

**Danby Planning Board  
Minutes of Regular Meeting  
July 20, 2017  
DRAFT**

**Present:**

Board: Scott Davis, Joel Gagnon, Anne Klingensmith, Jim Rundle, Jody Scriber, Naomi Strichartz, Frank Kruppa

**Others Present:**

Acting Secretary Pamela Goddard  
Planner CJ Randall  
Town Board Leslie Connors  
Public Ted Crane, Ted Merritt, Tim Merritt, Kelly Merritt, John Van de Mark, Jasmina Petrovik, Arthur Rawlings, Bill Keokosky, and others.

**Regular Meeting Opened at 7:02pm**

**Privilege of the Floor**

Ted Crane reported on the installation of a communications tower in Newfield, which is in the Danby viewshed from the ridge running from the State Forest/Pinnacles to Bruce Hill Road. The location of the tower, as installed, appears to be at a lower base elevation than originally planned. This means the top of the tower is below the horizon from many viewpoints and the impact on Danby views is not as bad as feared.

Ted Merritt spoke, in strong terms, to complain about zoning, subdivision regulations, and the length of time it takes to have a property go under subdivision review. Ted Merritt additionally urged the use of a voice amplification system so that those with hearing impairment can better understand what takes place in meetings.

John Vandemark spoke, in strong terms, to complain about zoning, subdivision regulations, and the length of time it takes to have a property go under subdivision review.

Jasmina Petrovik raised several issues, including problems with road ditching, the need for a speed limit on West Miller Road, problems with mail delivery, and a neighbor trespassing by using her driveway in winter. She was informed that these problems need to be addressed to different agencies, such as the Town Board, post office, and code enforcement office.

**Approve Minutes**

The June Planning Board minutes were approved, as presented by Secretary Cecala.

**MOTION—APPROVE MINUTES**

**Resolved**, That the Planning Board of the Town of Danby approves the minutes of June 15, 2017 as edited.

**Moved by Gagnon, Second by Scriber. The motion passed.**

**In Favor: Davis, Gagnon, Scriber, Strichartz, Kruppa**

**Abstain: Klingensmith, Rundle**

**Town Board Liaison Report**

Connors reported recent actions and considerations before the Town Board. She expressed personal interest in review of the status of Danby's Planned Development Zones and potential rezoning action for some. An information session for property owners and the public will be held on Thursday August 31. Letters will be sent to PDZ property owners. Additional information was shared by Randall later in the meeting.

## **Civility at Meetings**

Strichartz expressed concern about the expectation of civility in comments addressed to the Planning Board. She directed those in attendance to review the statement at the end of the PB agenda. She requested that the Chair enforce civil dialogue in the meeting.

## **119 West Miller Road, Standard Subdivision - Continue Public Hearing**

Draft resolutions were provided by Planner Randall. There was no further discussion on this matter.

## **Close Public Hearing, 7:20pm**

### **PLANNING BOARD RESOLUTION NO. 30 OF 2017 - DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE, STANDARD SUBDIVISION, 119 WEST MILLER ROAD, TAX PARCEL NO. 7.-1-65.2**

**Whereas** an application has been submitted for review and approval by the Town of Danby Planning Board for a Standard Subdivision of Town of Danby Tax Parcel No. 7.-1-65.2, 119 West Miller Road, by Jasmina Petrovic, Applicant and Owner; and

**Whereas** the Applicant proposes to subdivide the 9.39-acre property into two parcels: Parcel 1, measuring 2.37 acres, with 200 feet of frontage on West Miller Road, 416.36 feet of depth, with existing house; and Parcel 2, measuring 7.04 acres with 210.87 feet of frontage on West Miller Road, and 924.30 feet of depth, and undeveloped; and

**Whereas** approximately 4.5-acres of the property are located 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** within 600 feet of the centerline of West Miller Road this property is located in the High Density Residential Zoning District, requiring a lot area minimum of 1 acre, frontage of 150 feet, and lot depth of 200 feet; and

**Whereas** the Planning Board on May 18, 2017, based on petition from the Applicant, found that strict application of the specifications and provisions of the Subdivision and Land Division regulations would cause unnecessary and significant hardship; and

