

**Danby Planning Board
Minutes of Public Hearing and Meeting
January 19, 2011**

Present:

Joel Gagnon, Anne Klingensmith, Ted Melchen, Robert Roe, Naomi Strichartz, Steve Selin

Absent:

Ray VandeBogart

Others Present:

PB Secretary	Pamela Goddard
Code Enforcement	Sue Beeners
Town Board	Leslie Connors
Public	Benay Rubenstein, Ric Dietrich, Henry Peterson, Joan Jurkowich

The Public Hearing was opened at 7:03pm.

Secretary Goddard read the following legal notice, as published in the Ithaca Journal.

PLEASE TAKE NOTICE, that the Town of Danby Planning Board will hold the following Public Hearing on January 19, 2011, 7:00PM, at the Danby Town Hall, 1830 Danby Road, Ithaca, NY:

PUBLIC HEARING to Consider a Request for a Special Permit for a second, detached dwelling to be constructed in a preexisting outbuilding at 81 Townline Road, Tax Parcel 1.-1-1.2. Benay Rebenstein and Sarah Rubenstein-Gillis, Owners; Benay Rubenstein, Applicant.

Benay Rubenstein explained the project and answered questions from the Planning Board. There were no other comments regarding this special permit. There will be no change to the footprint of buildings on the property.

The Public Hearing was closed at 7:08pm and the regular meeting of the Planning Board opened at 7:09pm.

There was a short discussion of the request for Special Permit. Joel Gagnon described this as a, "splendid example of adaptive reuse." Other PB members agreed.

RESOLUTION NO. 1 OF 2011 - CONSIDER GRANTING SPECIAL PERMIT FOR SECOND, DETACHED DEWLLING AT 81 TOWNLINE ROAD

WHEREAS, this action is to Consider Granting a 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 and Sarah Rubenstein-Gillis, Owners; Benay Rubenstein, Applicant; and

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

WHEREAS, the Planning Board has reviewed the draft Agricultural Data Statement for this proposal; and

WHEREAS, the Planning Board has reviewed the General Considerations Required for All Special Permits provided in Section 901 of the Town of Danby Zoning Ordinance; and

WHEREAS, the Planning Board on January 19, 2011 has held a public hearing on the matter; NOW, THEREFORE IT IS

RESOLVED, That the Town of Danby Planning Board accepts the draft Agricultural Data Statement for this proposal; and it is

FURTHER RESOLVED, that Planning Board finds that the proposal is consistent with the General Considerations Required for All Special Permits provided in Section 901 of the Town of Danby Zoning Ordinance, and it is

FURTHER RESOLVED, that the Town of Danby Planning Board grants a 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 and Sarah Rubenstein-Gillis, Owners; Benay Rubenstein, Applicant.

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

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

County Planning

Joan Jurkowich, a representative from the Tompkins County Planning Department, made a presentation and answered questions about Development Focus Areas Strategies, “Smart Growth,” or “Nodal Development.” This is defined as, “A relatively dense concentration of mixed use development that provides employment, a mix of types of residences, and commercial and community services in a walkable community.”

County Planning uses a half mile radius as its definition of a “walkable community” with most services in the center of that radius. 1,000 housing units and jobs in that area. Four types have been identified: an urban center (the city of Ithaca), existing village nodes, emerging nodes (such as the area near the hospital and NYSEG), and hamlets.

Jurkowich described Danby as a, “perfect example of an emerging hamlet.” Recommendations for these areas include locating services in central areas. The County sees its role as assisting town planning boards in putting policies in place which would encourage nodal development. The existing zoning ordinance in many municipalities often makes this difficult. Jurkowich is currently working with Trumansburg on zoning changes. She encouraged the Danby PB to consider creating a small area plan.

Jurkowich was challenged as to whether the county Development Focus Areas Strategies is relevant to rural communities outside of the Town of Ithaca line. The PB asked questions regarding alternatives to water and sewer systems for nodal development in rural hamlets. Jurkowich said that this is difficult to do in New York State. The PB asked to be kept in mind for future planning and help in creating hamlet development.

Ted Melchen arrived at 7:40pm

Privilege of Floor

Sue Beeners reported on the CEA committee activities. More information will be available in the near future about proposed Critical Environmental Areas. The CEA and CAC are working together on an environmental resources mapping project.

Flashing Feathers bowhunters club will present an application in February for a special permit to enlarge and improve its club house on Peter Road.

West Danby Chapel is still looking to have an engineer/planner to move their wedding chapel proposal along. Beeners has made suggestions regarding traffic and noise issues.

Robert Roe announced that there will be a presentation from the County Health Department at the February meeting addressing questions regarding water and sewer issues.

RESOLUTION NO. 2 OF 2011 - APPROVAL OF MINUTES

Resolved, that the Planning Board of the Town of Danby approves the minutes of December 15, 2010.

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

In Favor: Gagnon, Klingensmith, Melchen, Roe, Strichartz, Selin

Town Board Report

Leslie Connors reported that, on Roe’s recommendation, the Town Board passed a resolution recognizing Olivia Vent’s service to the Planning Board. She reported on other appointments to the Planning Board and Board of Zoning Appeals. Connors informed the PB about progress by Delta Engi-

neering on the road use survey and Road Use Laws. Lastly, Connors reported on questions from the Town Board regarding Planning Board Alternates and a recommendation for PB chair.

