

**Danby Planning Board  
Minutes of Meeting  
April 26, 2012**

**Present:**

Joel Gagnon  
Anne Klingensmith  
Frank Kruppa  
Ted Melchen  
Naomi Strichartz

**Excused:**

Robert Roe  
Steve Selin

**Others Present:**

Secretary	Pamela Goddard
Code Officer	Sue Beeners
Town Board	Kathy Halton
Public	Ted Crane

**Vice-Chair Naomi Strichartz opened the Planning Board meeting at 7:03pm**

**Privilege of the Floor**

Beeners informed the PB that there are ongoing opportunities to engage student interns through programs at Cornell University. Academic groups are currently taking requests for the Fall semester.

**Approve Minutes**

**RESOLUTION NO. 10 OF 2012 - APPROVE MINUTES**

**Resolved**, that the Planning Board of the Town of Danby approves the minutes of March 22, 2012.

**Moved by Gagnon, Second by Kruppa.**

**In Favor: Gagnon, Kruppa, Melchen, Strichartz**

**Abstain: Klingensmith**

**Sketch Plan Review**

Beeners presented information on a proposed flag lot, Jeff Huddle applicant. The Board of Zoning Appeals approved a variance for this lot on April 18, 2012.

Beeners answered questions from the PB. There were concerns about flag lots, such as this, being contrary to a vision to control development density through requirements for road frontage. Beeners asserted that a bigger concern might be building on prime agricultural soils. There is nothing that precludes an applicant from approaching the BZA and requesting a variance. The PB discussed adding a stipulation that the property could not be further subdivided and that the built area should not be in the center of the field. Beeners thought that this would be acceptable to the applicant.

**RESOLUTION NO. 11 OF 2012 - SET PUBLIC HEARING**

**Resolved**, that the Planning Board of the Town of Danby sets a public hearing to take place at 7pm on May 24, 2012, to Consider Approval of the proposed subdivision of a 13.62-acre portion of Tax Parcel 8.-1-5.2 into a 2.04-acre lot with 242 +/- feet of frontage and containing an existing house at 400 Comfort Road; and an 11.58-acre lot with 52 +/- feet of frontage. A variance of the minimum 200-foot frontage requirement of Sec. 600, Para.

5 of the Town of Danby Zoning Ordinance was granted by the Town Board of Zoning Appeals on April 18, 2012 to allow a minimum of 50 feet of frontage on the second lot. Jeffrey Huddle, applicant, John and Marjory Van De Mark, owners.

**Moved by Gagnon, Second by Kruppa.**

**In Favor: Gagnon, Klingensmith, Kruppa, Melchen, Strichartz**

## **Town Board Report**

Halton informed the PB of recent actions by the TB, including passage of a resolution in opposition to certain sections of the National Defense Authorization Act.

There was a discussion about a proposal for leasing solar electric panels for the Town Hall. The TB is concerned that the proposal from Solar Liberty (from Buffalo) would require one or more trees to be removed. There was a discussion of placement of the panels, the size and type of panels, and the economic rationale for the lease arrangement. Research is ongoing regarding this and other potential lease options. Any potential lease will be reviewed by the Town Attorney prior to signing an agreement.

## **Comprehensive Plan Work Session**

The PB discussed a work plan for reviewing the Comprehensive Plan and Hamlet Plan. Each member of the Planning Board reported on their review of their chosen focus section.

*Natural Resources* is being reviewed by Klingensmith. She reported on minor deficits and some updates that need to be made. Most revisions/additions would be in the “other” category. There is currently nothing about air quality, sound, or light pollution. There is a need to address problems with invasive species, such as Japanese Knotweed, which are often spread by road crews, currently not mentioned in the Plan. The section needs to be updated with current conservation easements.

*Agriculture* is being reviewed by Strichartz and Halton. Halton, Roe, and Strichartz met to draft an interview questionnaire. At least 10 individuals engaged in agriculture have been identified for contact. Halton reported on the initial interviews she conducted. Following these interviews, the survey may be fine tuned. There was a discussion about ways to help people with fallow land connect with those who are seeking land to farm in various ways. Agricultural land use might include harvesting biomass for energy use and other alternative uses.