**Whereas** in accordance with the Town of Danby Subdivision and Land Division Regulations, Article I, § 110 the Planning Board did waive the specification that this Application be classified as a small-lot minor subdivision in accordance with Article II, § 201 (B) so that substantial justice may be done and the public interest secured; and

**Whereas** the Planning Board determined that neither a significant alteration of the purpose of subdivision control is made, nor the policy enunciated or implied by the Town Board in approving these regulations is impaired; 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 June 15, 2017 declare itself the Lead Agency for the environmental review, and

**Whereas** this Board, acting as Lead Agency in environmental review, did on July 20, 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 of Lands of Jasmina B. Petrovic," prepared by Denkenberger Surveying, P.C., and dated 5-8-2017; and other application materials;

### **Now Therefore, be it**

**Resolved** that the Town of Danby Planning Board determines the proposed Standard 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 Strichartz, Second by Gagnon. The motion passed.**

**In Favor: Davis, Gagnon, Klingensmith, Rundle, Scriber, Strichartz, Kruppa**

**PLANNING BOARD RESOLUTION NO. 31 OF 2017 - PRELIMINARY AND FINAL APPROVAL, STANDARD SUBDIVISION, 119 WEST MILLER ROAD, TAX PARCEL NO. 7.-1-65.2**

**Whereas** an application has been submitted for review and approval by the Town of Danby Planning Board for a Standard Subdivision of Town of Danby Tax Parcel No. 7.-1-65.2, 119 West Miller Road, by Jasmina Petrovic, Applicant and Owner; and

**Whereas** the Applicant proposes to subdivide the 9.39-acre property into two parcels: Parcel 1, measuring 2.37 acres, with 200 feet of frontage on West Miller Road, 416.36 feet of depth, with existing house; and Parcel 2, measuring 7.04 acres with 210.87 feet of frontage on West Miller Road, and 924.30 feet of depth, and undeveloped; and

**Whereas** approximately 4.5-acres of the property are located 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** within 600 feet of the centerline of West Miller Road this property is located in the High Density Residential Zoning District, requiring a lot area minimum of 1 acre, frontage of 150 feet, and lot depth of 200 feet; and

**Whereas** the Planning Board on May 18, 2017, based on petition from the Applicant, found that strict application of the specifications and provisions of the Subdivision and Land Division regulations would cause unnecessary and significant hardship; and

**Whereas** in accordance with the Town of Danby Subdivision and Land Division Regulations, Article I, § 110 the Planning Board did waive the specification that this Application be classified as a small-lot minor subdivision in accordance with Article II, § 201 (B) so that substantial justice may be done and the public interest secured; and

**Whereas** the Planning Board determined that neither a significant alteration of the purpose of subdivision control is made, nor the policy enunciated or implied by the Town Board in approving these regulations is impaired; and

**Whereas** legal notice was published, property posted with signs, and adjacent property owners within 500 feet notified in accordance with the Town of Danby Subdivision and Land Division Regulations, Article II, § 211 Public Notice Requirements for Standard Subdivisions; 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** 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;

**Whereas** the Planning Board, being the local agency which has primary responsibility for approving the action, did on June 15, 2017 declare itself the Lead Agency for the environmental review, and

**Whereas** this Board, acting as Lead Agency in environmental review, did on July 20, 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 of Lands of Jasmina B. Petrovic," prepared by Denkenberger Surveying, P.C., and dated 5-8-2017; and other application materials; and

**Whereas** the Planning Board did on July 20, 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 High Density Residential Zoning District and 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 Standard Subdivision of Town of Danby Tax Parcel No. 7.-1-65.2, 119 West Miller Road, by Jasmina Petrovic, Applicant and Owner, subject to the submission of the final approved plat, pursuant to Town of Danby Subdivision and Land Division Regulations, Article II, § 210 IX. Subdivider Filing Requirement following Certification of Final Plat.

