

**Danby Planning Board
Minutes of Meeting
December 15, 2010**

Present:

Board Members: Ann Klingensmith, Robert Roe, Naomi Strichartz, Steve Selin, Olivia Vent

Excused:

Ted Melchen, Ray VandeBogart

Others Present:

PB Secretary	Pamela Goddard
Code Enforcement	Sue Beeners
Public	Joel Gagnon, Ben Altman

The meeting of the Planning Board was called to order at 7:05pm

Steve Selin called the meeting to order and appointed Robert Roe to chair the meeting.

The Planning Board expressed its appreciation for the efforts of Olivia Vent. Vent stated that she will miss the camaraderie, but felt that “new blood” might be welcome after her 14 years on the Board. The Board especially commended Vent on bringing the ideas of Robert Morasche to the Planning Board.

RESOLUTION NO. 36 OF 2010 – APPRECIATION OF OLIVIA VENT

WHEREAS, Olivia Vent has served with distinction, and

WHEREAS, she has engaged with residents in a conciliatory manner, and

WHEREAS, Vent has brought visionary ideas, serving in a useful and engaged manner;

NOW, THEREFORE IT IS RESOLVED, that the Town of Danby Planning Board thanks Olivia Vent for her extended service to the Danby Planning Board.

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

In Favor: Klingensmith, Roe, Strichartz, Selin

Abstained: Vent

Sketch Plan Review:

The PB reviewed a sketch plan for converting a preexisting outbuilding into a second detached dwelling at 81 Townline Road, Tax Parcel 1.-1-1.2. This is substantially different from a prior request at the same location. The proposed conversion would not change the footprint of buildings on this property. Beeners stated that no SEQR review is needed because this is expansion of a residence on an approved lot and there is no real soil disturbance. The property is adjacent to Land Trust property.

RESOLUTION NO. 37 OF 2010 – SET PUBLIC HEARING

RESOLVED, that the Town of Danby Planning Board sets a public hearing regarding a Request for Special Permit for a second detached dwelling proposed to be constructed in a preexisting outbuilding at 81 Townline Road, Tax Parcel 1.-1-1.2, Benay Rubenstein applicant, to be held at 7pm on January 19, 2011.

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

In Favor: Klingensmith, Roe, Strichartz, Vent, Selin

RESOLUTION NO. 38 OF 2010 – APPROVE MINUTES

RESOLVED, that the Town of Danby Planning Board approves the minutes of November 17, 2010.

Moved by Strichartz, Second by Selin. The motion passed by acclamation.

Miscellaneous Reports:

Ann Klingensmith informed the PB that she will be attending a field ornithology course during the spring, and so will miss 2011 April and May meetings.

There was a short discussion regarding recent SEQR training and other upcoming training opportunities for the Planning Board. The discussion included better ways for the Planning Board and Code Enforcement Officer to interact in drafting a SEQR review and filling out the short and long forms.

Beeners, Altman, and Klingensmith reported on a recent CEA (Critical Environmental Area) committee workshop regarding mapping technology. A GIS expert helped the committee focus on seven potential areas for Critical Environmental designation. CEAs impact SEQR review. CEA is a designation created by the State, locally defined by a community committee. Official CEA designation must go to public hearing. Most of the seven potential Danby CEAs are currently Unique Natural Areas. The Michigan Hollow Swamp is a prime consideration, as an exceedingly unique natural area as the most species-rich wet woodland in New York State. The committee is seeking additional historical information for these seven locations.

Beeners and Gagnon reported on the establishment of the Conservation Advisory Council and some of their preliminary tasks. An open space inventory will be high on this list. It is hoped that the CAC and CEA will work closely together.

There was a general discussion about whether properties in the Hamlet areas, individually or as a group, would qualify for inclusion in a state or national register of historic landmarks. Vent suggested that Historic Ithaca might be interested in working with Danby on this project.

Hamlet Planning:

Selin presented information from the County Planning Department. There was a discussion of workshop on future focus areas for development, attended by Selin and Vent earlier in 2010. Issues of municipal water and sewage systems and housing density hold Danby back from being a locale of interest. Information about other hamlets in the County was presented for comparison.

There was a discussion of high density/mixed use zoning for the East side of NYS Rt.96B. Concerns about setback ordinances, mortgage opportunities, and environmental concerns were discussed. It was proposed to redefine and rezone the area as "Hamlet Density" or "Cottage Density" at a higher level than the standard high density in Danby zoning. It was further proposed to use some PB funds to hire a consultant help draft new zoning.

The discussion included possible alternative water and sewage systems and whether alternatives would be acceptable to the County Health Department. Roe will contact the County Health Department to invite a presenter to answer questions from the Planning Board. Questions include Health Department response to engineered sewage systems that might overcome environmental constraints. What is allowed, what are the constraints, and why are those constraints in place.

In addition, Selin will contact the County Planning Department for more information about what it can offer Danby in relation to the housing development plan. There may be a "tool box" of sample legislation, etc. for development areas. Joel Gagnon offered to reschedule a presentation on the West Danby stream buffer project from the County Highway Department.

Adjournment

A motion to adjourn the Meeting was made at 8:55pm.

Pamela S Goddard, Planning Board Secretary