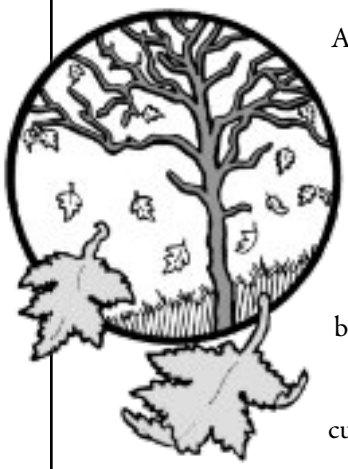
September 2023 FREE TO RESIDENTS

Danby News

Fall Equinox Celebration

White Hawk Ecovillage is happy to be—once again—hosting its annual Equinox celebration on September 23, 5-9pm.



All are invited to come by, see how much we have grown, and enjoy a nice fall evening filled with food, friends, neighbors, and music! Music will be provided by local artist Travis Knapp...and possibly others!

BYOB and bring a dish to share if you can. Please label any food you bring to share to indicate if it is vegetarian, vegan, gluten-free, or if it contains nuts. Please also bring your own plates, cups, and utensils. (ks)

Summer Market On September 15

The Fourth And Final Summer Market is on Friday, September 15, 4-7pm, in (and around) the Sue Beeners Pavilion near the Danby Fire Station. There's plenty of parking in the lot on Gunderman Road. Please don't park in front of the fire station.

The Danby Summer Market features some of our very local farmers, along with herbalists, artists, and crafts makers. You will find Shagbark Gardens, Finca La Abundancia, Steinhaus Farm, Pica Flor Farm, Whiskey Cane Production, Karlee Creations, photography by Linda Wyatt and Ted Crane. And more!

This month's musical artist, sponsored by Danby's Community Council (and with thanks to the Community Arts Partnership), is Danby resident, fiddle and flat picker *Ben Hogben*. (pg)

This Month Inside the Danby News:

Lure of the Nocturnal . . . . . ③
Bonanza of Barns . . . . . ③
Project CARE / Gadabout Tix . . ③
Reminiscing . . . . . ④
Call for Pollworkers. . . . . ④
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Community Library . . . . . ⑦
Seniors! . . . . . ⑦
Coffee and Donuts . . . . . ⑦
Calendar . . . . . ⑧

Coming in October: 9th Annual Harvest Festival

Time flies like an arrow, but pumpkins fly like like hummingbirds. Sometimes forward and sometimes backward, but always up and down.

Save the date—Sunday, October 15, 1-5pm—for Danby's Community Council's 9th Annual Harvest Festival in Dotson Park. It's an event for adventurers, for families, for music lovers, and for a last, extended chance to visit the Summer Market vendors!

Once again, behind the scenes, the woods elves are refurbishing the Trebuchet so it can mightily heave pumpkins and other vegetables. Potatoes and smaller soft spheroids have their own air-powered launcher.

The pavilion and open areas of Dotson Park make a perfect spot to enjoy the glories of an October day, chat with your neighbors, and have relaxed community-based fun.

The cost? Nada, none, ничего, ningun, ʻaʻohe mea, nothing, it's free. There might be a donation basket if you're inclined to look for it, and nobody will ask for tips. (dcc)

Another Pie Contest Winner

The end of summer brings neighborhood gatherings like the *West Danby Picnic* and the *Bald Hill Road Picnic and Pie Contest*.

Fin G. with his prize-winning Peach Pie. Oh, yes, the judges finished it!

Central Danby residents gathered at Jennings Pond for to catch up on the year, enjoy a cornucopia of tasty dishes, and the chance to judge pies: Mississippi Mud, Chocolate, Tomato, Banana Blueberry, Bourbon Custard, Strawberry Rhubarb, and the winner of both the Junior and Best Categories, Peach! (tc)

September 2023

Layout: Ted Crane
Count-n-Label Crew:
Ted and Pamela; others.
Post Office Crew:
Ted

To contribute items:
Danby Area News
PO Box 6886
Ithaca, NY 14851-6886
Phone: 607.273.8678
Email: [danbynews@danbycc.org]

Text submissions:
Send text in the body of an unencoded, plain-text Email message (**not** as an attachment); or mail typewritten copy, double-spaced on white paper. Short handwritten submissions accepted; please write legibly.