**Moved by Gagnon, Second by Klingensmith. The motion passed.**

**In Favor: Davis, Gagnon, Klingensmith, Rundle, Scriber, Strichartz, Kruppa**

## 7:25 pm Public Hearing, - Minor Subdivision, Jersey Hill Road

Please take notice, the Planning Board of the Town of Danby will hold the following public hearing to to hear all interested parties and citizens regarding the approval of the proposed project:

**Minor Subdivision, Jersey Hill Road**, Tax Parcel 8.-1-23.222, Mabel L. Seely, Owner and Timothy K. Merritt, Applicant; propose to subdivide the 10.7792-acre property into two parcels: Parcel 1, measuring 4.06 acres, with 300 feet of frontage on Jersey Hill Road, 633.58 feet of depth; and Parcel 2, measuring 6.7192 acres with approximately 568 feet of frontage on Jersey Hill Road, and approximately 600 feet of depth.

**Project Description:** The Applicant proposes to subdivide the 10.78-acre property, currently joined by a tie line across Jersey Hill Road, into two parcels: Parcel 1, measuring 4.06 acres, with 300 feet of frontage on Jersey Hill Road, 633.58 feet of depth, and undeveloped; and Parcel 2, measuring 6.7192 acres with approximately 568 feet of frontage on Jersey Hill Road, and approximately 600 feet of depth, with existing house. 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.

Review of previous comments from Public. Tim Merritt explained the problems with delays in receiving the proper maps from his surveyor. He explained that he does not intend to build on this land. Merritt is trying to help his neighbor and family friend by purchasing a piece of land. He has been frustrated by the time this takes, suggesting the better communication between the Planner and the surveyor might have expedited the process.

Ted Merritt expressed his frustration in strong terms. These frustrations were addressed by members of the Planning Board, with an explanation of the information needed for every subdivision review. Chair Kruppa advised the applicant and his supporters that the process needs to be complete for a positive outcome.

John Vandemark asked why the seller was not there to provide information. Kruppa agreed that it is preferable to have the seller make the application and provide materials for such requests. However, it is not mandatory for the applicant, whether seller or buyer, to attend the sketch plan review or public hearing. Tim Merritt explained that he had volunteered to do this on the seller's behalf.

Kruppa noted that it not the responsibility of the Planner or Planning Board to communicate with an applicant's vendor (e.g. surveyor). He apologized for the confusion.

## 7:40 - Close Public Hearing

The Board reviewed the Environmental Review form. There were no changes or concerns.

### **PLANNING BOARD RESOLUTION NO. 32 OF 2017 - DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE, MINOR SUBDIVISION, JERSEY HILL ROAD, TAX PARCEL NO. 8.-1-23.222**

**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.-1-23.222, by Timothy Merritt, Applicant and Mabel Seely, Owner; and

**Whereas** the Applicant proposes to subdivide the 10.78-acre property, currently joined by a tie line across Jersey Hill Road, into two parcels: Parcel 1, measuring 4.06 acres, with 300 feet of frontage on Jersey Hill Road, 633.58 feet of depth, and undeveloped; and Parcel 2, measuring 6.7192 acres with approximately 568 feet of frontage on Jersey Hill Road, and approximately 600 feet of depth, with existing house; 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
  - 1. the preparation and approval of SWPPPs, the obtaining of Stormwater Permits, and the design, planning,
  - 2. installation, construction, maintenance, and improvement of temporary and permanent Stormwater
  - 3. 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** this Board, acting as Lead Agency in environmental review, did on July 20, 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 "Map of Survey Lots to be Conveyed by Raymond A. and Mabel L. Seely," prepared by Robert S. Russler, Jr., Land Surveyor, and dated July 10, 2017; 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. The motion passed.**

**In Favor: Davis, Gagnon, Klingensmith, Rundle, Scriber, Strichartz, Kruppa**

**PLANNING BOARD RESOLUTION NO. 33 OF 2017 - PRELIMINARY AND FINAL APPROVAL, MINOR SUBDIVISION, JERSEY HILL ROAD, TAX PARCEL NO. 8.-1-23.222**

**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.-1-23.222, by Timothy Merritt, Applicant, and Mabel Seely, Owner; and

