

Town of Danby Planning Board  
Minutes of Regular Meeting  
Thursday January 19, 2017

**DRAFT**

**PRESENT:**

Joel Gagnon  
Anne Klingensmith  
Frank Kruppa  
Jody Scriber

**ABSENT:**

Jim Rundle  
Naomi Strichartz

**OTHER ATTENDEES:**

Town Planner	C.J. Randall
Town Board	Leslie Connors
Recording Secretary	Kelly Cecala
Public	Robert Brenner, Rachel Clar, Tessa Sage Flores, Tim Zarncke, Adam Moore, Ted Crane, Sarah Elbert, Frank Darrow, Pat Woodworth, Charles Tilton, Scott Davis, Craig Horbitz, Emily Butler, David Whitmore, Tucker Milton, David Hall, Jessie Teryes, Ted Melchen, Erick Palmer, DeAnna DeMark, Gregory Norrus, Kathleen Norrus, Matt Ulinski, Ann Piombino, Matt Wheeler, Michelle Wheeler, Ted Merritt, Mark Barber, Steve Barber, Joan Barber, John Norman and Jen Massimino.

*The meeting was opened at 7:20 pm.*

**(1) CALL TO ORDER/AGENDA REVIEW:**

C.J. Randall provided copies of the agenda. Kruppa added a discussion topic about the Public Hearing for Blue Sky Center for Learning and when it will take place.

**(2) PRIVILEGE OF THE FLOOR:**

Pat Woodworth stated that it was to her understanding that a Public Hearing is not scheduled until after an application is considered completed and received by the Planning Board. Kruppa confirmed that this was correct. David Hall wanted confirmation if a Public Hearing for Blue Sky was still scheduled for February. Kruppa said that it would be canceled and suggested adding it to the agenda for tonight. Crane requested that a small change be made to the minutes to clarify his points.

**(3) APPROVAL OF MINUTES:**

The approval of December 2016 minutes were deferred to next month.

**(4) TOWN BOARD LIAISON REPORT:**

Leslie Connors reported that the Town Board appointed a Town Historian, BZA Chairman, Planning Board Chairman and filled two CAC seats. Connors said that the CAC was tasked with working on the Natural Resource Inventory. She also said that the Power Purchase Agreement had been signed with Renovous (spelling?).

**(5) ACTION ITEMS:**

**Action Item A: Verizon Wireless Public Hearing - Special Permit**

**Project:** Verizon Wireless Telecommunications Facility

**Location:** American Legion Post No. 221, 1231 Danby Rd., Tax Parcel # 2.-1-7

**Applicant:** Robert J. Brenner for Verizon Wireless

**Anticipated Board action(s) this month:** Declaration of Environmental Significance, Public Hearing, and consideration of final approval of special permit

**Project Description:** The Applicant proposes to construct a large telecommunications facility on the 4.66-acre lot. The facility will consist of a 109' monopole tower with additional 1' lightning rod, a 12' x 22' equipment platform, and other

associated site improvements. The project is in the Low Density Residential Zone. This is a Type I Action under the Town of Danby Local Law 3 of 1999 Regulating the Siting of Wireless Telecommunications Facilities and an Unlisted Action under the State Environmental Quality Review Act, and is subject to environmental review.

*Public Hearing Opened at 7:25 pm.*

Robert Brenner addressed the Planning Board and spoke about his previous attendance at prior meetings regarding Verizon's proposal. Brenner introduced Radio Frequency Engineer, Tim Zarncke, whom was there to answer any final questions and requested that the Planning Board issue a special permit and site plan approval so that Verizon can move forward with the project.

David Whitmore, President of the Board of Trustees at Ithaca Waldorf School, spoke about the school's concerns about the location of the tower and its proximity to the school. Whitmore said that the test balloons were very visible from the school and that the Board of Trustees wanted to convey that the tower could be a nuisance and that it being so close and so visible to the school could negatively impact their enrollment. Whitmore said that the school is growing and that they are hoping to physically expand and increase attendance in the future. He commented that (we) fear that a cell tower being so close to the school could cause some worry amongst new parents. Whitmore said that he is not aware of any scientific study regarding the safety of cell towers or them causing any harm. He said that perception could equal reality; and if a parent sees a very close cell tower to the school it might worry them and make them wonder if it's safe for their young child. Whitmore concluded that he understands that the tower needs to go somewhere.

Sarah Elbert spoke about the CSA (Community Supported Agriculture) which is located directly next to and across from the Ithaca Waldorf School. Elbert said that there are a significant amount of children involved in the CSA and whom help in the garden and said that she believes their parents would have the same concerns that Whitmore mentioned. Elbert said that she is not scared of the tower herself and understands the benefits the tower will bring for some people. Elbert asked if there were other possible site locations that the tower could go.

Michelle Wheeler, 1272 Danby Rd., said that she is also concerned about the school and the community farm, as well as property value for herself and other homes near the tower site. Wheeler said she has heard that property values can drop as much as 20%. Wheeler also wanted to know if the tower could go in another location.

Kruppa asked Brenner to address the concerns about health risks and possible other site locations. Brenner first spoke about emissions and referred to a safety analysis that had been previously submitted by a third party which concluded that "the proposed communication facility will comply with electromagnetic field safety standards by a substantial margin." Brenner said that the FCC has deemed that a level of 100 is safe for emissions and said that their facility will operate below 1 on that scale of 100. Brenner said that there are no emission or safety issues with the proposed facility.

Brenner then addressed the question of possible other site locations. Brenner spoke about a previous site selection and radio frequency study that were completed to identify the gaps in coverage in the "Danby Cell." Brenner commented that the study revealed that the parcel location at the American Legion was the only location available to Verizon that complied with the standards of the Wireless Communications Ordinance and that was available for leasing.

Brenner stated that a photo simulation report was submitted which shows what the actual tower will look like. Klingensmith suggested that the tower image and the emission report be provided to the Ithaca Waldorf School. Brenner said that all of the information is public record.

