

**Village of Freeville
Planning Board Meeting
June 13, 2018**

Meeting called to order at 7:05pm.

Present: Planning Board Members, Jim Krebs-Chair, Tom Cavataio, Justin DeMatteo, Brian Buttner, Stephanie Ortolano, Virginia Mott – Clerk-Treasurer.

Motion made by Tom Cavataio to approve the minutes of the May 8, 2018 meeting, seconded by Brian Buttner. Motion approved.

Discussion was held regarding the Dayton PUD as Polly Cator has inquired about information regarding the PUD, specifically if there is a booklet. No one is aware of a booklet. The board is interested in any further information found regarding the PUD.

Justin DeMatteo mentioned the Tompkins County Housing Strategy is encouraging. It was noted that Tompkins County is not looking at the Village for development as we do not have water service in the Village.

Jim Krebs asked we have heard anything from the owners of the Waterwheel. Ginny noted that the owners of the Waterwheel have reached out and have been directed to contact Rick Fritz, Code Enforcement Officer regarding changes to the property. Discussion regarding what they may be planning to do and what issues they may encounter, the lower level has flooded 3 times.

Stephanie Ortolano noted that a spin studio is being opened on Main Street in the former fitness center.

New Business:

Wording in Section 358 on page 47, Home based businesses, several points under consideration.

- Home based business subordinate to residential occupancy – already there.
- No more than 3 unrelated (to owners) employees working in the business.
- No greater than 40% of building occupied by the business.
- Parking limits – already there.
- Hours of operation.
- Storage of products
- Should not be able to tell from the outside that it is a business, except for signage.

New wording of section, add 2 sentences ‘in quotes’:

The purpose of this classification is to identify those activities suitable as a secondary use of an occupied dwelling unit. ‘Secondary uses shall occupy no greater than 40% of the floor space of the residence. No more than 3 employees residing outside the residence shall be employed.’ These are commonly known as ‘home occupations’ – business enterprises conducted in a dwelling unit the primary use of which is residential. The following activity types comprise home occupations:

Jim Krebs said that at the next meeting they will look at definitions in Article 2. Brian Buttner will bring in copies from other municipalities.

Motion to adjourn at 8:23 pm. Motion made by Stephanie O. Seconded by Brian B. Motion approved.

Respectfully submitted,

Virginia Mott
Clerk-Treasurer