**Whereas** the Applicant proposes to subdivide the 10.78-acre property, currently joined by a tie line across Jersey Hill Road, into two parcels: Parcel 1, measuring 4.06 acres, with 300 feet of frontage on Jersey Hill Road, 633.58 feet of depth, and undeveloped; and Parcel 2, measuring 6.7192 acres with approximately 568 feet of frontage on Jersey Hill Road, and approximately 600 feet of depth, with existing house; 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
  - 1. the preparation and approval of SWPPPs, the obtaining of Stormwater Permits, and the design, planning,

2. installation, construction, maintenance, and improvement of temporary and permanent Stormwater
3. 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** 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 July 20, 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 "Map of Survey Lots to be Conveyed by Raymond A. and Mabel L. Seely," prepared by Robert S. Russler, Jr., Land Surveyor, and dated July 10, 2017; and other application materials; and

**Whereas**, the Planning Board did on July 20, 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. 7.-1-65.2, by Timothy Merritt, Applicant, and Mabel Seely, 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. The motion passed.**

**In Favor: Davis, Gagnon, Klingensmith, Rundle, Scriber, Strichartz, Kruppa**

### **704 East Miller Road, Standard Subdivision Sketch Plan Review**

The Planning Board had a substantial discussion with the applicant Arthur Rawlings. The Applicant proposes to subdivide the existing 7-acre property into three parcels: Lot 1, measuring 2.42 acres, with 270 feet of frontage on East Miller Road, 570.50 feet of depth, and previously developed (now vacant); Lot 2, measuring 2.18 acres with 275 feet of frontage on East Miller Road, 459.73 feet of depth; and Lot 3, measuring 3.45 acres, with 360 feet of frontage on East Miller Road, and 365.21 feet of depth. 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. Classification is anticipated to be 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. The PB asked questions, clarifying this proposal.

The PB discussion clarified whether the proposed subdivision would be able to be further subdivided, due to acreage and road frontage. Due to adjusting lot lines, a further subdivision could be possible. This proposal will correct an existing flag lot.

The Board further discussed options for Conservation Easements on some of the property. Planner Randall noted that the property parcel directly to the South is currently in a Conservation Easement with the Finger Lakes Land Trust. There is interest in establishing a CE for part of the property. Adjacent property owners have begun discussions with the Chair of the Danby Conservation Advisory Council.

Rawlings complimented the PB and Planner on the sketch plan review process to date for the proposed subdivision. A Public Hearing on the proposal will be scheduled for a future Planning Board meeting.

## **Review of Proposed Rezoning of Select Planned Development Zones**

Planner Randall presented the PB with information regarding existing Planned Development Zones in the Town of Danby. The PB received the same memo and maps as had been presented to the Town Board during its July 17 meeting. All 19 PDZs have been mapped and described. Randall expanded on the information regarding a Public Information session, related to PDZs, to be held on Thursday, August 31. The Planning Board was invited and encouraged to be part of the review and public information process.

Randall responded to questions from members of the PB regarding the process for reviewing and rezoning some of Danby's PDZs. Randall noted that some Planned Development Zones will not need any changes. Randall encouraged the PB to share comments and concerns with her between this meeting and the next PB meeting in August. The PB will want to consider a resolution of recommendation regarding potential zoning changes to these areas.

Rundle noted that a recommendation from the PB in August would be prior to the Public Information session on August 31. He asked whether a recommendation from the PB, passed at its September 21 meeting, would be too late? Randall asked that the PB communicate any concerns seen in the draft rezoning proposal at this time, so that a more complete draft of the proposed LL can be shared with the public on August 31. She hoped that County Planning review and other steps would then be complete for the Town Board to have a Public Hearing and consideration of the LL at its second meeting in September.

Kruppa had questions and concerns regarding the timeline for the process. He asked whether the August 31 information session was intended to gather public comments? Randall stated that this was the case. Randall noted that property owners and the public will also be invited to attend the August PB meeting, to ask questions and concerns. Kruppa echoed Rundle's concern, stating that he thought it was best that the PB wait to make a recommendation after hearing public feedback. He suggested that a Public Hearing for the rezoning Local Law take place no earlier than the first TB meeting in October. This would be a short delay, to assure that there was due time for public review and comment. Planner Randall will forward the PB proposed time-line for PDZ consideration to the Town Board.