Ted Crane asked the Verizon engineer if he could characterize, in terms of power and frequency, the signal coming out of the tower as compared to a wireless phone/handset or an internet router. Zarnke stated that it is much less and that running a microwave is almost 10x worse than what you will be receiving from the tower. Brenner added that there are a number of locations where a tower facility is actually placed on a school roof top or on school property to ensure reliable coverage at the school for public safety reasons.

Ann Piombino, 23 Nelson Rd., is a farmer who lives near the site location and raised her concerns about maintaining the rural character of Danby and the visual view shed from the farm. She is also concerned about her property value. Piombino said that she also works with many school groups and is worried about perceived health risks with the tower.

Emily Butler, Director of School Administration at Ithaca Waldorf School, raised the same concerns about community perceived or actual health risks with the tower and echoed what Ann said about farm's view shed. Butler said that the school takes the students to the farm every week. Butler questioned if any of the trees around the project site would come down.

Kruppa asked Brenner to give a description of the tower in relation to the balloon study. Brenner said that the balloon study flies three balloons and that the visibility of the balloons is far worse than what the actual tower will be. Brenner also commented on the impacts on view shed and the public utility need. He said that there is a very narrow area where this project can actually go. Brenner said that in understanding the rural character of Danby, Verizon attempted to consolidate

the public utility in the area. They located the high tension lines that already existed and cluttered the view shed and tried to tuck the tower as close to the preexisting public utility. Gagnon asked how much taller the cell tower would be compared to the existing high tension lines. Brenner said that the tower would be 110' and that the existing lines are between 50'-60'.

Gagnon asked Brenner to address the property value concerns. Brenner said that there have been made studies done in the area and upstate New York that show no adverse impact to property values, especially since the tower is going near an existing public utility.

Klingensmith asked Brenner to clarify the project's actual foot print. Brenner said the intent is to clear the least number of trees necessary to install a fenced compound area around the tower. Brenner said there is no building at the base of the tower and that it is a free standing tower with a very small foot print.

Tessa Sage Flores, 154 Compton Rd., lives in the town of Ithaca and heard about the project from a neighbor. Flores said that she wanted to go to the site and see the location and questioned if the site location was near the Dominion Gas Pipeline. Brenner said the tower is not constructed in the Dominion easement area. He said the tower is sufficiently set back from the high tension lines as well. Brenner offered a map to the public which shows the site location near the corner of the property.

Kruppa apologized to those in the room who just found out about the project and said that Verizon has attended several meetings and that this project has been in the works for awhile now. Kruppa said that Verizon supplied a very complete and detailed application and met all their requirements. Crane added that a news article was put in the Danby Area News regarding the balloon testing so that residents would know in advance.

A comment was made regarding whether or not the site location was marked so that the public can see it. Brenner stated that they would not have staged or marked the area at this point. Piombino stated that (it sounds as if) anything we say about it will not change it. Kruppa said that the Planning Board wants to hear what the community has to say about it and said that many of the concerns have already been addressed by Verizon at previous meetings. Piombino said that working with children is also a public service.

Elbert asked if whether the Town of Danby, through the persons of the Planning Board, actually can say no to this or not. Randall said that they can always say no. But Kruppa added that the question now becomes where else can the tower go and that the research and site study concluded that this was the only viable location. Brenner stated that there is a standard that applies to all Public Utilities and that they established a search area where the tower can go, alternatives, site planning, and the methodology. Brenner said that their position is that the Town does not have the authority to say no to a Public Utility Service that has an established need within a search area and has demonstrated that there are no other alternatives locations. Brenner added that this application process went beyond the FCC timeline and that Verizon agreed to extend the process.

Piombino asked what the purpose of tonight's meeting was since the Planning Board can not say no to this. Kruppa said that the Town has the ability to do what it wants but that there are ramifications. Kruppa said the Planning Board did their best to make everything publicly available. Gagnon added that the Board has been concerned in the past when proposals come and people get the impression once the Public Hearing is scheduled that we are at the end stage of the process, when people have wanted to give input earlier on in the process to feel like they influenced it more. Gagnon said the balloon testing article went into the Danby Area News to alert the public.

Emily Butler said a news article is much different then receiving a written Public Hearing notice. Gagnon said that a Public Hearing is the end stage and that the Board has always had the concerns that the public should know earlier on in the process. Gagnon said that the Planning Board anticipated most of the comments brought up tonight, with the exception of property values, and that Verizon has done an examperrllary job in addressing those concerns.

Brenner responded to a public comment that was asked "what if" a school, business, or farm is negatively impacted? Brenner said that Verizon wants to be a good neighbor and believes that once the tower is complete there will be no negative impacts and that it will be a significant benefit to the area.

*Public Hearing Closed at 8:06 pm.*

**PLANNING BOARD RESOLUTION NO. 1 OF 2017 - DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE FOR UPSTATE CELLULAR NETWORK DBA VERIZON WIRELESS TELECOMMUNICATIONS FACILITY, 1231 DANBY ROAD, TAX PARCEL NO. 2.-1-7**

**Whereas**, a special permit and site plan approval for a telecommunications facility at American Legion Post No. 221, Town of Danby Tax Parcel No. 2.-1-7, has been applied for by Robert J. Brenner for Verizon Wireless, Applicant; and

**Whereas**, this action is reviewed under the Town of Danby Local Law 3 of 1999 Regulating the Siting of Telecommunications Facilities; and

