling Task Force. Roe presented a proposed letter from the Planning Board on this matter. This letter would endorse the Town Board resolution in addition to making it's own copies.

RESOLUTION NO. 30 OF 2010 - STATE FOREST PLAN LETTER

Resolved, That the Planning Board of the Town of Danby adopts the response letter written by Robert Roe which supports the Town Board resolution and comments.

Moved by Klingensmith, Second by Strichartz. The motion passed.

In Favor: Klingensmith, Melchen, Strichartz, Roe

Sketch Plan Review, Troy Road Subdivision:

Presented by Sue Beeners and Jill Beach Howland. Four lot subdivisions are proposed, all of which conform to zoning, to be split at the same time. Klingensmith expressed reservations about the proposal. Beeners suggested that there might be some consideration for where housing would be located on these lots. Howland said that neighbors have been informed of this plan, and some have already made purchase offers on some of these lots.

RESOLUTION NO. 31 OF 2010 - SET PUBLIC HEARING

Resolved, That the Planning Board of the Town of Danby sets a public hearing for tax parcel 4.-1-43 on Troy Road subdivisions to take place at 7:00 pm on November 17 during its regular meeting.

Moved by Strichartz, Second by Melchen. The motion passed.

In Favor: Klingensmith, Melchen, Strichartz, Roe

There was a short discussion about the hamlet mapping work drafted by PB members. This will be high on the agenda for the November meeting.

Information about additional options for training was given to the PB.

The meeting adjourned at 9:00pm.

Pamela S Goddard, Planning Board Secretary