

**Danby Planning Board
Minutes of Meeting
February 16, 2011**

Present:

Joel Gagnon
Ted Melchen
Robert Roe
Steve Selin
Naomi Strichartz
Ray VandeBogart

Excused:

Anne Klingensmith

Others Present:

PB Secretary	Pamela Goddard
Code Enforcement	Sue Beeners
Town Board	Leslie Connors
Public	Ronda Roaring, Rudy Laurenson, Steve Barber, Pat Barber, Ben Altman, Cindy Schulte

Planning Board Chair, Robert Roe opened the meeting at 7:01pm.

Flashing Feathers Site Plan Review

Rudy Laurenson answered questions about the proposed new clubhouse for the Flashing Feathers Bowhunters Club on Peter Road. This expansion requires a special permit because a new expanded club house is a "legal non-conforming use" in a residential area. The proposed, larger building would be on the same location as the original building, which was constructed in the 1960s. Roaring asked whether the club house was intended to be used as a residence. Laurenson responded that no one has lived in the club house during the past 18 years and there is no intention for any one to live there. Gagnon asked about the color of the siding. The plan is for the building to have board siding that will blend in to the surrounding environment. The roof will be dark green metal.

RESOLUTION NO. 6 OF 2011 - SET PUBLIC HEARING

Resolved, that the Planning Board of the Town of Danby sets a public hearing for 7pm, Thursday, March 24, regarding a Special Permit request for a proposed new clubhouse, Flashing Feathers Bowhunters Club, on Peter Road.

**Moved by VandeBogart, Second by Strichartz. The motion passed.
In Favor: Melchen, Selin, Strichartz, VandeBogart, Roe**

Joel Gagnon arrived at 7:07pm

County Health Department

Cindy Schulte, a representative from the Tompkins County Health Department, made a presentation and answered questions regarding subtle changes in the septic code. Complications are not due to the types of systems, but related to clustering dwellings. According to NYS code, systems may not cross property lines unless there is a sewer district.

Some alternative systems are allowed, including constructed wetlands. Responsibility for a system can be set in place through a "Transportation Corporation" or the establishment of a "Responsible

management entity.” Usually the county health department is an RME, but would be unlikely to take that role in a cluster development. A municipality could be an RME, but would have to adopt its own sanitary code. Ulysses is looking into this. Schulte cautioned that this can be expensive.

Schulte suggested that the PB do some more research on alternative septic systems at Johnny’s Wholesale on Applegate Road in Enfield. She answered other questions about putting several dwellings on one system. Schulte also suggested that the PB have a further conversation with Steve May-bee, the engineer at the Health Department, about systems for cluster developments.

Town Board Report

Leslie Connors reported that, on the PB recommendation, the Town Board appointed Robert Roe to as Planning Board Chairperson. She reported on other appointments and the action of the Town Board regarding Planning Board Alternates and the local law regarding Planning Board Alternates.

Connors also reported on Darby Kiley’s presentation to the TB and the proposal presented by David and Helen Slottje regarding a municipality’s rights to restrict high level industrial activity. Local zoning laws proposed for other Towns would be tied to the Comprehensive Plan already in place.

Strichartz asked about potential support from the Danby TB for a possible noise protection ordinance, similar to one coming to public hearing in the Town of Dryden in March. Strichartz thought this that might be another level of protection for Danby, useful for protection against various types of heavy industrial use.

Town Wide Meeting

Beeners and Connors informed the PB that this meeting will take place at 7pm, Thursday, April 7. A notice will go into the Danby Area News and invitations will be sent to 10-12 groups active in Danby. Each group will make a short presentation about its goals and objectives and prepare a slightly more in depth hand out.

Gagnon suggested that one member of the PB should draft something in writing and bring it to the March meeting for PB review. It was suggested that Roe draft a hand out and be spokesperson for the Planning Board.

Critical Environmental Areas

Beeners and Altman presented draft descriptions of potential Critical Environmental Area (CEA) designations in Danby. This was the same proposal presented to the Town Board on February 14. Six areas were described, with draft maps of the CEA boundaries. The Danby watershed divide and aquifer boundaries are being taken into account for proposed CEA boundaries. The mapping of these potential CEAs is still in process.

Beeners briefly described the attributes of a CEA and the higher level of environmental review required for proposed development in a CEA. The intent is to have Danby CEAs carry substantial weight with multiple criteria based on environmental and historical research. Beeners further suggested making changes to anomalies in the regulations for consistent environmental review.

Approval of Minutes

RESOLUTION NO. 7 OF 2011 - APPROVAL OF MINUTES

Resolved, that the Planning Board of the Town of Danby approves the minutes of January 19, 2011.

Moved by Gagnon, Second by Selin. The motion passed.

In Favor: Gagnon, Melchen, Selin, Strichartz, VandeBogart, Roe

Planning Board Meeting Recordings

Chair Roe suggested that there should be a policy regarding the preservation of sound recordings taken at Planning Board meetings. While these can not take the place of official written minutes,

sound recordings could prove useful for future research of past meetings. It was agreed that saving these recordings would take few resources, and could serve the public interest.

RESOLUTION NO. 8 OF 2011 - PLANNING BOARD MEETING RECORDINGS

Resolved, that the sound recordings of the Planning Board of the Town of Danby shall be retained as a long term record for the life of the medium.

Moved by Melchen, Second by Gagnon. The motion passed.

In Favor: Gagnon, Melchen, Selin, Strichartz, VandeBogart, Roe

Land Use Training

Gagnon informed the Board of a training series on Land Use with a sustainability focus. There is no cost for participation, and this training is in the NYS approved list for required Planning Board training. The intensive series takes place in Watkins Glen. Gagnon has applied and encourage other members to do so, if possible.

Adjournment

The Meeting was adjourned at 8:40pm.

Pamela S Goddard, Planning Board Secretary