

**Danby Town Board
Minutes of Regular Meeting
August 21, 2017**

Present:

Councilpersons: Ric Dietrich (Supervisor), Rebecca Brenner, Leslie Connors

Excused:

Councilpersons: Jim Holahan, Jack Miller

Others Present:

Town Clerk Pamela Goddard
Code and Planning CJ Randall
Public Ted Crane, Ronda Roaring, Katharine Hunter, Scott Davis

Regular Meeting Opened at 7:14 pm

Privilege of the Floor

Ronda Roaring expressed concern regarding the condition of South Danby Road and the need for an update to Danby's Zoning Ordinance. Supervisor Dietrich responded as best he could to these concerns.

Ted Crane reported on recent resident comments related to review of development proposals at the Planning Board. Crane noted that while some projects seem to be slowed down (to the frustration of applicants) other controversial development proposals are approved due to zoning holes that make disapproval difficult if not impossible. Due to these concerns, Crane supported a timely overall review and revision of Danby's zoning and subdivision review regulations to make sure that zoning rules are not in conflict and that Danby's zoning is compatible with the Comprehensive Plan. Connors responded that this review is happening. She expressed confidence that a full review of Zoning will take place. This discussion evolved into a more thorough discussion of the state of Danby Zoning.

Zoning Review Discussion

Discussion regarding Zoning Review carried over from Privilege of the Floor. Dietrich and Randall responded that this review is underway but will take time. In her comments during Privilege of the Floor, Roaring referenced expedited zoning review and revision in the Town of Ulysses. Dietrich and Randall noted that there are special considerations in the Town of Ulysses that have made this possible: a significant infrastructure problem and a sizable grant from a NYS "Cleaner/Greener Communities" program. That program is now closed and further grants are unavailable for such zoning updates and improvements.

Randall noted that a zoning overhaul involves significant public involvement and public outreach. (The Town of Ulysses has formed a special zoning review committee for the process.) Randall expressed her hope that the Aug. 31 Planned Development Zone informational meeting will be a good step in this direction. Danby's PDZs are a significant portion of the more notable parcels in the town.

Randall reported on progress made by the Conservation Advisory Council on the Danby Natural Resources Inventory and how this will be used to inform and support an anticipated zoning overhaul.

Brenner expressed her view that speed of review and revision is not a good indicator of work quality. Danby will have a more fair, predictable, and consistent zoning code with proper community feedback and consideration.

Scott Davis shared his perspective, as a new member of the Planning Board, that PDZs and special permits are a priority for review, revision, and rezoning. This is happening now.

West Danby Hatch Property Proposals

Dietrich spoke briefly to the issue of community response to conflicting proposals for the Hatch Pavilion property. A memo has been drafted, shared with the TB and West Danby Community Association, regarding the difficulty of the Town in acquiring property. Discussions are still underway toward bridging conflicting proposals.

Wind Energy Conversion Systems (WECS) Zoning

Preliminary information was presented by Planner Randall related to possible consideration of a Wind Energy Local Law for the Town of Danby. She reported that there are several sites that could support small to medium wind energy installations. Randall suggested that the Town Board review models of WECS zoning laws and decide whether it would like to consider such a law for the Town of Danby. If the Board is interested, this is a project that can be worked on during 2018.

County Planning is currently doing work related to wind energy conversion installations. Property owners with appropriate site conditions, who may be interested in WECS are being identified. Only large scale installations will need high capacity electric distribution lines. Only one site in the Town of Danby, on East Miller Road, has been identified as potentially suitable for a large scale wind installation.

Brenner expressed her interest and support for WECS zoning in the Town of Danby. There was a related discussion of quality of life issues related to wind energy conversion systems. As part of this discussion, Randall responded to a question of definition for small, medium, and large WECSs. Smaller scale turbines do not need as much wind speed. New technology may make smaller wind installations more feasible and less problematic for residential areas.

PDZ Update

Randall reminded the Board that there is a public information meeting, regarding future plans for various Planned Development Zones, scheduled for August 31, 6-9pm.

Connors had some questions about PDZ #1 (Hornbrook Road) recommendations for the parcel to be rezoned low density residential as opposed to medium density. Randall noted that most of the adjacent properties, particularly to the south and east of the PDZ, are zoned low density. Randall informed the Board that the owners of Auto Salvage are planning to come before the Planning and Town Boards with a request to subdivide out the sections that currently have existing commercial buildings and to rezone those parcels appropriately in order to revitalize those buildings for something useful. Randall would like to see much of this PDZ in a conservation zone, but Danby is not quite ready for this.

There was a related discussion regarding buffer zones around the Danby State Forest. There were no other questions regarding PDZ review and the upcoming public information session.

Storm Water Mitigation

Randall informed the Board that a grant proposal related to a water quality improvement project was submitted by the grant deadline. Randall expressed gratitude to those who helped provide information and support for completing the grant proposal. She particularly noted the contribution of the Highway Department. Notice of whether the Town is awarded a grant should be coming by the end of the year.

Randall reported that she and Supervisor Dietrich will make a presentation, related to to a Cayuga Watershed Revitalization Plan, to TCCOG during its next meeting. The presentation will highlight severe problems in silt flow into Cayuga Lake. Stream banks that shed more than 900 tons of material per year are rated "severe" in terms of damage to the Lake and surrounding environment; the Brown Road study shows that a massive amount of silt and sediment, 2000 tons of material every year, is carried into Cayuga Lake via the Brown Road stream. The project is looking at ways to stabilize both the stream bank and the road.

Code/Planning Report

Randall made a short report on steps being taken to research appropriate LED street lighting for the Town of Danby. Preliminary cost estimates and other data is being gathered.

By the end of August, an energy audit should be complete for the Town's highway barns. This information will contribute to a grant proposal through the Climate Smart Communities certification. This certification is now complete.

Other Short Reports

Dietrich reported that Bookkeeper Shawley is working on a Request for Proposals document soliciting firms to do a financial audit of Danby's municipal accounts. He further reported that the West Danby Water District will undergo an audit of the Water District Improvement Grant project. He felt confident that the town has good records regarding this audit and will not have any problem with this process. The audit is scheduled for late September or early October.

Correspondence

A letter was received from the NYS DoT stating its determination for speed limit on Fisher Settlement Road of 45mph. There was a brief discussion regarding the considerations used for assessing appropriate speed limits by the NYS Dept. of Transportation.

A letter was received from NYS that Town of Danby LL #2, Solar Zoning law is now officially filed with the NYS Dept. of State department of Records.

Town Clerk's Report

Goddard made a short report of activities through the Clerk's office for the month of July. \$2,784.15 was collected. These funds include two marriage licenses, two BZA variance requests, eight building permits, and 27 dog license renewals. Of this amount, \$2,700.71 was distributed to the Town Supervisor with the remainder going to NYS DECALS, Health Department, and Animal Population Control.

Adjournment

The meeting was adjourned at 8:25 pm.

Pamela Goddard, Town Clerk