**Whereas**, this action was determined to be a Type I Action under Town of Danby Local Law 3 of 1999 Regulating the

Siting of Telecommunications Facilities Section 6.T), and an Unlisted Action under the State Environmental Quality Review Act, both of which require environmental review; and  
**Whereas**, 6 NYCRR Part 617 of the State Environmental Quality Review Act (SEQRA) and Section IX of Local Law 2 of 1991 Environmental Review of Actions in the Town of Danby, require that a Lead Agency be established for conducting environmental review of projects in accordance with local and state environmental law; and  
**Whereas**, the Planning Board, being the local agency which has primary responsibility for approving the action, did on August 18, 2016 declare itself the Lead Agency for the environmental review; and  
**Whereas**, the Tompkins County Planning Department, pursuant to §239 –l, -m, and -n of the New York State General Municipal Law determined the proposal has no negative inter-community, or county-wide impacts; and  
**Whereas**, this Board, acting as Lead Agency in environmental review, did on August 18, 2016, September 15, 2016, October 20, 2016 and November 17, 2016 review and accept as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the Applicant, and Part 2, prepared by staff, and an October 18, 2016 Visual Environmental Assessment Form Addendum as memorandum from Rettew consulting engineers;  
**Now Therefore, be it**  
**Resolved**, that the Town of Danby Planning Board determines the proposed Upstate Cellular Network (DBA Verizon Wireless) Telecommunications Facility will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

**Moved By Gagnon, Second By Klingensmith**  
**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**  
**The motion passed**

**PLANNING BOARD RESOLUTION NO. 2 OF 2017 - SPECIAL PERMIT FOR UPSTATE CELLULAR NETWORK DBA VERIZON WIRELESS TELECOMMUNICATIONS FACILITY, 1231 DANBY ROAD, TAX PARCEL NO. 2.-1-7.2**

**Whereas**, this action is a special permit and site plan approval for a telecommunications facility at American Legion Post No. 221, Town of Danby Tax Parcel No. 2.-1-7, by Robert J. Brenner for Verizon Wireless, Applicants; and  
**Whereas**, this action is reviewed under the Town of Danby Local Law 3 of 1999 Regulating the Siting of Telecommunications Facilities; and  
**Whereas**, this action was determined to be a Type I Action under Town of Danby Local Law 3 of 1999 Regulating the Siting of Telecommunications Facilities Section 6.T), and an Unlisted Action under the State Environmental Quality Review Act, both of which require environmental review; and  
**Whereas**, the Planning Board did on January 19, 2017 make a Negative Declaration of Environmental Significance for the project; and  
**Whereas**, the Tompkins County Planning Department, pursuant to §239 –l, -m, and -n of the New York State General Municipal Law determined the proposal has no negative inter-community, or county-wide impacts; and  
**Whereas**, the Planning Board at a Public Hearing on January 19, 2017, reviewed and accepted as adequate application materials, including a Full Environmental Assessment Form (FEAF), Part 1, submitted by the Applicant, and Part 2, prepared by staff, and an October 18, 2016 Visual Environmental Assessment Form Addendum as memorandum from Rettew consulting engineers;  
**Now Therefore, be it**  
**Resolved**, that the Town of Danby Planning Board hereby grants a Special Permit, finding that the standards of Town of Danby Local Law 3 of 1999 Regulating the Siting of Telecommunications Facilities § 5. Overall Policy and Desired Goals for Special Use Permits for Wireless Telecommunications Facilities, have been met.

**Moved By Gagnon, Second By Klingensmith**  
**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**  
**The motion passed**

**Action Item B: Loomis/Johnson Public Hearing - 365 Troy Rd. Special Permit**

**Project:** Loomis/Johnson Accessory Dwelling  
**Location:** 365 Troy Rd., Tax Parcel # 3.-1-9.3  
**Applicant:** Sandy Loomis, Craig Johnson, and Loraine Johnson  
**Anticipated Board Action(s) this month:** Public Hearing and consideration of final approval of special permit  
**Project Description:** The Applicant requests the approval of a special permit for renovation of an existing unfinished structure (garage) to add a second dwelling unit in a separate building for permanent occupancy on the 3.82-acre lot. The project is located in the Low Density Residential Zone. This is a Type II action under the Town of Danby Environmental Quality Review and State Environmental Quality Review Act.

*Public Hearing Opened at 8:09 pm.*

Sandy Loomis said that they built a separate garage (with a building permit) which now includes a small apartment on the second floor where she lives. Loomis said that they found out after the fact that a special permit should have been granted

from the Planning Board...yet it never was. Paul Hansen has said previously that he missed this application when he first started in his position and that it was over looked. Loomis said that she doesn't see it as having an impact on the neighbors and that it was built very tastefully. She said that aside from some stairwell lights, you would not know she was living there.

Sarah Elbert said that she is one of the neighbors and that she owns all the acreage/woods located behind the house which is a part of the Nature Conservancy and the Finger Lakes Land Trust. She asked if the Board members had seen the site and/or if they were aware of the history of the property. Elbert said that the former owner, who sold her property to Mr. Johnson, had a house with a garage under it and put in a request to build a second smaller house on the property. Elbert said it was sited right next to the pipeline and on the other side of the pipeline is a very old stream that goes into a gorge that she owns and that the stream has stones with imprints over 1 million years old.

Elbert said that her and the neighbors went to the Town to protest the second dwelling and won. Elbert said that the former owner then sold her house to Mr. Johnson, whom had to of known that the seller was denied her variance for a second dwelling. Elbert is looking for a written guarantee that there will be no other buildings on this land now or in the future.

Kruppa said that no other buildings can be built on the property unless it comes to the Planning Board but that they can not obligated future Boards. Gagnon said that the parcel can not be subdivided any further. Elbert said that she opposes granting a special permit *ex post facto*. Elbert believes that gun shots were once fired from the Loomis/Johnson property and said that she did not trust that this is simply going to be a garage with Ms. Loomis living in it.

