

**Danby Planning Board  
Minutes of Regular Meeting  
September 26, 2013**

**Present:**

Joel Gagnon  
Anne Klingensmith  
Frank Kruppa  
Ted Melchen (arrived at 8:10pm)  
Steve Selin  
Naomi Strichartz  
Robert Roe

**Others Present:**

Secretary	Jan Pfleiderer
Code Officer	Sue Beeners
Town Board	Leslie Connors
Public	Andi Gladstone (homeowner), Eileen Sheehan (resident), Heather Boob (resident); Todd Rose (applicant for B&B); Rebecca Brenner (comp plan assistant)

**The Regular Meeting of the Planning Board was opened at 7:05 pm**

**Privilege of the Floor**

There were no comments made.

**Addition to Agenda - Update on Nelson Property, 1116 Coddington Road**

Beeners reported on the matter of the Nelson Property, 1116 Coddington Rd, request for subdivision approval by PB, if requested variances were granted by BZA. This matter was DENIED by the Board of Zoning Appeals.

Beeners reported that some of the “double wides” at Bailey Park are getting to the point that they might need replacements. This matter will be on the October Agenda for an informal sketch plan review.

Strichartz reported that Rebecca Brenner will be here at 8 pm for questions from the PB regarding assembly of information on Comprehensive Plan updates.

## **Approval of Minutes**

### **RESOLUTION NO. 26 OF 2013 - APPROVE AUGUST 2013 MINUTES**

**Resolved**, that the Planning Board of the Town of Danby approves the August 22, 2013 Minutes with the changes/corrections outlined as follows:

Pg 1 – before Resolution No. 23, insert the line “The Public Hearing was closed at 7:20 pm”

Pg 2 – delete the line “The Public Hearing was closed at 7:20 pm”

Pg 3 – CAC Report – delete the entire first paragraph

Pg 3 – CAC Report – second paragraph should read as follows: “Gagnon reported on the work of the CAC in creating a template for conservation easements in the Town of Danby which would extinguish the development rights on the property. In the process, the form used by the Finger Lakes Land Trust was also considered. After considerable effort, Gagnon reported that we now have a template that has been presented to the Danby Town Board. After discussion, it was revealed...”

**Moved by Gagnon, Second by Selin.**

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

## **Town Board Liaison Report**

Connors reported on several upcoming events/meetings:

Conservation Easement Session on November 9 @ 2 pm at Town Hall.

Candidates Forum on October 20 @ 2 pm in West Danby Fire Hall – All candidates for contested positions of County Legislature (Danby/Caroline Representative), Town Supervisor, Town Councilperson, and Town Clerk have been invited to participate in this moderated forum.

Budget Review and Planning meetings set by the Town Board in Danby Town Hall on October 7 @ 7:30 pm, October 14 and 21 @ 6 pm, and October 29 @ 6:30 pm.

Formal Budget Hearing, when residents may offer verbal comment on the budget and Town Board will vote on its adoption, is scheduled for November 7 @ 6:30 pm @ Town Hall.

Also Connors reported on an Ithaca Journal article on September 24 entitled “Learning to Restore the City Cemetary” in which her photo appears with a group learning how to upright, clean and re-attach a broken grave marker at the Ithaca City Cemetary.

## **Sketch Plan Review**

Consider Sketch Plan Review, Consider setting public hearing date, proposed Bed and Breakfast Residence, 115 Marsh Road, Todd and Susan Rose, Applicants.

Applicant, Todd Rose, was present and provided written letter proposing to run a small bed & breakfast in two rooms of their home at 115 Marsh Road, as well as answering questions from PB Members, such as whether applicant has spoken to his neighbors. Rose said the property is 45 acres in size. Klingensmith verified that the home in question is well secluded by woods.

### **RESOLUTION NO. 27 - SET PUBLIC HEARING**

**Resolved**, that the Town of Danby Planning Board schedule a public hearing to be held on October 24, 2013, at 7 pm, to consider granting a Special Permit to accommodate transient lodgers in two (2) rooms of an owner-occupied one family dwelling to be run as a small Bed and Breakfast at 115 Marsh Road by Todd and Susan Rose.

