

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, March 15, 2018 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**
 - February 2018 minutes
4. **Action items**
 - **Project:** Minor Subdivision
Location: East Miller and Troy Roads, Tax Parcel # 7.-1-30.2
Applicant: Jessica and Justin Szczepanski for Szczepanski Farms
Anticipated Board action(s) this month: Declaration of Lead Agency
Project Description: The Applicant proposes to subdivide the existing 165.35-acre property into two parcels: Parcel A, measuring 3.02 acres and vacant and Parcel B, measuring 162.33 acres 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. This is an Unlisted action under the Town of Danby Environmental Review of Actions and an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.
 - **Project:** Special Permit – Commissary
Location: 69 Layen Road, Tax Parcel # 8.-1-1.7
Applicant: Brian Horvath
Anticipated Board action(s) this month: Public Hearing; Determination of Environmental Significance; Preliminary and Final Approval of Special Permit
Project Description: The Applicant proposes the creation of a Commissary, a non-retail food-processing establishment. A Food Service Establishment (FSE) Operating Permit is also required from the Tompkins County Department of Health. This is an Unlisted action under the Town of Danby Environmental Review of Actions and an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.
 - **Project:** Rezoning, Minor Subdivision, and Special Permit for Warehouse
Location: 129 Hornbrook Road, Tax Parcel # 10.-1-82.2
Applicant: Robert Bartholf for Petricola-Bartholf Partnership
Anticipated Board action(s) this month: Public Hearing; Official recommendation to Town Board in accordance with Town of Danby Zoning Ordinance Section 800(3)

Project Description: The Applicant proposes to rezone 2.237 acres of the 108.89-acre parcel to zone Commercial “C.” The Applicant proposes to subdivide the existing 108.89-acre property into two parcels: Parcel A, measuring 2.237 acres with existing 8,800 sq. ft. warehouse; and Parcel B, measuring 106.653 acres and formerly operated as vehicle dismantler Autosalvage of Ithaca, Inc. The property is currently zoned Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. A portion of the property is also located in the Aquifer High Vulnerability (AHV) Overlay Zone. The Applicant is also requesting a Special Permit to utilize the existing 8,800 sq. ft. building as a Warehouse. This is a Type I action under the Town of Danby Environmental Review of Actions and an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.

- **Project:** Henion Family Trust Standard Subdivision
Location: 84 Layen Road, Tax Parcel # 8.-1-1.3
Applicant: James G. Henion for The Henion Family Trust
Anticipated Board action(s) this month: Public Hearing; Determination of Environmental Significance; Preliminary and Final Approval
Project Description: The Applicant proposes to subdivide the existing 66-acre property into three parcels: Parcel 1, measuring 31.19 acres with existing Private Airplane Landing Field, approved by Special Permit on June 13, 1983; Parcel 2, measuring 31.73 acres with existing house; and Parcel 3, measuring 4.39 acres and vacant. 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 a Type I action under the Town of Danby Environmental Review of Actions and an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.
- **Project:** Frank Minor Subdivision
Location: 14 Makarainen Rd, Tax Parcel # 4.-1-29.2
Applicant: Erik P. Frank
Anticipated Board action(s) this month: Public Hearing; Determination of Environmental Significance; Preliminary and Final Approval
Project Description: The Applicant proposes to subdivide the existing 8.47-acre property into two parcels: Parcel A, measuring 3.00 acres and vacant and Parcel B, measuring 5.73 acres 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. This is an Unlisted action under the Town of Danby Environmental Review of Actions and an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.

5. Planning & Zoning Report

6. 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.

Access to public documents is available online at:

Planning Board agendas

<https://lfweb.tompkins-co.org/weblink/Browse.aspx?startid=3&dbid=3>

Planning Board minutes

<https://lfweb.tompkins-co.org/weblink/Browse.aspx?startid=26&dbid=3>

Planning Board submittals

<https://lfweb.tompkins-co.org/weblink/Browse.aspx?startid=2715&dbid=3>