

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, February 16, 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
 - January 2017 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
 - **Project:** Minor Subdivision
Location: 119 W. Miller Rd, Tax Parcel # 7.-1-65.2
Applicant: Tucker Milton
Anticipated Board action(s) this month: Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval
Project Description: The Applicant is proposing 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: Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval
Project Description: The Applicant is proposing 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.

- **Project:** Blue Sky Center for Learning
Location: 303 Gunderman Road, Tax Parcel #9.-1-9.12
Applicant: David Hall for JLF Holdings, LLC
Anticipated Board action(s) this month: Consideration of preliminary approval of special permit; set date for Public Hearing
Project Description: The Applicant is proposing to create a therapy center specializing in treating autism spectrum disorders not exceed 12,000 square feet within the existing barn structure on the 2.61-acre lot. The project is in Planned Development Zone 10. This is a Type I Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.
- **Project:** Ithaca Waldorf School Phase II expansion
Location: 20 Nelson Road, Tax Parcel #2.-1-17.32
Applicant: Sarah Hesse, Vice President, Board of Trustees, Ithaca Waldorf School
Anticipated Board action(s) this month: Consideration of preliminary approval of special permit; set date for Public Hearing
Project Description: The Applicant is proposing modification of the Special Permit (which was granted preliminary approval by the Planning Board on March 7, 2004 and granted final approval on April 28, 2011) to construct a 3,535 sq. ft. addition to the existing 6,900 sq. ft. school on the 81.57-acre lot. Preliminary approval required that Phase II of expansion be subject to application to and approval by the Planning Board as amendments to the Special Permit. This is a Type I Action under the Town of Danby Environmental Review of Actions and the State Environmental Quality Review Act and is subject to environmental review.
- **Project:** Retail business and offices (formerly National Book Auctions and Bid Club)
Location: 1429 Danby Road, Tax Parcel #2.-1-37
Applicant: David Hall for JLF Holdings, LLC
Anticipated Board action(s) this month: Consideration of preliminary and final approval of modified Site Plan Review approval
Project Description: The Applicant is proposing changes to the site plan, approved by the Planning Board on September 30, 2004, to repurpose the existing 3,696 sq. ft. one-story building from a bookstore with occasional book-related auctions held inside the building, to a retail service store and business offices on the 0.93-acre parcel. The project is the renovation of an existing structure and is located in Commercial Zone B, subject to review under Town of Danby Zoning Ordinance Section 802: Final Site Plan Approval And Modifications Of Site Plans. This is a Type II Action under the Town of Danby Environmental Review of Actions and State Environmental Quality Review Act.

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.