*Cultural and Historic Resources* is being reviewed by Melchen. He thought that the section is comprehensive, accurate, and needs almost no revision. Goddard volunteered to have members of the Danby History Group review the section for any possible updates. There was a discussion about possible oral histories which might be conducted with older, long-term residents of Danby. Goddard will consult with Melchen as to whether any revisions need to be made.

*Housing and Transportation* is being reviewed by Gagnon. He reported that the Population section will need to be updated with information from the 2010 census. Affordability, energy efficiency, and the general condition of housing are critical issues that need to be revised.

The need for densification in order to enable affordable transportation led to a discussion of possible revisions to the zoning code to encourage increased hamlet density via infill. Density in the Central and West Danby hamlets would relate to transportation needs for the future, creating places where people live closer to where they work or enabling “electronic commuting.”

Members of the PB noted that the need for public input in this section is of great importance. It was noted that there is currently development pressure on Danby’s northern border and this may intensify with rising energy costs. Issues of sprawl and open space need to be addressed.

Gagnon noted that revisions need to be made in the transportation portion of this section, in response to the rising costs of building and maintaining roads. A seeming lack of logic in road classification needs to be revisited. It was suggested that a possible traffic study may be available through the Highway Department. Gagnon said that revisions to the Comp Plan should consider ways to en-

courage bicycle use and made a suggestion for shed/shelter for bikes at the park and rides. There was a discussion about whether a trail system for walking/bicycling might be feasible for Danby.

*Community Services* is being reviewed by Kruppa. He asked some questions about the background of this section. The Agricultural School never came to fruition. The section on the old Danby elementary school and needs major revision. The Human Services section, particularly regarding access to medical care, could be more comprehensive. Educational opportunities offered by the Waldorf School should be included. The PB encouraged Kruppa to contact the Danby Community Council and Julie Kulik regarding youth and after-school programming.

Kruppa wondered what the current vision is for a community center in Danby. There was discussion regarding some progress which has been made in recreation services in relation to the Community Park and the playground on the grounds at the old Danby school. Kruppa wondered whether changes in volunteerism might warrant an additional section.

There was an extensive discussion of revision process, particularly about, “goals and objectives.” There was some discussion of the definitions of “goals,” “objectives,” and “strategies.” “Goals” are broad, “objectives” are measurable sub-goals, “strategies” are the method of getting there. After discussion, it seems that revisions will need be made throughout each section rather than having a revised “Planning Considerations” overview for the Comp Plan as a whole.

There was extensive discussion of methods to engage the public throughout the revision process. Preliminary outreach to public/residents will be made through articles in the Danby Area News. Gagnon will draft an overview article for the June issue of the DAN, to be reviewed by other members of the PB prior to publication.

### **Hamlet Plan**

Kruppa reported that he will present information about water/sewer rules through the Health Department for cluster and/or alternative treatment systems at the next PB meeting. The PB asked him to make this presentation following the public hearing on May 24.

### **Climate/Energy Action Plan**

Beeners made a report, presenting information to the PB. She strongly encouraged the PB to consider this information in its review and revision of the Comprehensive Plan. Beeners directed the PB to take a look at “Responding to Climate Change in New York” available online through NYSERDA. Paper copies could also circulate among the PB.

There was a short discussion of how this information might be included in the revised plan.

### **Next Steps/May Agenda**

There was a short discussion regarding to how to proceed with the next steps in review/revision of the Comprehensive Plan.

The May 24 agenda will include a public hearing at 7pm, followed by Kruppa’s presentation on water/sewer regulations, a continued work session on the Comprehensive Plan, and a discussion regarding how to integrate/include climate change information in the plan.

### **Adjournment**

The Work Session/Meeting was adjourned at 9pm.

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Pamela S Goddard, Planning Board Secretary