*Public Hearing Closed at 8:25 pm.*

**PLANNING BOARD RESOLUTION NO. 3 OF 2017 - SPECIAL PERMIT FOR ACCESSORY DWELLING, 365 TROY ROAD, TAX PARCEL NO. 3.-1-9.3**

**Whereas**, this action is a Special Permit for renovation of a second dwelling unit in a separate building for permanent occupancy at 365 Troy Road in the Town of Danby on the 3.82 acre parcel, Low Density Residential Zone, Sandy Loomis, Craig Johnson, and Loraine Johnson, Owners and Applicants; and

**Whereas**, this action was determined to be a Type II Action not requiring environmental review under the Town of Danby Environmental Review of Actions and under the State Environmental Quality Review Act in accordance with the provisions of 6 NYCRR § 617.5(c)(2); and

**Whereas**, the Tompkins County Planning Department, pursuant to §239 -l, -m, and -n of the New York State General Municipal Law determined the proposal has no negative inter-community, or county-wide impacts; and

**Whereas**, the Planning Board at a Public Hearing on January 19, 2017, reviewed and accepted as adequate application materials, including photographs, drawings, and other application materials;

**Now Therefore, be it**

**Resolved**, that the Town of Danby Planning Board hereby grants a Special Permit, finding that the standards of Article IX: Special Permits § 904 of the Town of Danby Zoning Ordinance and NYS Town Law § 274-b have been met.

**Moved By Klingensmith, Second By Gagnon**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**

**The motion passed**

**Action Item C: Barber Public Hearing - 45 Hilltop Rd. Subdivision**

**Project:** Minor Subdivision

**Location:** 45 Hilltop Rd, Tax Parcel # 8.-1-21.2

**Applicant:** Don and Priscilla Barber

**Anticipated Board action(s) this month:** Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval

**Project Description:** The Applicant proposes to subdivide the existing 115.19- acre property into two parcels: Parcel A, measuring 8.936 acres, with 483.12 feet of frontage on Hilltop Road, 793.86 feet of depth, with existing house and barn; and Parcel B, measuring approximately 106 acres with 1,525 feet of frontage on Jersey Hill Road, approximately 1,223 feet of depth, and actively farmed. The property is in the Low Density Residential Zone, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.

*Public Hearing Opened at 8:27 pm.*

**PLANNING BOARD RESOLUTION NO. 4 OF 2017 - DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE, MINOR SUBDIVISION, 45 HILLTOP ROAD, TAX PARCEL NO. 8.-1-21.2**

**Whereas**, an application has been submitted for review and approval by the Town of Danby Planning Board for a Minor Subdivision of Town of Danby Tax Parcel No. 8.-1-21.2, by Donald Barber, Applicant and Priscilla J. Barber, Owner; and

**Whereas**, the Applicant proposes to subdivide the existing 115.19-acre property into two parcels: Parcel A, measuring

8.936 acres, with 483.12 feet of frontage on Hilltop Road, 793.86 feet of depth, with existing house and barn; and Parcel B, measuring approximately 106 acres with 1,525 feet of frontage on Jersey Hill Road, approximately 1,223 feet of depth, and actively farmed; and

**Whereas**, the property is in the Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet; and

**Whereas**, this is considered a Minor Subdivision in accordance with the Town of Danby Subdivision and Land Division Regulations, Article II, § 201 B.2. Minor Subdivision, Option #1 – A large-lot minor subdivision is permitted, provided that the following criteria are met:

- a. Both lots resulting from the minor subdivision are (8) acres or more, each with frontage on a public road maintained year-round;
- b. Both lots resulting from the minor subdivision meet all other pertinent zoning requirements;
- c. No extension or improvement of an existing, or creation of a new public road, significant public utility infrastructure, or significant stormwater improvements, or extension of public benefit districts is involved;
- d. Compliance with the Stormwater Local Law, if applicable, has been demonstrated, including, but not limited to, the preparation and approval of SWPPPs, the obtaining of Stormwater Permits, and the design, planning, installation, construction, maintenance, and improvement of temporary and permanent Stormwater Management Practices, as each and all of such capitalized terms are used within such Stormwater Local Law;
- e. The subdivision results in no more than two lots, including the parcel being divided; and

**Whereas**, this is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review; and

**Whereas**, the Planning Board, being the local agency which has primary responsibility for approving the action, did on November 16, 2016 declare itself the Lead Agency for the environmental review, and

**Whereas**, this Board, acting as Lead Agency in environmental review, did on January 19, 2017 review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Administrator; a survey map entitled “Survey Map: No. 45 Hilltop Road,” prepared by T.G. Miller, P.C., and dated 10/2/2016; a survey map entitled “Survey Map Showing Lands of Donald Barber & Priscilla J. Barber,” prepared by T.G. Miller, P.C., and dated 11/18/2016; and other application materials;

**Now Therefore, be it**

**Resolved**, that the Town of Danby Planning Board determines the proposed Minor Subdivision will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

**Moved By Gagnon, Second By Scriber**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**

**The motion passed**

**PLANNING BOARD RESOLUTION NO. 5 OF 2017 - PRELIMINARY AND FINAL APPROVAL, MINOR SUBDIVISION, 45 HILLTOP ROAD, TAX PARCEL NO. 8.-1-21.2**

**Whereas**, an application has been submitted for review and approval by the Town of Danby Planning Board for a Minor Subdivision of Town of Danby Tax Parcel No. 8.-1-21.2, by Donald Barber, Applicant and Priscilla J. Barber, Owner; and

**Whereas**, the Applicant proposes to subdivide the existing 115.19-acre property into two parcels: Parcel A, measuring 8.936 acres, with 483.12 feet of frontage on Hilltop Road, 793.86 feet of depth, with existing house and barn; and Parcel B, measuring approximately 106 acres with 1,525 feet of frontage on Jersey Hill Road, approximately 1,223 feet of depth, and actively farmed; and

**Whereas**, the property is in the Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet; and

**Whereas**, this is considered a Minor Subdivision in accordance with the Town of Danby Subdivision and Land Division Regulations, Article II, § 201 B.2. Minor Subdivision, Option #1 – A large-lot minor subdivision is permitted, provided that the following criteria are met:

