

Town of Danby Planning Board
NOTICE OF MEETING

The regular meeting of the Town of Danby Planning Board will be held at 7:00 p.m. on Thursday, January 19, 2017 at Danby Town Hall, 1830 Danby Road, Town of Danby, New York.

AGENDA:

1. **Call to Order / Agenda Review:** additions or deletions to agenda
2. **Privilege of the Floor**
3. **Approval of Minutes**
 - December 2016 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
 - **Project:** Verizon Wireless Telecommunications Facility
Location: American Legion Post No. 221, 1231 Danby Rd., Tax Parcel # 2.-1-7
Applicant: Robert J. Brenner for Verizon Wireless
Anticipated Board action(s) this month: Declaration of Environmental Significance, Public Hearing, and consideration of final approval of special permit
Project Description: The Applicant proposes to construct a large telecommunications facility on the 4.66-acre lot. The facility will consist of a 109' monopole tower with additional 1' lightning rod, a 12' x 22' equipment platform, and other associated site improvements. The project is in the Low Density Residential Zone. This is a Type I Action under the Town of Danby Local Law 3 of 1999 Regulating the Siting of Wireless Telecommunications Facilities and an Unlisted Action under the State Environmental Quality Review Act, and is subject to environmental review.
 - **Project:** Loomis/Johnson Accessory Dwelling
Location: 365 Troy Rd., Tax Parcel # 3.-1-9.3
Applicant: Sandy Loomis, Craig Johnson, and Loraine Johnson
Anticipated Board Action(s) this month: Public Hearing and consideration of final approval of special permit
Project Description: The Applicant requests the approval of a special permit for renovation of an existing unfinished structure (garage) to add a second dwelling unit in a separate building for permanent occupancy on the 3.82-acre lot. The project is located in the Low Density Residential Zone. This is a Type II action under the Town of Danby Environmental Quality Review and State Environmental Quality Review Act.

- **Project:** Minor Subdivision
Location: 45 Hilltop Rd, Tax Parcel # 8.-1-21.2
Applicant: Don and Priscilla Barber
Anticipated Board action(s) this month: Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval
Project Description: The Applicant proposes to subdivide the existing 115.19-acre property into two parcels: Parcel A, measuring 8.936 acres, with 483.12 feet of frontage on Hilltop Road, 793.86 feet of depth, with existing house and barn; and Parcel B, measuring approximately 106 acres with 1,525 feet of frontage on Jersey Hill Road, approximately 1,223 feet of depth, and actively farmed. The property is in the Low Density Residential Zone, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.
- **Project:** Minor Subdivision
Location: Deputron Hollow Rd., Tax Parcel # 12.-1-6.22
Applicant: Erick Palmer for TMeichen, LLC
Anticipated Board action(s) this month: Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval
Project Description: The Applicant proposes to subdivide the 40.65-acre property into two parcels: Parcel A, measuring 27.40 acres and Parcel B, measuring 13.25 acres, all of which is woodland. The property is encumbered by a conservation easement held by the Town; Town Board approval is also required to permit subdivision. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.
- **Project:** Minor Subdivision
Location: Nelson Road and Hornbrook Rd., Tax Parcel # 6.-1-18.25
Applicant: Edward V. Melchen
Anticipated Board action(s) this month: Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval
Project Description: The Applicant proposes to subdivide the existing 18.972-acre property into two parcels: Parcel A, measuring 12.345 acres, with 280.51 feet of frontage on Nelson Road, 666.29 feet of depth, and undeveloped; and Parcel B, measuring 6.627 acres with 420.10 feet of frontage on Hornbrook Road, 617.26 feet of depth, and undeveloped. The property is in the Low Density Residential Zone, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.
- **Project:** Minor Subdivision
Location: 119 W. Miller Rd, Tax Parcel # 7.-1-65.2
Applicant: Tucker Milton
Anticipated Board action(s) this month: Review of Preliminary Plat application

Project Description: The Applicant proposes to subdivide the existing 11.5-acre property into two parcels: Parcel A, measuring 2.42 acres, with 50 feet of frontage on West Miller Road, 793.86 feet of depth; and Parcel B, measuring approximately 9.09 acres with approximately 432 feet of frontage on West Miller Road, approximately 794 feet of depth, with existing house. The property is in the Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. On November 22, 2016, the Board of Zoning Appeals of the Town of Danby approved the area variance from the 200 foot required road frontage requirement for a Low Density Residential lot in Section 600, paragraph 5 of the Town of Danby Zoning Ordinance. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.

- **Project:** Minor Subdivision

Location: 1114 Coddington Rd., Tax Parcel # 5.-1-1.77

Applicant: Adam J. Moore

Anticipated Board action(s) this month: Declaration of Lead Agency, Review Part 1 of Environmental Assessment Form (EAF), and Review of Preliminary Plat application

Project Description: The Applicant proposes to subdivide the existing 9.53-acre property into two parcels: Parcel A, measuring 5.41 acres, with 539.18 feet of frontage on Coddington Road, approximately 770 feet of depth, with existing house, garage, shed, and barn; and Parcel B, measuring 4.59 acres with 201 feet of frontage on Coddington Road, 681.29 feet of depth, and undeveloped. The property is in the Low Density Residential Zone, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. This is an Unlisted Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.

6. Planning & Zoning Report

7. Adjournment

- **All agenda items are for consideration and are not final until voted on by the Board.**

* As a Planning Board, we want to know what residents have to say. The time set aside for this is at the beginning of the meeting during 'Privilege of the Floor.' This time to speak is a privilege – not a right – and while we realize that residents are sometimes passionate about an issue, we insist that the tone and content of your remarks be civil and respectful. If these guidelines are not adhered to, you will be asked to sit down and remain silent. Once the meeting moves past Privilege of the Floor, we are still interested in what you have to say, but please be aware that your comments or questions during this part of the meeting can be entertained only if time permits. Please wait to be recognized by the Chair before speaking. If you wish to comment or ask a question during the regular part of our meeting, we ask that your comments pertain to the subject at hand, and again we insist that they be civil and respectful.