There was a discussion regarding contact and communication with PDZ property owners. Randall reported that some PDZ property owners (e.g. the owner of PDZ #4) has contacted her, with interest to do something different with the property. Other property owners are to be fully contacted by early August.

There was a brief discussion of the history of using Planned Development Zoning in the past and why using underlying zoning is a better mechanism at this time, or what mechanisms for development would be more appropriate in the future. This included discussion of whether PDZ uses will be "grandfathered" into future use during potential rezoning. This depends on the specific PDZ and whether the allowed uses are still in use (e.g. housing development such as at Fieldstone Circle and Amy Lane.)

## **Planning and Zoning Report**

Randall reported that the Solar Zoning Local Law was passed by the Town Board during its July 10 meeting. At the same time, the TB passed the NYS Uniform Solar Permit. There was some discussion about the details of this law and its impact on Planning Board activities. Review and approval of large scale, commercial solar installations will go to the Planning Board for review. Small, residential systems will receive a permit from the Code Office, as is currently done. It is not anticipated that large solar systems are pending in the near future for Danby. A prime reason for this is lack of connectivity to the electric grid.

The new solar installation, which will serve all Danby municipal buildings (aside from the Town Hall which is covered by its own array) is being installed at the Highway Department site on Hornbrook Road.

Randall provided an update on the status of the Clean Energy Communities certification and grant and Climate Smart Communities certification. Randall reported as well that the TB passed a resolution confirming Danby's commitment to the Paris Climate Agreement.

## **Klingensmith Resignation**

Anne Klingensmith presented her resignation, effective immediately, to Chair Kruppa. She stated that, after ten years of service, it was time for her to resign. Klingensmith stated that she does this with some regret, but preferred to focus her time and energy on the Danby Natural Resources Inventory. Klingensmith stated that she sees the Board as working well together and is optimistic for its future.

Kruppa expressed appreciation and gratitude for her years of service. He also noted that the resignation is really to the Town Board, as the appointing board. Clerk Goddard (in attendance as acting secretary) was directed to forward this resignation to the TB. There was some discussion about possible applicants for the position. The vacancy will be advertised through the usual channels, so that this vacancy can be filled as soon as possible.

## **Davis offer to draft Danby Area News articles**

Scott Davis offered to draft an article for the Danby Area News regarding Planning Board involvement with the review and rezoning process for Planned Development Zones.

Davis further suggested that the Planning Board make a recommendation to either eliminate Special Permits or limit their purpose. As currently allowed in Danby Zoning, Special Permits carry an almost unlimited number of allowed uses "by right." This is problematic for PB consideration of rational and realistic development in Danby. Davis will circulate a draft of both of these articles among members of the PB.

## **Continued Discussion - Meeting Civility**

There was an extended discussion regarding the need for applicants and residents to approach the board in a civil and respectful manner. The strong terms used by two residents at this meeting motivated this discussion. Strichartz expressed appreciation for the paragraph included on each PB agenda, which states an expectation of civility and respect. She asked whether members of this board had ideas for ways to better enforce this code of behavior?

Scriber suggested that the three minute limit be maintained during Privilege of the Floor. Davis asked whether it was useful to attempt constructive dialogue? Scriber and Kruppa responded that, in their experience, it was not productive to attempt dialogue with someone who comes to a meeting in a high state of emotion.

Kruppa supported a resident's right to express their anger or frustration, particularly at Public Hearings. In his view, there should not be a time limit for speaking at Public Hearings. Others disagreed, preferring to put a limit on the amount of time for speaking, even at Public Hearings, in order to focus people's comments and keep them on topic.

There was some agreement that a time limit be set for the length of an address to the Board, and that comments be kept to topic. Should comments be addressed, particularly in a negative manner, to a specific person (whether a Board member or another resident), the speaker should be directed to address their comments to the entire Board.

## **Adjournment**

The meeting was adjourned at 9:13 pm.

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Pamela Goddard, Acting Secretary