- a. Both lots resulting from the minor subdivision are (8) acres or more, each with frontage on a public road maintained year-round;
- b. Both lots resulting from the minor subdivision meet all other pertinent zoning requirements;
- c. No extension or improvement of an existing, or creation of a new public road, significant public utility infrastructure, or significant stormwater improvements, or extension of public benefit districts is involved;
- d. Compliance with the Stormwater Local Law, if applicable, has been demonstrated, including, but not limited to, the preparation and approval of SWPPPs, the obtaining of Stormwater Permits, and the design, planning, installation, construction, maintenance, and improvement of temporary and permanent Stormwater Management Practices, as each and all of such capitalized terms are used within such Stormwater Local Law;
- e. The subdivision results in no more than two lots, including the parcel being divided; and

**Whereas**, this is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review; and

**Whereas**, the Planning Board, being the local agency which has primary responsibility for approving the action, did on November 16, 2016 declare itself the Lead Agency for the environmental review, and

**Whereas**, this Board, acting as Lead Agency in environmental review, did on August 18, 2016 review and accept as

adequate: a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Administrator; a survey map entitled "Survey Map: No. 45 Hilltop Road," prepared by T.G. Miller, P.C., and dated 10/2/2016; a survey map entitled "Survey Map Showing Lands of Donald Barber & Priscilla J. Barber," prepared by T.G. Miller, P.C., and dated 11/18/2016; and other application materials; and

**Whereas**, the Planning Board did on January 19, 2017 make a Negative Declaration of Environmental Significance for the project, and

**Whereas**, legal notice was published and adjacent property owners within 500 feet notified in accordance with the Town of Danby Subdivision and Land Division Regulations, Article VI, § 601 II.H. Hearing and Notices; and

**Whereas**, the Planning Board recognizes that information received and reviewed for this Subdivision indicates the resultant parcels conform to area requirements in the Low Density Residential Zoning District;

**Now Therefore, be it**

**Resolved**, that the Town of Danby Planning Board does hereby grant Preliminary and Final Subdivision Approval to the proposed Minor Subdivision of Town of Danby Tax Parcel No. 8.-1-21.2, by Donald Barber, Applicant and Priscilla J. Barber, Owner, subject to the submission of the final approved plat, having a raised seal and signature of a registered licensed surveyor, filed with the Tompkins County Clerk within six (6) months.

**Moved By Gagnon, Second By Scriber**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**

**The motion passed**

*Public Hearing Closed at 8:30 pm.*

#### **Action Item D: Palmer/Melchen Public Hearing - Deputron Hollow Rd. Subdivision**

**Project:** Minor Subdivision

**Location:** Deputron Hollow Rd., Tax Parcel # 12.-1-6.22

**Applicant:** Erick Palmer for TMelchen, LLC

**Anticipated Board action(s) this month:** Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval

**Project Description:** The Applicant proposes to subdivide the 40.65-acre property into two parcels: Parcel A, measuring 27.40 acres and Parcel B, measuring 13.25 acres, all of which is woodland. The property is encumbered by a conservation easement held by the Town; Town Board approval is also required to permit subdivision. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.

*Public Hearing Opened at 8:31 pm.*

Erick Palmer said that he was purchasing some land from Ted Melchen that was in a conservation easement. He said that he wanted to keep the area's rural character. Randall said that the BZA already issued a variance for the requirement for year round road maintenance. Craig Horbitz asked what a conservation easement does to a property once subdivided. Gagnon said that it precludes development and will remain once subdivided.

#### **PLANNING BOARD RESOLUTION NO. 6 OF 2017 - DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE, MINOR SUBDIVISION, DEPUTRON HOLLOW ROAD, TAX PARCEL NO. 12.-1-6.22**

**Whereas**, an application has been submitted for review and approval by the Town of Danby Planning Board for a Minor Subdivision of Town of Danby Tax Parcel No. 12.-1-6.22, by Erick Palmer, Applicant and TMelchen, LLC, Owner; and

**Whereas**, the Applicant proposes to subdivide the 40.65-acre property into two parcels: Parcel A, measuring 27.40 acres and Parcel B, measuring 13.25 acres, all of which is woodland; and

**Whereas**, the property is substantially within a Tompkins County-designated Unique Natural Area (UNA 174) known as Deputron Hollow; and

**Whereas**, this is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review; and

**Whereas**, State Law specifies that, for actions governed by local environmental review, the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action;

**Whereas**, the Planning Board, being the local agency which has primary responsibility for approving the action, did on November 17, 2016 declare itself the Lead Agency for the environmental review; and

**Whereas**, the property is encumbered by Deed of Conservation Easement instrument # 2015-05871, and the Property may not be used for activities and land uses that the Town reasonably determines are inconsistent with the purposes of this Easement, that impair or potentially impair the Conservation Values, or that may have a material adverse effect upon the protected Conservation Values as construed under 26 CFR §1.170A-14; and

**Whereas**, the Town Board found on December 12, 2016 that the proposed Minor Subdivision is consistent with the purposes of this Easement, that it does not impair or potentially impair the Conservation Values or have a material adverse effect upon the protected Conservation Values as construed under 26 CFR §1.170A-14; and

**Whereas**, this Board, acting as Lead Agency in environmental review, did on January 19, 2017 review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by

the Planning Administrator; a survey map entitled "Survey Map Showing a Portion of Lands of TMeLchen, LLC to be Conveyed on Deputron Hollow Road," prepared by T.G. Miller, P.C., and dated 9/25/2013\*; and other application materials;

**Now Therefore, be it**

**Resolved**, that the Town of Danby Planning Board determines the proposed Minor Subdivision will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

**Moved By Gagnon, Second By Klingensmith**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**

**The motion passed**

*Public Hearing Closed at 8:36 pm*

**PLANNING BOARD RESOLUTION NO. 7 OF 2017 - PRELIMINARY AND FINAL APPROVAL, MINOR SUBDIVISION, DEPUTRON HOLLOW ROAD, TAX PARCEL NO. 12.-1-6.22**