Graphics: JPEG preferred for photos, GIF for line graphics. PNG also works. Check with editor before sending hardcopy graphics.

Deadline is the 15th of the month prior to publication date. Materials may be accepted later if time allows. Submissions should generally not exceed 250-350 words (one column). We cannot print political material or letters of opinion.

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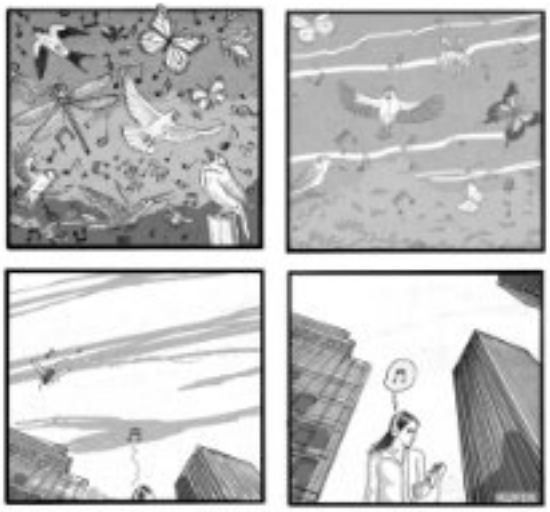


Bird Song Gone
—Peter Kuper
(used with permission)

Development pressure can to affect the open space and natural environment cherished by Danby residents.

Pockets of nature (top left) still exist (top left). People-ified greenery is the norm in residential areas (top right and bottom left).

How will dense development of the Central Hamlet(s) change Danby (bottom right)?

Danby News Notes

Submission Guidelines: Before submitting an item for the Danby News, please have a look at the *Submission Guidelines*. You can request them by Email from the editor at [danbynews@danbycc.org] or find them at [danbyny.org/DanbyNews]. If you're thinking of sending something for publication in the Danby News, there's two documents to read: the *Guidelines* and the *Submission Guidelines* at the same web location.

You'll learn what is, and isn't acceptable material for publication. If it's acceptable, we'll make an effort to include it; generally, we print everything we receive! You'll find hints about how to prepare a submission. Following these guidelines makes the editing and layout easier.

A terse version of these guidelines is in the left-hand column of this page. (tc)

The Lure of the Nocturnal Flight Call

"Using Human-Sized Microphones and Hay Bales, They Unlocked the Mysteries of Bird Migration. For thousands of years, no one truly knew how birds migrated—until, that is, a few unlikely pioneers sat, with hundreds of pounds of kludged together recording gear, in an empty field waiting to hear sounds that no one had ever captured."

So starts a recent podcast and article in *Scientific American* about one of our Danby neighbors. Bill Evans is like many folks who live here: they do interesting and important things. On August 21, Scientific American's podcast featured a very cool interview with Bill about the early days of recording nocturnal flight calls during bird migration.

The interview was part of a five part series. You can find the full interview at **[scientificamerican.com]** (click on "podcasts"). Or google "Using Human-Sized Microphones and Hay Bales".

Interviewer Jacob Job calls Evans, "A legend of the nocturnal flight call world." Evans quipped, "I'm sort of a birdwatcher that got out of control." Job continued, "He is a legend in the nocturnal flight call community. Think Mickey-Mantle-and-baseball level legend. He can reasonably take credit for a lot of what we know today about nocturnal flight calls."

The 15-minute podcast—or a short read—is a fascinating story of the innovative methods Evans and others created to capture the sounds of birds calling in the dark of night while flying high overhead. It's also a compelling story of how this Danby resident found his life's purpose, literally a calling to monitor the flight calls of night migrating birds, all across the country, as a means to track their movements and populations.

We won't spoil this for you. Have a listen to the podcast yourself.

Towards the end of the interview, Bill describes how much tracking the nocturnal flight calls of birds has become a part of his life. "I can't really, at this point, separate me from night flight call monitoring. I have a family; I have two kids, a wife. I've loved having a family and love, but really my life is permeated by my love for studying bird migration, especially these nocturnal flights. And there's a spiritual angle of it, too, just connecting with these little beings."

