

**Town of Danby Planning Board  
Minutes of Regular Meeting  
April 16, 2015**

**DRAFT**

**Present:**

Joel Gagnon  
Anne Klingensmith  
Frank Kruppa  
Ted Melchen  
Jim Rundle

**Absent:**

Steve Selin  
Naomi Strichartz

**Others Present:**

Secretary      Patty Jordan  
Public          David Hall

**The meeting was opened at 7:05 p.m.**

**Privilege of the Floor**

Kruppa said that David Hall was there to talk about a potential opportunity at Oasis and that the PB could make a decision on whether or not to add his proposal to the May agenda.

Hall handed out a packet of information describing his plans for the property at 1230 Danby Road (currently Oasis). He said that his plans for Oasis are an offshoot of his Gunderman Road plans. He would like to purchase Oasis and it will serve as the office for his company, NewMoon Harvest, as well as a shared-use kitchen and a post-and-beam farmer's market. The Oasis building already has a kitchen and it is for sale. Hall has placed a purchase offer on Oasis with a 60-day zoning contingency. This is to give him time to feel more confident in getting the approvals he needs. He is requesting that the PB set a public hearing to consider site plan approval for its May meeting. He said he has talked to some to the neighbors about his plans and intends to meet with another neighbor soon.

There was discussion of the possibility of amplified sound on the existing outdoor stage. Hall described some options for controlling the sound level. He would also like to keep a liquor license but said that the hours would be cut back compared to the current Oasis hours. He also talked some of his plans for an addition and to restore a service entrance.

There was discussion of uses allowed in Commercial Zone B and Hall's proposed uses would require a Special Permit. The PB stressed that they would need time to receive and review Hall's full proposal. Kruppa explained to Hall that they need a detailed site plan, a detailed project narrative, and the environmental assessment.

**MOTION – Authorize Frank Kruppa to schedule a public hearing at the Planning Board's May 21, 2015 meeting to consider a Special Permit for 1230 Danby Road if David Hall turns in complete required materials by May 1, 2015.**

Moved by Gagnon, Second by Klingensmith.

In Favor: Gagnon, Klingensmith, Melchen, Rundle, Kruppa.

The motion passed.

## **Addition to Agenda**

Rundle would like to go into executive session to discuss legal advice received from the Town Attorney.

## **Approval of Minutes**

Sue Beeners had requested a change to the PB's March minutes. There was discussion of her request. The PB decided that the minutes accurately recorded what happened at the meeting and decided not to incorporate the suggested change.

### **MOTION – Approve March 19, 2015 Minutes.**

Moved by Gagnon, Second by Rundle.

In Favor: Gagnon, Klingensmith, Melchen, Rundle, Kruppa.

The motion passed.

## **Draft Groundwater Protection Law**

There was brief discussion of the status of the Groundwater Protection Law. The PB will not review the law until it has been reviewed by the Town Attorney.

## **Comprehensive Plan Review Session**

Klingensmith presented the Goals, Objectives and Strategies for Natural Resources section of the Comprehensive Plan. She walked the PB members through her suggested changes. It was decided that rather than completely removing the goals, objectives and strategies that had been accomplished, they should be added to the new version of the Comprehensive Plan as an Appendix.

Klingensmith said that she felt it is important to expand the definition of natural resources in both the Comprehensive Plan and the Zoning Ordinance to include clean air, clean water, quietude, and night-time darkness. The PB discussed critical natural areas and the benefits of registering them with the State. There was discussion of conducting inventories of natural resources and open spaces.

There was discussion of the purpose of the Comprehensive Plan. Gagnon said that while it is not a regulatory legal document, it is what the Town is supposed to base its regulations on.

Klingensmith asked Gagnon to review the strategy related to the CAC and suggest changes. She will work on incorporating the changes that have been discussed and send that version to Jordan.

Kruppa said that he would have the Community Services section ready for next month. Melchen agreed to review the Economy section.

### **MOTION – Enter Executive Session at 8:39 p.m. to discuss legal advice received from Guy Krogh, Town of Danby Attorney.**

Moved by Klingensmith, Second by Rundle.

In Favor: Unanimous

The Planning Board ended Executive Session at 8:59 p.m.

## **Adjournment**

The meeting was adjourned at 8:59 p.m.

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Patty Jordan, Planning Board Recording Secretary