**Whereas**, an application has been submitted for review and approval by the Town of Danby Planning Board for a Minor Subdivision of Town of Danby Tax Parcel No. 12.-1-6.22, by Erick Palmer, Applicant and TMeLchen, LLC, Owner; and

**Whereas**, the Applicant proposes to subdivide the 40.65-acre property into two parcels: Parcel A, measuring 27.40 acres and Parcel B, measuring 13.25 acres, all of which is woodland; and

**Whereas**, the property is substantially within a Tompkins County-designated Unique Natural Area (UNA 174) known as Deputron Hollow; and

**Whereas**, the property is encumbered by Deed of Conservation Easement instrument # 2015-05871, and the Property may not be used for activities and land uses that the Town reasonably determines are inconsistent with the purposes of this Easement, that impair or potentially impair the Conservation Values, or that may have a material adverse effect upon the protected Conservation Values as construed under 26 CFR §1.170A-14; and

**Whereas**, the Town Board found on December 9, 2016 that the proposed Minor Subdivision is consistent with the purposes of this Easement, that it does not impair or potentially impair the Conservation Values or have a material adverse effect upon the protected Conservation Values as construed under 26 CFR §1.170A-14; and

**Whereas**, this is considered a Minor Subdivision in accordance with the Town of Danby Subdivision and Land Division Regulations, Article II, § 201 B.2. Minor Subdivision, Option #1 and Deed of Conservation Easement instrument Article II § 2.01 A. Land Divisions, Subdivisions and Boundary Changes, whereby existing lots or lot lines may be amended, changed, or subdivided by any lease, sale, deed, gift, or other document or agreement so long as the ownership remains the same; and

1. Such proposed change is agreed to by the Town, which consent may not be unreasonably withheld if such change does not impair the Conservation Values of the Property;
2. Such proposed change does not impair the Conservation Values; and;
3. Such proposed change does not violate any other local ordinance; and

**Whereas**, the Board of Zoning Appeals, did approve an area variance request from the requirement that that all lots created in a small-lot subdivision have frontage on a public road maintained year-round as stated in the Subdivision Regulations of the Town of Danby, Art. II, Section 201, subsection B-2; and

**Whereas**, this is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review; and

**Whereas**, the Planning Board, being the local agency which has primary responsibility for approving the action, did on November 17, 2016 declare itself the Lead Agency for the environmental review; and

**Whereas**, this Board, acting as Lead Agency in environmental review, did on January 19, 2017 review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Administrator; a survey map entitled "Survey Map Showing a Portion of Lands of TMeLchen, LLC to be Conveyed on Deputron Hollow Road," prepared by T.G. Miller, P.C., and dated 9/25/2013\*; and other application materials; and

**Whereas**, the Planning Board did on January 19, 2017 make a Negative Declaration of Environmental Significance for the project; and

**Whereas**, legal notice was published and adjacent property owners within 500 feet notified in accordance with the Town of Danby Subdivision and Land Division Regulations, Article VI, § 601 II.H. Hearing and Notices;

**Now Therefore, be it**

**Resolved**, that the Town of Danby Planning Board does hereby grant Preliminary and Final Subdivision Approval to the proposed Minor Subdivision of Town of Danby Tax Parcel No. 12.-1-6.22, by Erick Palmer, Applicant and TMeLchen, LLC, Owner, subject to the submission of the final approved plat, having a raised seal and signature of a registered licensed surveyor, filed with the Tompkins County Clerk within six (6) months.

**Moved By Gagnon, Second By Klingensmith**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**

**The motion passed**

**Action Item E: Melchen Public Hearing - Nelson/Hornbrook Rd. Subdivision**



**Project:** Minor Subdivision

**Location:** Nelson Road and Hornbrook Rd., Tax Parcel # 6.-1-18.25

**Applicant:** Edward V. Melchen

**Anticipated Board action(s) this month:** Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval

**Project Description:** The Applicant proposes to subdivide the existing 18.972- acre property into two parcels: Parcel A, measuring 12.345 acres, with 280.51 feet of frontage on Nelson Road, 666.29 feet of depth, and undeveloped; and Parcel B, measuring 6.627 acres with 420.10 feet of frontage on Hornbrook Road, 617.26 feet of depth, and undeveloped. The property is in the Low Density Residential Zone, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.

*Public Hearing Opened at 8:43 pm.*

Ted Melchen said that his neighbor wants to buy his property and keep it underdeveloped. Matt Ulinski said he can only afford to buy a portion of the land and would like to put a conservation easement on it. Ted Crane said that he is all in favor. Melchen said that nothing has been decided yet on the easement.

**PLANNING BOARD RESOLUTION NO. 8 OF 2017 - DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE, MINOR SUBDIVISION, NELSON ROAD AND HORN BROOK RD., TAX PARCEL NO. 6.-1-18.25**

**Whereas,** an application has been submitted for review and approval by the Town of Danby Planning Board for a Minor Subdivision of Town of Danby Tax Parcel No. 6.-1-18.25, by Edward V. Melchen, Applicant and Owner; and

**Whereas,** the Applicant proposes to subdivide the existing 18.972-acre property into two parcels: Parcel A, measuring 12.345 acres, with 280.51 feet of frontage on Nelson Road, 666.29 feet of depth, and undeveloped; and Parcel B, measuring 6.627 acres with 420.10 feet of frontage on Hornbrook Road, 617.26 feet of depth, and undeveloped; and

**Whereas,** the property is in the Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet; and

**Whereas,** this is considered a Minor Subdivision in accordance with the Town of Danby Subdivision and Land Division Regulations, Article II, § 201 B.2. Minor Subdivision, Option #2 – A small-lot minor subdivision is permitted, where the division results in a lot or lots of less than 8 acres, provided that the following criteria are met:

