

**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, April 27, 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**
  - March 2017 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
  - **Project:** Minor Subdivision  
**Location:** Coddington Road, Tax Parcel # 5.-1-4.22  
**Applicant:** Brian Jackson for Carl Crispell  
**Anticipated Board action(s) this month:** Declaration of Lead Agency  
**Project Description:** The Applicant proposes to subdivide the 149.57-acre property, currently joined by a tie line across Coddington Road, into two parcels: Parcel A, measuring 122 acres, with approximately 2,650 feet of frontage on Coddington Road, approximately 1900 feet of depth; and Parcel B, measuring 28.52 acres with approximately 2,650 feet of frontage on Comfort Road, approximately 850 feet of depth. 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:** 552 Comfort Road, Tax Parcel # 8.-1-31.22  
**Applicant:** Sue Oltz for the Oltz Living Trust  
**Anticipated Board action(s) this month:** Public Hearing; Determination of Environmental Significance; Preliminary & Final Approval  
**Project Description:** The Applicant proposes to subdivide the existing 78.66-acre property, currently joined by a tie line across Comfort Road, into two parcels: Parcel A, measuring 34.423 acres, with 627.83 feet of frontage on Comfort Road, 1887.90 feet of depth; and Parcel B, measuring approximately 44.237 acres with approximately 944 feet of frontage on Comfort Road, approximately 794 feet of depth. 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. 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:** Determination of Environmental Significance; Consideration of Special Permit  
**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.

## 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.