

**Village of Freeville
Planning Board Minutes
May 08, 2018**

Members Present: Jim Krebs- Chair, Tom Cavataio, Justin DiMatteo, Brian Buttner, Stephanie Ortolano

Staff/Guests: David Fogel- Mayor, Scott Doyle- Tompkins County Planning,
Edania Hernandez- Outgoing Clerk, Virginia Mott- Incoming Clerk

Meeting called to order at 7:08PM

Jim Krebs called for motion to approve the minutes- (2nd) Brian Buttner, Motion approved

Jim and Tom gave an overview of their recent training at Eco-Village that included talks on LEED, community recycling, energy management. Eco-Village is a very efficient residential community with simple building shapes to reduce exterior surface area.

Scott Doyle (County Planner) spoke to the Board regarding his recent review of the proposed Commercial Zone regulation the Planning Board is proposing for the Village. His comments include:

- Consider energy efficiency and sustainability recommendations for new construction
- Develop and follow county-wide energy management guidelines
- Existing commercial activities outside proposed comm zone should have limited expansion capacity to encourage development within new zone
- Consider commercial activities only on first floor of any new structure in Comm Zone. Residential uses can be on second floor and above. Current overall height limited is 35 feet.
- Zoning should reinforce focus of local development in each designated zone including low income opportunities
- Mandate that 239 review be completed for any building proposed within 500 feet of State roads, public lands or Village limit line

Upon further consideration, the Planning Board decided not to incorporate Mr. Doyle's suggestions into our proposed Commercial Zone at this time. The proposed commercial zone will be presented to the Trustees at the next Village meeting for approval.

The Board also discussed the possibility of additional training sessions through the County for our local Boards (Trustees, Planning Bd, BZA). Scott Doyle requested we send him a list of "hot topics" the County might be able to address for our Boards as well as other local municipalities.

Zoning changes discussed at tonight's meeting and others that may still be made to the proposed Commercial Zone regulation must be sent back to the County for a second (final) review.

Jim Krebs asked Scott to clarify what the county's objectives are for affordable housing as identified in the Tompkins County Comprehensive Plan?

Motion to adjourn at 8:53PM. Motion made by Brian B., (2nd) Tom C. Motion approved.

Respectfully submitted,
Brian Buttner, PB member