- a. No other division(s) or subdivision(s) involving the parcel being divided except for Land Annexation have taken place within the previous three (3) consecutive years;
- b. The subdivision results in no more than two lots, including the parcel being divided;
- c. Both lots resulting from the subdivision have frontage on a public road maintained year-round;
- d. Both lots resulting from the subdivision meet all other pertinent zoning requirements;
- e. No extension or improvement of an existing, or creation of a new public road, significant public utility infrastructure, or significant stormwater improvements, or extension of public benefit districts is involved;
- f. Compliance with the Stormwater Local Law, if applicable, has been demonstrated, including, but not limited to, the preparation and approval of SWPPPs, the obtaining of Stormwater Permits, and the design, planning, installation, construction, maintenance, and improvement of temporary and permanent Stormwater Management Practices, as each and all of such capitalized terms are used within such Stormwater Local Law; and

**Whereas,** this is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review; and

**Whereas,** the Planning Board, being the local agency which has primary responsibility for approving the action, did on November 16, 2016 declare itself the Lead Agency for the environmental review, and

**Whereas,** this Board, acting as Lead Agency in environmental review, did on January 19, 2017 review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Administrator; a survey map entitled "Survey Map Showing Lands of T Melchen, LLC Located on Nelson Road & Hornbrook Road," prepared by T.G. Miller, P.C., and dated 9/15/2016; and other application materials; Now

**Therefore, be it**

**Resolved,** that the Town of Danby Planning Board determines the proposed Minor Subdivision will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

**Moved By Gagnon, Second By Klingensmith**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**

**The motion passed**

*Public Hearing Closed at 8:48 pm.*

**PLANNING BOARD RESOLUTION NO. 9 OF 2017 - PRELIMINARY AND FINAL APPROVAL, MINOR SUBDIVISION, NELSON ROAD AND HORN BROOK RD., TAX PARCEL NO. 6.-1-18.25**

**Whereas,** an application has been submitted for review and approval by the Town of Danby Planning Board for a Minor

Subdivision of Town of Danby Tax Parcel No. 6.-1-18.25, by Edward V. Melchen, Applicant and Owner; and **Whereas**, the Applicant proposes to subdivide the existing 18.972-acre property into two parcels: Parcel A, measuring 12.345 acres, with 280.51 feet of frontage on Nelson Road, 666.29 feet of depth, and undeveloped; and Parcel B, measuring 6.627 acres with 420.10 feet of frontage on Hornbrook Road, 617.26 feet of depth, and undeveloped; and **Whereas**, the property is in the Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet; and

**Whereas**, this is considered a Minor Subdivision in accordance with the Town of Danby Subdivision and Land Division Regulations, Article II, § 201 B.2. Minor Subdivision, Option #2 – A small-lot minor subdivision is permitted, where the division results in a lot or lots of less than 8 acres, provided that the following criteria are met:

- a. No other division(s) or subdivision(s) involving the parcel being divided except for Land Annexation have taken place within the previous three (3) consecutive years;
- b. The subdivision results in no more than two lots, including the parcel being divided;
- c. Both lots resulting from the subdivision have frontage on a public road maintained year-round;
- d. Both lots resulting from the subdivision meet all other pertinent zoning requirements;
- e. No extension or improvement of an existing, or creation of a new public road, significant public utility infrastructure, or significant stormwater improvements, or extension of public benefit districts is involved;
- f. Compliance with the Stormwater Local Law, if applicable, has been demonstrated, including, but not limited to, the preparation and approval of SWPPPs, the obtaining of Stormwater Permits, and the design, planning, installation, construction, maintenance, and improvement of temporary and permanent Stormwater Management Practices, as each and all of such capitalized terms are used within such Stormwater Local Law; and

**Whereas**, this is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review; and

**Whereas**, the Planning Board, being the local agency which has primary responsibility for approving the action, did on November 16, 2016 declare itself the Lead Agency for the environmental review, and

**Whereas**, legal notice was published and adjacent property owners within 500 feet notified in accordance with the Town of Danby Subdivision and Land Division Regulations, Article VI, § 601 II.H. Hearing and Notices; and

**Whereas**, this Board, acting as Lead Agency in environmental review, did on August 18, 2016 review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Administrator; a survey map entitled “Survey Map Showing Lands of TMelchen, LLC Located on Nelson Road & Hornbrook Road,” prepared by T.G. Miller, P.C., and dated 9/15/2016; and other application materials; and

**Whereas**, the Planning Board did on January 19, 2017 make a Negative Declaration of Environmental Significance for the project; and

**Whereas**, the Planning Board recognizes that information received and reviewed for this Subdivision indicates the resultant parcels conform to area requirements in the Low Density Residential Zoning District;

**Now Therefore, be it**

**Resolved**, that the Town of Danby Planning Board does hereby grant Preliminary and Final Subdivision Approval to the proposed Minor Subdivision of Town of Danby Tax Parcel No. 6.-1-18.25, by Edward V. Melchen, Applicant and Owner, subject to the submission of the final approved plat, having a raised seal and signature of a registered licensed surveyor, filed with the Tompkins County Clerk within six (6) months.

**Moved By Gagnon, Second By Scriber**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**

**The motion passed**

#### **Action Item F: Miller Rd. Subdivision**

**Project:** Minor Subdivision

**Location:** 119 W. Miller Rd, Tax Parcel # 7.-1-65.2

**Applicant:** Tucker Milton

**Anticipated Board action(s) this month:** Review of Preliminary Plat application

**Project Description:** The Applicant proposes to subdivide the existing 11.5-acre property into two parcels: Parcel A, measuring 2.42 acres, with 50 feet of frontage on West Miller Road, 793.86 feet of depth; and Parcel B, measuring approximately 9.09 acres with approximately 432 feet of frontage on West Miller Road, approximately 794 feet of depth, with existing house. The property is in the Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. On November 22, 2016, the Board of Zoning Appeals of the Town of Danby approved the area variance from the 200 foot required road frontage requirement for a Low Density Residential lot in Section 600, paragraph 5 of the Town of Danby Zoning Ordinance. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.

#### **Action Item Discussion:**

Randall said that the land owner was trying to legitimize the property. Klingensmith said that it was a weird flag lot. She said that this would give him legal permanent access to his lot.

