

Town of Danby Planning Board
Minutes of Regular Meeting
Thursday May 19th, 2016

DRAFT

PRESENT:

Joel Gagnon

Frank Kruppa

Jim Rundle

Jody Scriber

Steve Selin

Naomi Strichartz

ABSENT:

Anne Klingensmith

OTHER ATTENDEES:

Town Planner C.J. Randall

Town Board Leslie Connors

Recording Secretary Kelly Cecala

Public Ted Crane

The meeting was opened at 7:07 pm.

(1) CALL TO ORDER/AGENDA REVIEW:

C.J. Randall provided copies of the agenda; there were no changes or additions.

(2) PRIVILEGE OF THE FLOOR:

Selin stated that he had received a lot of comments about the developments going on near his property and wanted to state for the record that it was not him doing it, but his neighbor.

(3) APPROVAL OF MINUTES:

MOTION - Approve April Minutes

Moved by Gagnon, Second by Rundle

In Favor: Gagnon, Rundle, Scriber, Selin, Strichartz, Kruppa

The motion passed

(4) TOWN BOARD LIAISON REPORT:

Leslie Connors reported that the Town Board had interviewed and appointed (2) two new BZA members. Connors said that Norbert Nolte was appointed Chair.

Connors added that Randall would be hosting a BZA training for the group. Connors said that the Solar Power Purchase Agreement went to Renovus.

Connors reported that a positive declaration came out of the PDZ 10 SEQR review and that an EIS would now be done. Randall

added that once the applicant submitted a final draft it will then go to county planning and county environmental health. Strichartz asked if a public hearing was scheduled. Randall said that a public hearing could not be scheduled until County Planning had received the final draft. She added that a formal protest petition had also been submitted by some of the neighbors.

Connors said that an updated version of the Real Property Maintenance Law was being worked on. She also said that the purchase offer for the property next door was refused. Connors stated that a public hearing would be scheduled in July for the Groundwater Protection Law. She asked if anyone had signed up with Clarity Connect and requested that areas or "pockets" without coverage be communicated.

(5) PLANNING & ZONING REPORT:

Kruppa asked if the Town Board had taken any action on the Land Division By Permit issue. Randall said that Steve Winkley had also suggested some changes to the Subdivision Regulations that could be included in the amending Law.

Therefore Guy Krogh recommended making one full revision of the Subdivision Regulations that would include groundwater protection amendments, deleting Land Division By Permit and substituting a new section on Minor Subdivision, and a Major Subdivision section revision. Randall said that she anticipates everything would be done by early fall.

Selin asked if now would be a good time to have a moratorium on those Land Divisions By Permit. Randall recommended grouping the Minor Subdivision amendments with the Aquifer Protection amendments and said she would be willing to work on those now and could revise Major Subdivision separately later in the year.

MOTION - Recommend to the Town Board to put a moratorium in place OR amend Subdivision Regulations to eliminate Land Division By Permit and create the Minor Subdivision provisions

Moved by Gagnon, Second by Selin

In Favor: Gagnon, Rundle, Scriber, Selin, Strichartz, Kruppa

The motion passed

Randall said that she expected to have the completed Verizon application sometime next month. Randall stated that Nancy Medsgar, owner of the new Danby Market, would be submitting a site plan review by the end of the month.

She also said that she would be in touch with Mr. Casper regarding the sale of his property and the permit and would provide an update to the Planning Board. Randall said that the local cattle rancher's pre-application was not chosen by the County Ag and Farmland Protection Board for pursuing purchase of his development rights by the State.

(6) REVIEW OF GROUNDWATER PROTECTION LAW:

Randall handed out copies of the Groundwater Protection Law, which would amend the Zoning Ordinance, and discussed the aquifer high vulnerability overlay (map) and a list of prohibited uses found on page(s) 14-16. Strichartz asked about the restrictions for livestock. Randall said that these would apply to confined animal feeding operations (CAFOs) not located in agricultural districts.

MOTION - Recommend to the Town Board that the Aquifer Protection Provisions be added to the Zoning Ordinance

Moved by Gagnon, Second by Strichartz

In Favor: Gagnon, Rundle, Scriber, Selin, Strichartz, Kruppa

The motion passed

(7) SEQRA OVERVIEW:

Randall did a full presentation on SEQR and discussed Conflicts of Interest with the Planning Board. A copy of the slide show presentation can be found at the Town Clerk's office.

(8) ADJOURNMENT

The meeting was adjourned at 9:05 pm.

Kelly Cecala, Planning Board & Board of Zoning Appeals
Recording Secretary