

**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, May 17, 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. **Chair Announcement**
3. **Privilege of the Floor**
4. **Approval of Minutes**
  - April 2018 minutes
5. **Town Board Liaison Report (verbal)**
6. **Action items**
  - **Project:** Special Permit, second dwelling unit  
**Location:** 520 W King Rd, Tax Parcel # 1.-1-3.35  
**Applicant:** Nathaniel Greenspun for Susan Perri, Owner  
**Anticipated Board action(s) this month:** consideration of preliminary approval of special permit; set date for Public Hearing  
**Project Description:** The Applicant is proposing the approval of a special permit for construction of a 450 square foot second dwelling unit in a separate building for permanent occupancy. 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:** Oltz Minor Subdivision  
**Location:** Comfort Rd, 8.-1-31.22  
**Applicant:** Susan Oltz and Michelle Phalin, Owners  
**Anticipated Board action(s) this month:** Declaration of Lead Agency  
**Project Description:** The Applicant proposes to subdivide the existing 44.80-acre property into two parcels: Parcel A, measuring 22.071 acres and vacant and Parcel B, measuring 22.068 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 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:** Amodie Minor Subdivision  
**Location:** Curtis Rd, 23.-1-10.2

**Applicant:** Michael Amodie for Deborah A. Friends, Owner

**Anticipated Board action(s) this month:** Declaration of Lead Agency

**Project Description:** The Applicant proposes to subdivide the existing 109.77-acre property into two parcels: Parcel A, measuring 4.042 acres and undeveloped, to remain undeveloped on Curtis Road; and Parcel B, measuring 105.77 acres and undeveloped. On March 27, 2018, the Town of Danby Board of Zoning Appeals granted an Area Variance from the Zoning Ordinance Section 600(4)(a) requirement that road frontage be located on a public road maintained year-round with the stipulation that no permanent structures be constructed on Parcel A. 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.

## 7. Planning & Zoning Report

## 8. Zoning Audit question review

## 9. 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://ifweb.tompkins-co.org/weblink/Browse.aspx?startid=3&dbid=3>

Planning Board minutes

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

Planning Board submittals

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