

**Danby Planning Board
Minutes of Regular Meeting
July 25, 2013**

Present:

Joel Gagnon
Frank Kruppa
Ted Melchen
Robert Roe

Absent:

Anne Klingensmith
Steve Selin
Naomi Strichartz

Others Present:

Secretary	Jan Pfliederer
Code Officer	Sue Beeners
Town Board	Leslie Connors
Public	James R. Henry

The Regular Meeting of the Planning Board was opened at 7:08 pm

Privilege of the Floor

There were no comments made.

Additions or Deletions to the Agenda

Chair Roe announced that the Comprehensive Plan discussion will be deleted since several Members are absent and their sections are not yet completed.

Approval of Minutes

RESOLUTION NO. 21 OF 2013 - APPROVE JUNE 2013 MINUTES

Resolved, that the Planning Board of the Town of Danby approves the June 27, 2013 Minutes.

Moved by Gagnon, Second by Melchen.

In Favor: Gagnon, Kruppa, Melchen, Roe.

Town Board Report

Connors expressed her interest in progressing forward with the Revisions to the Comprehensive Plan, to which Gagnon reported that Rebecca Brenner has agreed to providing her services in organizing and assembling the final document.

Connors reported that the Town Board is working on editing the agreement that the Town of Danby has with the Danby Area News.

Connors also reported on maintenance at Town Hall including floor refinishing and other improvements.

Action Items: Johnson/Henry Sketch Plan Review

Consider Sketch Plan Review, Consider setting public hearing date: Proposed subdivision of Tax Parcel 4.-1-6.2, 105.51 acres total, into a 67+/- acre lot containing the residence at 1118 Autumn Ridge Lane; and a 25+/- acre lot containing the residence at 1120 Autumn Ridge Lane. Both of said lots would have 151+/- feet of frontage. Such action involves a request for variance of the minimum 200-foot frontage requirement provided in Section 600, Para. 5 of the Town of Danby Zoning Ordinance. (A 13-acre portion of the Parcel would be conveyed by land annexation to an adjoining parcel.) Ethel Johnson, Fred Johnson, Sheri Johnson, and James R. Henry, Owners.

Roe commented that this property off Coddington Road was previously approved for a subdivision. Beeners reported that the Board of Zoning Appeals has set a hearing on this matter for August 7, 2013.

The applicant, James R. Henry, was present and provided information about his application, as well as additional full color maps, and answered all questions. Beeners inquired about fire truck access to the property which was confirmed in the affirmative by Henry.

RESOLUTION NO. 22 OF 2013 - SET PUBLIC HEARING

Resolved, that the Town of Danby Planning Board schedule a public hearing to be held on August 22, 2013, at 7:00 pm, **CONDITIONAL UPON APPROVAL BY THE BOARD OF ZONING APPEALS**, to consider granting of proposed subdivision of Tax Parcel 4.-1-6.2, 105.51 acres total, into a 67+/- acre lot containing the residence at 1118 Autumn Ridge Lane; and a 25+/- acre lot containing the residence at 1120 Autumn Ridge Lane. Both of said lots would have 151+/- feet of frontage. Such action involves a request for variance of the minimum 200-foot frontage requirement provided in Section 600, Para. 5 of the Town of Danby Zoning Ordinance. (A 13-acre portion of the Parcel would be conveyed by land annexation to an adjoining parcel.) Ethel Johnson, Fred Johnson, Sheri Johnson, and James R. Henry, Owners.

Moved by Kruppa, Second by Gagnon.

In Favor: Gagnon, Kruppa, Melchen, Roe.

Discussion Item - Draft Aquifer Protection Ordinance

“Notes” from Beeners dated 7/19/13 and consisting of five (5) typed pages were discussed in detail, as well as what Beeners referred to as the source of “most of any new material” from Big Flats. Reference was made here to four (4) page document entitled “New York Law Drinking Water Protection, Zoning, Wetlands and Watercourse Protection for Town of Big Flats, Aquifer Protection Overlay District (APOD)”.

Kruppa commented on the issue of who might be responsible for collecting groundwater for samples. “Results” provided to Health Dept are what matters and he also mentioned the fact that in New York State, it is the DEC that is the responsible party in most cases.

Connors inquired if the Town of Big Flats has had a chance to determine how their Ordinance is working out for them, but no one present could answer this question with certainty.

In summary, it was suggested that any/all revisions made to “Notes” were to be undertaken by Beeners.

Member Items

Kruppa made reference to an article that appeared in the July 2013 issue of Danby Area News entitled "Water Testing" which mentions, "...Bolton Point water system had high levels of a carcinogenic mineral." This should have read "disinfectant by-product" rather than "carcinogenic mineral".

Chair Roe made request that Secretary Pfleiderer contact Member Selin via e-mail to inquire as to what progress he had made on his section of the Comprehensive Plan revisions.

Adjournment

The meeting was adjourned at 8:25 pm.

Jan Pfleiderer, Planning Board Secretary