There's more to learn about Bill Evans and the current work he does. In the spring we will share a project you can tune into, about Bill's network of high schools along the Mexican border. They automatically monitor avian nocturnal flight calls. Until then, open your windows or spend time outside and listen with wonder to the sounds of birds during their autumn migration. And cozy down to other Scientific American podcasts over the Fall and Winter. (pg)

A Bonanza of Barns

Drawings of Danby's old barns, that is.

As Town Historian and as an artist I am working on a project of capturing images of Danby's old barns in pencil.

They are an important slice of the Town's history. Capturing them in pencil "portraits" is a way to show one aspect of Danby's agricultural heritage.

The drawings will be on display in the meeting room of Town Hall through September. It will be a good opportunity to see if there is a drawing of your barn, or a neighbor's barn. (mb)

Project CARE

Project CARE's friendly visitor program provides companionship by matching an older adult with a volunteer for weekly home visits. Many older adults in our community greatly benefit and find comfort from these weekly visits.

Volunteers join the older adult for conversations, games, and so much more. This service can provide in-home support and companionship to older adults, especially those who are socially isolated.

If you are interested in volunteering, or are a Tompkins County resident aged 60+ who would like a friendly visitor, please contact Dawn Sprague, Project Coordinator, **[dsprague@tompkins-co.org]** or 607.274.5499.

Gadabout Tickets

If you are aged 60+, you can receive up to 20 one-way Gadabout tickets per 12-month period at no cost. Both Zone 1 (City) and Zone 2 (includes Danby) tickets are available. Call the TC Office for the Aging, 607.274.5482.

Reminiscing #13

I went back to my Ithaca Journal columns of September 2005 and 2006 for these memories.

On September 17, 2005, the ecological community at White Hawk Village on Danby Road was holding an informational presentation downtown at GreenStar Market.

I gave a shout out to the freshman college students just beginning their college careers, and offered up a few facts about that age group.

They were all too young to remember the space shuttle exploding and they don't know who Mork was or where he came from; they have always had an answering machine and cable; their popcorn has always been cooked in the microwave. However, after all, those of us in the baby boomer generation generally never had to wash clothes by hand in a wash tub using a wash board, or start the kitchen stove with wood, or pump our water by hand, and bathroom facilities have always been inside. On the other hand, back then bread cost 8 cents and gasoline was 18 cents per gallon!

There was a bear sighting just above Buttermilk Creek. In recent years, bear sightings have increased in Danby! I wrote that we have never spotted a bear, but that we did have a large family of turkeys, big and small, strolling through our back yard every morning.

I wrote about Hurricane Katrina leaving behind human tragedy and devastation of the worst kind, and wished Godspeed to Daniel Thurnheer of Danby, as he transported donated supplies to Gulfport, Mississippi.

The 2006 Fall Harvest Fair was scheduled for 10am to 3pm, Saturday, October 14, at the Danby Federated Church (now the Danby Community Church). The women of the church were hard at work preparing for this wonderful event, which was always such fun.

September, 2006, was the fifth anniversary of the heartbreakingly horrific events of September 11, 2001. I wrote that I would have to agree in this case with Thomas Jefferson, when he said, "I like the dreams of the future better than the history of the past." (gh)

Call For Pollworkers

Poll Workers strengthen our democracy and are critical to ensuring that we have transparent and accurate elections. Consider becoming a poll worker in Tompkins County!

More than 300 people are needed to work as election inspectors and operate the polls on Election Day. You must be 17 or older, a registered voter in Tompkins County (or pre-registered if under 18), represent either the Republican or Democratic Party, and enjoy people and service to others.

[Although the work is largely non-partisan, the party structure is required by NY's Election Law. My experience suggests that there is a greater need for Republican poll workers than for Democrats. -editor]

When Are Poll Workers Needed? Primaries (in June), General Elections (the next one is November 7), and occasional Special Elections. The hours are generally 5:30am until 9:30pm including 30 minutes to set up and 30 minutes to tally and close up.

