

**Village of Freeville  
Planning Board Minutes  
April 18, 2018**

Present: Planning Board Chair Jim Krebs, Tom Cavataio, Justin DiMatteo, Stephanie Ortolano, Mayor David Fogel. Excused: Edania Hernandez, Clerk, Brian Buttner.

Meeting called to order at 7:03 pm.

Minutes from March meeting: T. Cavataio motioned to accept the minutes. Justin DiMatteo seconded. All present aye. Motion passed.

New Business:

1. Membership Changes: Stephanie Ortolano was sworn in as a new member to the Planning Board. Stephanie and her family have lived in the village for around two years. Jim stated that attempts to communicate with Brandon James about his status on the board were unsuccessful and that he is considered no longer active on the board. Jim will pursue the reason for his inactivity to see if there is something to learn from it.
2. Meeting Date Change: in order to make it easier for Brian Buttner to attend planning board meetings (third Wednesday of the month being a conflict for him), the board discussed changing the date to a different Wednesday and agreed on the second Wednesday each month, beginning with the May meeting (still at 7pm).
3. Training Workshop: in order for planning board members to attain part of the required 4 hours of training (annually), Jim presented information regarding a 3-hour workshop entitled Cost-Effective, Green, Multi-family Housing Development in Tompkins County, being offered at Ecovillage in Ithaca on 4/30 (as well as two other dates in May). Jim has registered for this season and Tom, Justin, and Stephanie indicated that they would also register for it, if possible (deadline to register is 4/20, per Stephanie). This would give each of us three of the four required hours for this year.
4. Review of enhancement to land use and development maps: prior to the meeting, Stephanie offered to have her husband Keith Jenkins enhance the maps that Justin has already done a great job of creating and the results are impressive. Clarity of the different zones within the village, as well as street names, is much better.

Old Business:

5. Changes to Article 3 of Land Use/Development Code: Jim stated that a marked-up copy of the changes to Article 3 needs to be submitted to Scott Doyle in the County Planning Dept for a 239 review (which Jim will take action on). Once this review takes place (hopefully with approval), the changes will then go to the Board of Trustees for a final review (which will entail a public hearing). This is tentatively to take place at the May 1<sup>st</sup> Board of Trustees meeting.

6. Low-income housing in Freeville – a discussion of the development of low-income housing took place (prompted by a question by Brian as to what the County’s view of this type of development is and whether we follow the County’s lead). A discussion of low-income housing in the village followed with no decision made (low-income housing will continue to be a discussion item for the planning board).
7. Multi-Unit Dwellings in Freeville - A review of the Freeville comprehensive plan indicated that village residents generally wanted the current level of low-income housing to stay the same. The same feeling prevailed regarding the current level of multi-unit dwellings (with single-family, two-story dwellings being preferred). The County’s comprehensive plans states that the village should not discourage “responsible” development of multi-unit dwellings.
8. Review of Article 1 of the Land Use/Development Code: this article was reviewed and the following corrections were noted:
  - A. Section 101: the word code at the end of this paragraph should be capitalized.
  - B. Section 102: the word code should be capitalized.
  - C. Section 103: “Review Procedures and Design Standards” should be added at the end of Article 6: Land Subdivision Regulations.
  - D. Section 104: the word code should be capitalized in three instances; in the fourth sentence, (this code) should be inserted after “These zoning laws”;the word “end” at the end of the sixth sentence should be “and”.
  - E. Section 105: the word code should be capitalized in five instances.
  - F. Section 106: the word code should be capitalized in one instance; the words “and at Freevilleny.org” should be inserted after the “Village Clerk” in the first sentence.
  - G. Section 107: the word code should be capitalized in three instances; the comma should be removed after the second parentheses (?) in the first sentence, the word “effected” in the last sentence should be “affected”.
  - H. Section 108: the word code should be capitalized in two instances.
  - I. Section 109: the word code should be capitalized in one instance.

The meeting was adjourned at 8:43pm.

Respectfully,

Tom Cavataio