

**Village of Freeville Planning Board  
Meeting Minutes  
December 13, 2016**

Present: Planning Board Chair: Diane Eaton, Planning Board Members: Holly Lockwood, Tom Cavataio, Jim Krebs, Mayor: David Fogel Village Residents: Stephanie Goddard, Jean Simmons, John and Peter Lampman, Kristen Olson, and Village Clerk: Edania Hernandez

Call to Order: Diane called the meeting to order at 7:36 p.m.

Holly motioned to approve the minutes of the November 15, 2016 Planning Board meeting minutes after changing “Holly pointed out the Adoption of first zoning local law located in the “Guide to Planning and Zoning in NYS” page 101. Jim seconded the motion. All members present voted aye. Motion passed.

Meeting called to order at 7:36 p.m.

The wording of the moratorium changed one more time during the Public Meeting held on December 6, 2016. The Board of Trustees accepted the term Commercial Multiple Residential Development. The Board of Trustees approved the Moratorium at the December 6, 2016 meeting. Within the next year, the planning board will revise the zoning of the village, subject to approval of the Board of Trustees.

The planning board discussed taking the tax map and dividing it into quarters during the meeting held on November 15, 2016. Each board member and interested village residents will take a section of the map to assess. Jim proposed before next meeting divide up the tax map among those who want to help. Therefore, we can look at it the next time and help define zones. The purpose is to identify the current use of each land parcel.

Any recommendations of change will be submitted to the Board of Trustees for approval; and then will be submitted to the State and County.

Stephanie Goddard asked is there anything villagers can see, a map, of presently zoned properties. The map in the Land Use Development Code does. However, the map currently does not reflect the Village as it is presently. There have been many variances done concerning zoning. Most areas have been spot zoned. PUD’s have a different set of rules. The rules for are different from the laws of zoning.

Kristen Olson introduced other options of zoning. She explained what historic district designation means. It might be a measure of protection from state or federal projects that can negativity impact historic resources. Another thing that can come from designation is that property owners take advantage of state and federal tax credits. For homeowners there is a 20% tax credit in NYS.

There is a cost involved. The cost is the time for someone to prepare the application, which takes 200 hours of in depth research work. There is grant funding. This grant does not require a cash match from the sponsor. The Village can apply as a sponsor and/ or hire someone to do it. Grant might cover cost.

Discussion of form based zoning which deals with putting guidelines in place multiple families or multiple uses, which can also include details like landscaping and streetscaping even down to what type of materials are preferred. Jim pointed out that form based zoning will take a lot of work. The Village may be in the same situation as it is in.

Diane discussed that there are different options to consider: 1.) rezone and build the land use code up, 2.) form based zoning, and 3.) designating a historical area.

Modifying the land use code requires modifying the zoning. Residents would still be eligible to apply for a variance. Jim pointed out there are two types of variances, use and dimensional variance. Dimensional has to do with height and width. Use variance is you are using your land for a specific use.

Changes and clarifications to the land use and development code ensure the village has better control over future residential and commercial development within its boundaries. Properties grandfathered in will remain the same.

Questions raised were, do we have any protection if a business is to change. Should we be looking at zoning parcel by parcel instead of area-by-area?

The board asked residents to help distinguish between residential and commercial and then to help build the rules of what activities are allowed in a commercial area.

Per the survey of 2008, the people are happy with amount of commercial activity in the village; they do not want to see changes that would disrupt the character of the village. Residents want to keep the flavor of the community. Residents do not want to see multiple-unit residential buildings. Residents are afraid of a large commercial rental activity in the village.

Stephanie Goddard asked what the fastest and easiest way is to prevent developers entering the Village. The moratorium halts the developments. There are activities that happen in a commercial zone that we must add to the land use code.

A new survey is to be established and to be sent with the sewer bill in February 2017.

David mentioned that the Tompkins County planning department can be used as a resource. He talked to Scott Doyle who is willing to look at drafts of ideas. The Planning Board may want to invite Scott Doyle to attend one of the future meetings.

Planning Board would like to propose to the Board of Trustees that future meetings begin at 7p.m.; Planning board activity would take precedence before moratorium work.

Jim will preside over January's meeting.

Diane motioned to adjourn the meeting. Holly seconded the motion. All members present voted aye. Meeting adjourned at 9:22 pm.

Respectfully submitted,

Edania Hernandez