

Village of Freeville  
Planning Board Meeting  
12/18/2018

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

The meeting was called to order at 7:05 PM.

Tom moved to approve the November 20, 2018 minutes, Justin seconded. They were approved

Started to review Section 2, Definitions. Brian Buttner served as chairman for the meeting so that Jim Krebs could take the minutes.

Issues: The definitions are presently organized by function. The planning board decided that they should be organized alphabetically, to make it easier for someone to use them.

The planning board decided to include the following definitions in addition to the definitions that are already included. Notes in red are issues that need to be discussed later. The concept is to come up with the definitions, cross check them for consistency with section 300, check for use of the terms, consider if terms which are not being used should be added to section 300 and if so, what regulations should be placed in each zone. The planning board reviewed the city of Ithaca definitions and the city of Cortland definitions. Next meeting, we plan to review the definitions in the Dryden Zoning Ordinance and the Town of Ithaca. This list shall be expanded upon next meeting. The final list of definitions shall be delivered to the Board of Trustees for approval to replace the present list in Section 2. Until that time, the current definitions shall continue to be used.

**Adult Day Care:** A facility, home, or other establishment, at which day care is provided for hire for \_\_\_\_ of adults.

**(The blank is for the number to be filled in later.)**

**Bar:**

**Bed and Breakfast:** A single-family dwelling occupied and used by the owner of such dwelling as his principal residence and with such dwelling unit there are not more than four accessory guest rooms whose occupants shall not exceed seven days and for which a morning meal is provided.

**Boarding House:** Any dwelling in which more than three persons either individually or as families are housed or lodged for hire with or without meals. A rooming house or a furnished rooming house shall be deemed a boarding house.

**Clinic:** A building or any part of a building which is used for the medicine by one or more physicians in which certain facilities other than reception are shared by the occupants and in which patients are diagnosed or treated by physicians specializing in various ailments and practicing as a group.

**(Does professional services cover the clinic?)**

**Convalescent home:** A building other than a hospital where sick or infirmed persons are lodged, furnished with meals and nursing care for hire, except persons who are mentally ill, mentally deficient, drug addicts or alcoholic patients. (PBM of 2/19/2019 adding “Short Term”)

**Day Care Home:** A facility, home, or other establishment, other than a school, at which day care is provided for hire for one to five children under the age of sixteen years.

(See section 342.11 and 342.12 for day care.)

**Farm:** A farm is any parcel of land containing at least 3 acres which is used in the raising of agricultural products, such as crops, livestock, poultry, and dairy goods. It includes structures necessary to the production and storage of agricultural products and equipment.

**Fuel Stations:** All lots from which motor fuel is sold and which may include a convenience store and / or motor vehicle services as an accessory use.

**Group day care facility:** A facility, home, or other establishment licensed by the New York State Department of Social Services or certified by the Tompkins County Department of Social Services, other than a school, at which day care is provided for hire for more than five, but no more than eight, children under the age of sixteen years.

(Need to check on the number of people allowed for the group day care facility.)

**Lodge:** A building or premises used exclusively by members of an organization and their guests which premises or buildings are devoted to recreational or athletic purposes, not primarily conducted for gain.

**Mixed Use Building** A building within which residential as well as non-residential uses occur.

(Need to see if it is already there)

**Motel:** a building containing rooms designed and originally planned to be rented or hired out for living or sleeping accommodations for transient occupancy

**Motor Vehicle Services:** includes motor vehicle repair shops, car washes and auto detailing; however, all such activities must be conducted within a building. Such a use does not include the sale of fuel.

**Outdoor Sales:** Includes uses which sell, rent or display merchandise or equipment predominantly outside of an enclosed building.

(Need to distinguish between permanent and temporary outdoor sales.)

**Personal Care Services:** Includes all the following: barbering, cosmetology, esthetic services, nail specialty, natural hair styling, tanning, tattooing and waxing.

(See section 358.02 and 359.01)

**Professional Services:** Includes uses whose primary function is the provision of services directly to an individual. Such uses include all licensed (state-certified) services. Personal care services are excluded from this category.

**Public Service Utilities:** Includes waste water treatment plants, public and private utility substations, and utility and public service relate distribution facilities including conventional television, radio, or communications antennas / towers.

**Restaurants:** Includes all facilities from which prepared food is offered for sale to the public. It may incidentally include the sale of alcoholic beverages.

**Rooming House:**

**Travel Trailer:** Any portable vehicle which is designed to be transported on its own wheels, intended to be used for travel, recreation or vacation purposes.

**Tourist House:** a building is a building originally built and used as a dwelling other than a hotel or motel in which accommodations for transients are offered for compensation.

**Two-Family Dwelling** A building of two dwelling units, with common walls and / or floors.

**(See sections 206 and 353).**

**Utility Trailer:** A trailer, with or without sides or roof, designed for transporting various objects, including recreational vehicle trailers.

Jim Krebs moved to adjourn. Stephanie Ortolano seconded. The meeting adjourned at 9:05 PM.

Respectfully submitted,

Jim Krebs