

**Danby Planning Board
Minutes of Public Hearing and Regular Meeting
October 24, 2013
Draft**

Present:

Joel Gagnon
Frank Kruppa
Ted Melchen
Steve Selin
Naomi Strichartz
Robert Roe

Excused:

Anne Klingensmith

Others Present:

Secretary	Jan Pfleiderer
Code Officer	Sue Beeners
Town Board	Leslie Connors
Comp. Plan Assist.	Rebecca Brenner
Public	Todd Rose

The Public Hearing was opened at 7:00 pm - Rose Bed & Breakfast

Public Hearing to consider granting a Special Permit to Todd and Susan Rose, Owners, to use the existing house at 115 Marsh Road, Tax Parcel 12.- 1-5.21 as a Bed and Breakfast dwelling. This is a Type II action being equivalent to the construction or alteration of a 1-, 2-, or 3-unit dwelling.

Beeners clarified that although Rose envisions using only two rooms, the Code allows up to five rooms and 10 lodgers in a Bed & Breakfast dwelling. Strichartz commented that it sounded like a great project. There was discussion about sufficient parking if the business expands which appeared to be resolved.

The following communications were received related to the Marsh Road, Rose Bed & Breakfast proposal hearing:

10/17/13 – email from Phil & Sally Quick, 41 Marsh Road
10/18/13 – email from Nancy Medsker
10/18/13 – email from Todd Rose
10/21/13 – email from Ronda Roaring
10/22/13 – email from Phil & Sally Quick
10/23/13 – email from Anne Klingensmith

The Public Hearing was closed at 7:14 pm

The Regular Meeting was opened at 7:14 pm

Privilege of the Floor

There were no comments made.

Approval of Minutes

RESOLUTION NO. 29 OF 2013 - APPROVE SEPTEMBER 2013 MINUTES

Resolved, that the Planning Board of the Town of Danby approves the minutes of September 26, 2013.

Moved by Gagnon, Second by Strichartz.

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

Consider Special Permit

RESOLUTION NO. 30 - ROSE SPECIAL PERMIT, BED & BREAKFAST DWELLING, 115 MARSH ROAD

Whereas, this action is to consider granting a Special Permit to Todd and Susan Rose, Owners, to use the existing house at 115 Marsh Rod, Tax Parcel 12.-1-5.21, as a Bed and Breakfast dwelling; and

Whereas, this is a Type II action being equivalent to the construction or alteration of a 1-, 2-, or 3-unit dwelling; and

Whereas, this action has been Amended as follows: (1) must comply with New York State Building Code and Tompkins County Sanitary Code, and (2) conditions of this Special Permit do not convey or transfer to another applicant; and

Whereas, the Planning Board on October 24, 2013, has held a public hearing to hear all persons interested in this action; **Now, Therefore, it is**

Resolved, that the Town of Danby Planning Board grants a Special Permit, as Amended above, to Todd and Susan Rose, Owners, to use the existing house at 115 Marsh Road, Tax Parcel 12.-1-5.21, as a bed and breakfast dwelling, conditional upon compliance with relevant provisions of the New York State Building Code and Tompkins County Sanitary Code, and the fact that conditions of this Special Permit do not convey or transfer to another applicant.

Moved by Strichartz, Second by Gagnon.

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

Town Board Liaison Report

Connors reported on a group visit in which she participated as part of the Green Building Tour which included the following locations: Aurora Street Pocket Neighborhood, Town of Ithaca new Third Residential EcoVillage Experience (TREE) Neighborhood at EcoVillage, some of which offered an "aging in place option."

Addition to Agenda - Expiration of term of Chair Roe

Chair Roe reported his term on the Planning Board will be expiring on December 31, 2013, and therefore he was seeking recommendations for nomination for the next Chair. There were several suggestions made such as: Melchen recommended Roe, Gagnon Second. Strichartz recommended Roe or Selin. Selin recommended Roe. Strichartz suggested we just wait until November 5 Election Day results are available to decide on this.

It was finally decided by Roe that he will submit a letter of application with intention to be Chair for 2014.

Status Report, Draft Aquifer Protection Ordinance

Beeners reported she has been working on it, and added that the organization known as New York Rural Water Association, with Mr. Winkley as contact, has provided free assistance to municipalities. On the bright side, Todd Miller reported to Beeners that he has given his final draft study to his supervisor.

Discussion of Assessment and Property Tax related to Open Lands Valuation

Selin reported that some people are receiving a federal tax benefit by signing a conservation easement with the Finger Lakes Land Trust. Roe mentioned a “State Grasslands Program”. Beeners agreed to look into these programs to preserve open space.

Comprehensive Plan work session

Brenner reported she is in the process of reviewing all information and would like to recommend that we start a new document with the Summary on top, rather than numerous amendments. Planning Board has budgeted \$2,500 at \$20.00 hour as a “kickoff” amount. Next years budget line would be about \$6,000. Brenner agreed that when she hits the 50 hour mark, PB will receive a report. After draft accepted by PB and TB (with the TB being the Lead Agency) then public comment period and meeting, then working sessions. There will be public involvement. TrakChanges will be used for the entire document. PB suggests and prepares for implementation by the Town Board. Beeners reminded the Planning Board to look at the Town of Newfield Comprehensive Plan. Brenner indicated she had reviewed it. Brenner hopes to have a complete draft update of the Danby Plan by mid-January, 2014.

Strichartz inquired about how best to track farming people such as CSA’s (community supported agriculture). Possible idea to have a mid-winter session for farmers and landowners.

Member Items

Roe reported that at the Candidate Forum on October 20, there was mention made of the hard working Planning Board, to which Gagnon reported that the West Danby Community Association had sponsored this event.

Roe also reported on the various activities of the State Sportsmans’ Association.

Beeners provided a copy of the 5 page Danby Crash Rate Tables and Maps for the time period 2000 – 2010, which reveals locations of High-Crash Rate Roads and Intersections, as prepared by the Ithaca-Tompkins County Transportation Council. Town Supervisor Ric Dietrich has followed up on this with Director Fernando deAragon.

Adjournment

The meeting was adjourned at 8:15 pm.

Jan Pfleiderer, Planning Board Secretary