

**TOWN OF DANBY  
CODE ENFORCEMENT OFFICE**

---

**MONTHLY ACTIVITY: AUGUST 2016**

<b>BUILDING PERMITS ISSUED</b>	<b>Value</b>	<b>Fee</b>
<b>New Residential Construction</b>		
Durfee Hill Rd. – Single Family Dwelling	210,000.	460.
<b>Renovations/Other</b>		
Van de Bogart Rd. – 11.52 kW roof mount PV	34,812.	
Eastman Hill Rd. – 2 <sup>nd</sup> story bedroom addition	30,000.	58.50
Gunderman Rd. – Conversion of garage to dwelling unit	57,600.	144.
<b>MONTH TOTALS</b>	332,412.	662.
<b>YTD TOTALS</b>	3,812,582.63	9275.65
<b>PREVIOUS YTD TOTALS</b>	2,144,635.20	2330.

**CERTIFICATES OF COMPLIANCE**

Coddington Rd. – Single Family Dwelling  
West Miller Rd. – Renovate Entry  
Gunderman Rd. – 4.48 kW ground mount PV

**ADDITIONAL ACTIVITY**

**Complaints and Violations** – Hornbrook is still in Court. 1840 Danby has gotten an Engineers letter stating the building is now not in a state of immanent collapse and is structurally safe. The 2 additions and garage have been demolished and removed. We have terminated our actions to demolish the house. The owner is now assembling the information and materials required to get a building permit that would include renovating the remaining house and building a garage/storage building. This garage/storage building would be an accessory structure that could be used to house the storage in the backyard of the property. If all the storage could then be moved inside the building, the property would be brought into compliance.

**Land Swap for Highway Driveway** – Being held up in Mr. Petricola’s lawyer’s office. Mr. Petricola is as perplexed as we are why this is taking so long. He is looking into it.

**Solar at Highway** – Guy has rewritten the contract, which has been given to Renovus, who in turn gave it to the investors. The Fire District has yet to sign on to the project, but I believe that will be voting on the project at their Sept. 13<sup>th</sup> meeting. If they decide not to sign on, we can reduce the size of the array for the rest of the Town. They have all the information on the array and its potential benefits for the Fire District and the Town. There have been many emails and conversations to bring them up to speed. We still have to meet with Renovus for the final wording of the contract.

**New Handicap Ramps for Town Hall** – Gary Huddle is pursuing financing for the Ramps, sidewalk repair, and new Court entrance. I am approaching Tompkins County for ~\$4000. from their beatification program for the ramps and gardens. It looks promising.

**Signs** – The Fire District sign is allowed as a sign for a government agency in our Zoning Ordinance and has no other restrictions. They are moving forward on replacing the existing sign. In an agreement fostered by Rebecca, they will continue to announce all of the Town boards meetings on their new sign. Other events in the Town of Danby will have to be announced on another sign. We are hoping to create another sign for unofficial events on Town property this fall to provide uninterrupted announcements.

**New GIS** – The office now has an operable ArcGIS computer system for preparing all kinds of maps, and we have a broad range of datasets from zoning, tax parcels, structures, streams, well yields and locations, average bedrock well yields, wetlands, Aquifer High Vulnerability areas, AADT (annual average daily traffic) data, utilities, etc. If you need a map of any kind, please let us know.

**TCCOG Energy Task Force** – This newly-formed group consisting largely of planners and elected municipal officials held its second meeting in August and discussed SEQR amendments for municipalities to consider when approving new buildings as well as the Climate Smart Communities funding under the new Clean Energy Communities NYSEERDA funding stream. The group is also learning about new Town-supported Community Shared Solar arrangements, which create utility-scale solar farms within the bounds of the Town under a Payment in Lieu of Taxes (PILOT) agreement. The idea is being floated by CCE with an initial goal to work with three communities.

**Development Proposals** – Planning Board held a Public Hearing and gave preliminary and final approval in August for the subdivision of an 8-acre parcel at 360 E Miller Road, Tomo Shibata, Applicant, after extensive public comment. Planning Board also declared lead agency for consideration of special permit for 109' monopole tower at American Legion, 1231 Danby Road; Upstate Cellular Network dba Verizon Wireless, Applicant, and lead agency for the consideration of special permit for the Tenwood Lodge Tourist Home at 980 Steam Mill Road; Kim and Russell Nichtman, Applicants.