**Moved by Gagnon, Second by Selin.**

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

## **Andi Gladstone – Proposal for a Second Dwelling on Comfort Rd property**

Andi Gladstone, homeowner, owns 19 acres at 1042 Comfort Rd, and would like to have a second dwelling in the form of a “yurt” built on her property where Eileen Sheehan and Heather Boob would live. It would be Andi’s land and Eileen and Heather’s “yurt”. We were informed that a “yurt” is a circular wooden temporary structure providing protection from the elements. Theirs would be made in New Hampshire. Matt Cooper is reviewing energy efficiency of the yurt. Andi reported that the existing well and septic system could easily handle three people. Roe indicated that at this point it could be considered for provisional approval in concept only. Andi presented a map of the property which reflected an “A” or “B” possible location for the yurt and indicated she is seeking a Special Permit for a detached dwelling and seeks to comply with local zoning laws. Beeners indicated we are looking for preliminary approval only by the Health Department.

### **RESOLUTION NO. 28 - SET PUBLIC HEARING**

**Resolved** that the Town of Danby Planning Board provisionally schedule a public hearing to be held on October 24, 2013, at 7:20 pm, or for such later date, as may be determined by Chair Roe, to consider granting a Special Permit for a second detached dwelling in the form of a “yurt” on 1042 Comfort Road property of Andi Gladstone.

**Moved by Gagnon, Second by Klingensmith.**

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

## **Draft Aquifer Protection Ordinance**

Beeners reported next step to go to town attorney for preliminary review then get together with Anne Klingensmith and Kathy Halton.

## **Discussion of Assessment and Property Tax**

Chair Roe indicated this item was placed on the Agenda at the request of Selin. Roe mentioned a recent article in The Ithaca Journal about “another tax hike” by Tompkins County, and further expressed his belief that the resolution of this problem lies in Albany. Selin expressed the conflict between our attempts to preserve open space and the County’s desire to continually increase the rate of taxation on properties to increase revenue for the County. Klingensmith suggested we state our position as a Planning Board and then submit it to Tompkins County and the State of New York. Selin agreed to write a rough draft of letter to bring before the PB in the future.

## **Comprehensive Plan discussion**

Rebecca Brenner presented her ideas about how to proceed with the updates to the Comprehensive Plan. Klingensmith reviewed her Natural Resources section as completed so far and explained what it is she needs Brenner to do now. Roe & Strichartz discussed their section on Agriculture and Community Supported Agriculture (CSA) and how to access the information we need - needs additions to objectives and goals. Roe said we really need to review our zoning codes. Brenner felt that the existing original Comprehensive Plan is an excellent tool and really just needs updates to the framework – a summary of the proposed changes would be the way to go. Implementation and tracking of progress actions would be great. PB will be lead agency in the process, then Town Board would be approving authority. Brenner suggested the possibility of a “scoping” meeting for public comment. Beeners would like to see an executive summary stating, here is where Danby is now, and here are the new issues over the last ten (10) years. Connors stated that if public input is important, should it not also be the driving force for the revisions, and so you might get better feedback from residents. It was finally agreed that all PB Members will provide to Brenner their section updates/revisions etc., along with research questions/issues either by hard copy, or preferably electronically to [rmbrenner@gmail.com](mailto:rmbrenner@gmail.com)

## **Member Items**

Roe expressed compliments on the newly refinished floor in Town Hall.

Beeners suggested everyone take a look at the Newfield Comprehensive Plan on their website for some fresh ideas.

Upon realization that the November 28 meeting falls on the Thanksgiving Holiday, Roe provisionally moved to reschedule the November meeting, to another date in November or December, and will check with the Town Clerk as to room availability.

### **Adjournment**

The meeting was adjourned at 8:45 pm.

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Jan Pfleiderer, Planning Board Secretary