The Planning Board agreed to set a Public Hearing for this item in February.

**Action Item G: Coddington Rd. Subdivision**

**Project:** Minor Subdivision

**Location:** 1114 Coddington Rd., Tax Parcel # 5.-1-1.77

**Applicant:** Adam J. Moore

**Anticipated Board action(s) this month:** Declaration of Lead Agency, Review Part 1 of Environmental Assessment Form (EAF), and Review of Preliminary Plat application

**Project Description:** The Applicant proposes to subdivide the existing 9.53-acre property into two parcels: Parcel A, measuring 5.41 acres, with 539.18 feet of frontage on Coddington Road, approximately 770 feet of depth, with existing house, garage, shed, and barn; and Parcel B, measuring 4.59 acres with 201 feet of frontage on Coddington Road, 681.29 feet of depth, and undeveloped. The property is in the Low Density Residential Zone, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.

**Action Item Discussion:**

Adam Moore said that he wants to subdivide the parcel next to him and keep the adjacent lot as pasture (a buffer) and that he wants to sell the farm and farmhouse. Gagnon asked Moore if he considered a conservation easement instead of a subdivision. Moore said that the farmhouse is under contract on the contingency that a subdivision is made. Crane said that it might be to the buyer's advantage to have the conservation easement.

**PLANNING BOARD RESOLUTION NO. 10 OF 2016 - DECLARATION OF LEAD AGENCY, MINOR SUBDIVISION, 1114 CODDINGTON ROAD, TAX PARCEL NO. 5.-1-1.77**

**Whereas,** an application has been submitted for review and approval by the Town of Danby Planning Board for a Minor Subdivision of Town of Danby Tax Parcel No. 5.-1-1.77, by Adam J. Moore, Applicant and Owner; and

**Whereas,** The Applicant proposes to subdivide the existing 9.53-acre property into two parcels: Parcel A, measuring 5.41 acres, with 539.18 feet of frontage on Coddington Road, approximately 770 feet of depth, with existing house, garage, shed, and barn; and Parcel B, measuring 4.59 acres with 201 feet of frontage on Coddington Road, 681.29 feet of depth, and undeveloped; and

**Whereas,** the property is in the Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet; and

**Whereas,** this is considered a Minor Subdivision in accordance with the Town of Danby Subdivision and Land Division Regulations, Article II, § 201 B.2. Minor Subdivision, Option #2 – A small-lot minor subdivision is permitted, where the division results in a lot or lots of less than 8 acres, provided that the following criteria are met:

- a. No other division(s) or subdivision(s) involving the parcel being divided except for Land Annexation have taken place within the previous three (3) consecutive years;
- b. The subdivision results in no more than two lots, including the parcel being divided;
- c. Both lots resulting from the subdivision have frontage on a public road maintained year-round;
- d. Both lots resulting from the subdivision meet all other pertinent zoning requirements;
- e. No extension or improvement of an existing, or creation of a new public road, significant public utility infrastructure, or significant stormwater improvements, or extension of public benefit districts is involved;
- f. Compliance with the Stormwater Local Law, if applicable, has been demonstrated, including, but not limited to, the preparation and approval of SWPPPs, the obtaining of Stormwater Permits, and the design, planning, installation, construction, maintenance, and improvement of temporary and permanent Stormwater Management Practices, as each and all of such capitalized terms are used within such Stormwater Local Law; and

**Whereas,** this is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review; and

**Whereas,** State Law specifies that, for actions governed by local environmental review, the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action;

**Now Therefore, be it**

**Resolved,** that the Town of Danby Planning Board does hereby declare itself Lead Agency for the environmental review for the action of Minor Subdivision approval of Town of Danby Tax Parcel No. 5.-1-1.77, by Adam J. Moore, Applicant and Owner.

**Part 1 Discussion & Review of Short EAF**

- 4) Add Ag
- 5b) Change to Yes
- 13) No Wetlands

The Planning Board agreed to set a Public Hearing for this item in February.

**Moved By Klingensmith, Second By Scriber**

**In Favor: Gagnon, Klingensmith, Scriber, Kruppa**  
**The motion passed**

The Planning Board agreed to set a Public Hearing for this item in February.

**Action Item H: Blue Sky Center for Learning**

Kruppa said that Mr. Hall did not submit any additional materials therefore the Public Hearing has been canceled for next month. Jessie Teryes said that Mr. Hall is trying to get all the materials together as quick as possible. Teryes said that there are a lot of kids that need help.

**(6) PLANNING & ZONING REPORT**

Randall reported that the Town Board has given a clear directive that the Natural Resource Inventory will be completed by the CAC. Randall said that Zack (intern) will be helping out by gathering data for the project. Randall said that the Forest Conference will be held on July 14th. Randall said that the South Hill Rec. Way will only be extended to Banks Rd. because there were a lot of engineering hurdles. She added that there are 250 miles of trails in the county.

**(7) ADDITIONAL DISCUSSION**

Klingensmith said that it was disturbing that people are not learning about town items until the Public Hearing. Scriber agreed and said that they need to do more to inform people sooner. Gagnon said that the formal notification process should happen earlier on.

Randall said that the outpour of people tonight may have been because the telecommunications law requires that residents be notified within a 1,500 foot radius of the site. Klingensmith said the issue is that all of these people were not notified until a week before the Public Hearing even though we have been discussing it for months. Klingensmith said that maybe a Public Hearing shouldn't be the trigger for notifying neighbors.

Gagnon/Klingensmith suggested putting up signage at the actual site location to notify neighbors that an action is pending at this proposed site. Crane asked if there could be some standing instructions to notify residents when an application has been submitted. Scriber asked how do we educate the public and get them to read the Danby Area News if this is our mechanism of communicating. Kruppa asked Randall to talk with the Town Clerk about some reasonable options for alerting the public sooner in the process.

**(8) ADJOURNMENT**

*The meeting was adjourned at 9:30 pm.*

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