

**Village of Freeville Planning Board Meeting**  
**January 15, 2019**

The Meeting was called to order at 7:03 pm.

Present: Planning Board Members, Jim Krebs-Chair, Brian Buttner, and Stephanie Ortolano. Absent were Justin DiMatteo and Tom Cavataio. Also in attendance were Karen Snyder, Deputy Clerk and Village Resident Danila Apasov.

A motion was made by Stephanie Ortolano to approve the minutes of the December 18, 2018 Planning Board meeting and seconded by Brian Buttner. The motion was carried.

**New Business:**

The Board discussed an email received from Village Clerk, Virginia Mott regarding Site Plan Application inquires, their locations and their proposed projects, which included a proposed warehouse for an expansion of an existing business, a proposed food store.

Danila Apasov was given privilege of the floor. Mr. Apasov questioned the process of expanding his business, EcoJarz/Jarmazing Products, tops made as an accessory to mason jars. Mr. Apasov is looking to either construct an addition to his current location or new construction with a new location. His proposed new location, 0 Factory Street was discussed along with if his application required Zoning Board of Appeals approval for a variance before his application could move forth. Chairman Krebs recommended Danila contact the Village CEO, Rick Fritz. Chairman Krebs provided a Site Plan application, the applicable Section of the Village Code referring to Site Plan applications and a SEQR application, all to be completed and return back to the Village CEO, who is available on Monday mornings.

**Old Business:**

The Planning Board members reconvene with the definitions left off from the December 18, 2018 meeting. Using the Town of Dryden's definitions the Board started with Artist Studio/Craft Workshop.

**Artist Studio/Craft Workshop:** A place where artist, artisans, craftsmen and other skills trades people produce custom-made art or craft products, where they teach such skills, and/or where they sell such art or products.

**Automotive Sales:** Any lot or structure used for sales, rental or leasing of new used or cars, trucks, motorcycles, boats or other motorize vehicles including tractors or construction vehicles.

**Automotive Salvage/Junk Yard:** A lot or structure and any place of storage or deposit where two or more unregistered, old or second hand motor vehicles or their associated parts no longer intended or in condition for legal use on public highways are held.

**Automotive Towing Services:** An establishment that provides for the transport of a motor vehicle by towing, carrying, hauling or pushing from public or private property, and which may provide for the temporary storage of motor vehicles. This definition shall not include an Automotive Repair Garage with a tow truck(s) which repairs vehicles on-site, nor shall this use be construed as a Junk Yard.

**Bar (Tavern, Pub, Inn):** To address at a later meeting.

**Buffer Strip:** A row of densely planted shrubs and trees with low branches intended to reduce noise and screen out objectionable views.

**Campground:** An area to be used for transient occupancy by camping in tents, camp trailers, motor homes or temporary sleeping quarters of any kind.

**Car Wash:** A structure or portion thereof used exclusively for the business of washing, cleaning and waxing motor vehicles.

**Contractor's Yard:** Any space, whether inside or outside a building, used for the storage or keeping of operable construction equipment, materials, machinery or vehicles, which are used by a construction contractor or their subcontractors.

**Dwelling, Accessory Unit:** A secondary dwelling unit which is accessory to a single-family dwelling, for use as a complete, independent living facility with provisions within the accessory unit for cooking, eating, sanitation, and sleeping.

**Dwelling, Single Family:** A detached structure that is designed or used exclusively as a living quarters for one family.

**Dwelling, Two-Family:** A detached dwelling containing two dwelling units for the use and occupation by two families.

**Dwelling, Upper Floor Apartments:** One or more dwelling units that are located above a commercial use.

**Elder Cottage:** A separate, detached, temporary single family dwelling, accessory to a single or two-family dwelling on a lot; and occupied by no more than two residents, one of whom must be 55 years of age or older.

**Farm Stand:** A seasonal or temporary stand for the sale and display of farm products.

**Kennel:** Any commercial establishment where four or more dogs, cats, or other animals over three months of age are kept, raised, sold, boarded, bred, shown, treated, or groomed.

**Library:** A public institution with a structure containing printed, pictorial, and audiovisual material for public use for purposes of study and reference.

**Nonconforming Use:** A structure or use of land existing on the date of enactment of this ordinance which does not comply with the allowed use regulations of the zone in which said structure or use is located.

**Nursery/Greenhouse, Retail:** A retail establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used for indoor or outdoor planting.

**Office Building:** Any structure in which space is rented and persons employed in or who conduct the management or direction of an agency, business, organization, profession, or public administration, but excluding such uses as retail sale, manufacture, assembly or storage of goods or places of assembly and amusement.

Board Members will reconvene at the next Planning Board meeting starting with page 12, Open Space using the Town of Dryden definitions. It was noted the Board will review the definitions of the Town of Ithaca also.

Member, Brian Buttner moved to adjourn the meeting, Chairman, Jim Krebs seconded. Motion was carried. The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Karen Snyder  
Deputy Clerk