Recommendation for Chair

There was a discussion as to which member to recommend for 2011 PB chair. Two suggestions were made; Steve Selin or Robert Roe. While members value Selin's input, Roe's experience was seen as more important at this time. Selin expressed a willingness to chair in the future, but stated that he would like to see Roe in action at more meetings, as a method to learning from Roe's experience. He further stated that he likes to watch people who are good at particular skills and recognized Roe's skill in chairing meetings.

Klingensmith stated that she would like to see all of the members develop the skills to chair a meeting. Perhaps interested members could take on one or more meetings a year to prepare and chair. She also stated that she values a civil tone at meetings and the opportunity for members of the public to be heard. Strichartz supported these ideas. Roe suggested that, as planning issues progress, parts be broken into special projects. PB members might take responsibility for their special project and chair meetings related to such projects.

RESOLUTION NO. 3 OF 2011 - RECOMMENDATION FOR CHAIR

Resolved, that the Planning Board of the Town of Danby recommends Steve Selin as Chair for 2011.

Moved by Gagnon, Second by Klingensmith. The motion was withdrawn.

RESOLUTION NO. 3 OF 2011 - RECOMMENDATION FOR CHAIR

Resolved, that the Planning Board of the Town of Danby recommends Robert Roe as Chair for 2011.

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

In Favor: Gagnon, Klingensmith, Melchen, Strichartz, Selin

Abstained: Roe

Planning Board Alternates

There was a discussion about the use of alternates to the Planning Board, based on a list of questions that the Town Board had directed to the PB. There have been only two instances in the past seven years when the PB did not have a quorum, thereby requiring the use of alternates. Strichartz expressed the opinion that serving as an alternate is a waste of people's time, and recommended that the TB change the wording of the Town law from "shall appoint" to "may appoint." This change in wording would allow appointment(s) of alternates in the future, if it was considered useful or necessary.

Klingensmith expressed the opinion that no alternates were necessary at this time. Roe also expressed the opinion that PB Alternate was a waste of a good volunteer, and that such a person could be better used in a different appointment. Gagnon expressed the view that an appointed alternate should be an active, engaged part of the board. He also thought that two alternates was "overkill." Serving as Alternate could also be a way for a person to train to full PB membership. He recommended one alternate to serve for one year, be engaged in discussions, and vote in the absence of a regular member.

Melchen agreed that an alternate was not needed, but that additional input from an alternate could be useful. Selin agreed that the alternate position is redundant, and that such a volunteer could be better used in a different appointment.

RESOLUTION NO. 4 OF 2011 - RECOMMENDATION REGARDING ALTERNATES

Resolved, that the Planning Board of the Town of Danby recommends that no alternates be appointed to the Planning Board for 2011, and

Further Resolved, that the Planning Board recommends that the Town Board change the wording in Local Law #7 of 2007 from "shall appoint alternates" to "may appoint alternates."

Moved by Strichartz, Second by Klingensmith. The motion passed.
In Favor: Klingensmith, Melchen, Roe, Strichartz, Selin
Opposed: Gagnon

Planning Board Meetings

Secretary Goddard asked whether it would be possible to change the regular meeting time from the Third Wednesday to a Thursday night. This change was found to be better for other members of the PB as well. There was a discussion about which week in the month was best for the board.

RESOLUTION NO. 5 OF 2011 - PLANNING BOARD MEETINGS

Resolved, that the Planning Board of the Town of Danby shall meet on the Fourth Thursday at 7pm of each month, starting in March 2011.

Moved by Strichartz, Second by Klingensmith. The motion passed.
In Favor: Gagnon, Klingensmith, Melchen, Roe, Strichartz, Selin

Property Assessment

Roe proposed that Danby petition the County to allow local assessments on Danby properties. His suggestion is based on staffing reductions at the County Assessment office, now with only two assessors for the entire county. He is of the opinion that such a change could facilitate an assessment policy to encourage the protection of open land. Local assessment might give Danby some local control in this regard.

After much discussion it was agreed that there are many questions to be answered, including how the Town would staff its own assessment. Members of the Planning Board suggested that additional discussion of this topic be continued following some research.

Town-wide Committee Meeting

Dietrich informed the PB of his concerns regarding the need for increased Danby representation to county-wide advisory committees and inter-committee awareness and communication of issues facing Danby. He presented his idea of a joint meeting during which various Town committees and organizations can report and discuss vital information. Beeners advocated for Status Reports and other measures to focus the meeting and give it substance. Questions might center on what are two or three most important issues facing Danby and what role would each group play in addressing these issues? How to preserve the rural character of Danby and renew community focus?

Members of the Planning Board, in addition to Connors and Dietrich from the Town Board, suggested that such a meeting be held during a Town Board meeting either the second Monday in March or the First Monday in April. This will allow sufficient time for formulating the format and agenda for the meeting, questions to be put to each committee, and inviting all relevant parties to attend.

Hamlet Planning

There was a brief discussion, continuing this topic. Sue Beeners suggested that the PB enlist someone to facilitate a discussion of what are the most critical zoning issues facing Danby.

Adjournment

A motion to adjourn the Meeting was made at 9:15pm.

Pamela S Goddard, Planning Board Secretary