Is There Training? Poll workers must attend a training session every year.

Are Poll Workers Paid? Yes. $16.61/hour (less deductions) plus $40 for the training session.

I'm interested. What Next? Contact the Board of Elections, 128 East Buffalo Street, 607.274.5522, or `[votetompkins.org]`.

Time To Re-up To The *Danby News*

It's now been more than a year since the *Danby News* shifted to a reader-supported funding model. The Community Council thanks all the readers who have offered support in the form of paid subscriptions and generous donations.

The *Danby News* is the place to go when you want information beyond official, sanitized announcements.

We have to pay the bills and we have to keep asking for your help. Subscribers and supporters, it may be time to re-up. Share news and cheers with your neighbors. Paid subscriptions ($10-15 or more per household) help and larger contributions support our community-building efforts. Join the **Danby 100**!

Do you own a business or work for a public-spirited employer? Consider the benefits of helping out with either with text-based or display advertising.

Please make checks payable to *Danby Community Council*, note *Danby News* in the memo, and mail to P.O.Box 6886, Ithaca, NY 14851-6886. (dcc)

You May Not Know That...

Providing information that's not always available

House numbers are currently assigned by Danby's Code Enforcement Officer.
In the past, number assignment was occasionally idiosyncratic; witness the several Danby roads where the house numbers do not run in order...or on the correct side of the road.

More recently, uniform guidelines for numbering have been applied across NY State, but there is still some room for discretion and, therefore, the property owner may be able to choose a number.

In short, even numbers go on the north and west sides of the street (with odd numbers on the south and east). One odd-even pair of numbers are assigned for every 50 feet of road. The number assignment is commonly based on the location of your driveway but if, say, you own 1000 feet of roadside, you might be able to choose from as many as 20 different numbers. The key word is *might*.

Contact the Danby Code Office, 607.277.0799 or `[code@danby.ny.gov]`.

The Town of Danby has a policy for correcting errors in house numbering but it is seldom applied because—imagine the hassle of having your house number changed—it leads to anger from residents The last time it happened, on Hill Road, literally hours of Town Board time was spent micromanaging the process.

Incidentally, there is a proposal to centralize the assignment of house numbers at the County level. It's hard to see how that change would preserve what little flexibility remains to the process. It might also lead to undesirable corrections to existing house numbers.

New house numbers are reported to the County, the 9-1-1 emergency system, and the US Postal Service. The County's GIS department also records the latitude and longitude of every residential and commercial structure—even individual apartments—in the county. You can find this data on the County's web site.

USPS has a huge database that allows it to check and correct every address in the country and map it to a ZIP+4 code and to a carrier route. The ZIPcode lookup tool at `[tools.usps.com/zip-code-lookup.htm]` is a public interface to the USPS data. If the address you check does not have a ZIP+4 code, it's possible that some or all mail is not being delivered to it. Contact your postmaster.

The Highway Department will provide the labor, stone, and fill to install a new or improved driveway across a culvert next to a Town road.
You will have to buy the drainpipe—at $800 for a 30-foot section, it's not inexpensive, but that's the only cost to you.

The crew will do a very nice installation job using gravel, fill, and gabion stone. The process takes only a few hours. It might be a new driveway or a repair to a failing driveway drain, but it has to be on a Town road (County and State Highway Departments have slightly different rules.

Contact the Danby Highway Department at 607.272.9169 or `[highway@danby.ny.gov]`.

The EV charger at Town Hall is reaching its end-of-life.
A few years ago, the Town installed a charger for electric vehicles at Danby's Town Hall.

About 70 percent of the roughly $10,000 cost was funded by a grant from NYSERDA; that grant limited the choice of chargers to several $8,000-ish, network-connected models. The Town chose not to take advantage of off-the-shelf, $500-ish chargers that were eligible for an 80 percent grant from NYS DEC.

The network interface failed within months. This was a blessing in disguise, since it converted the charger from an annoying "free, but account required" mode of operation to a joyful "plug in and charge" device.

For years, Town Hall employees and a few visitors accounted for most of the charging hours. Recently, a variety of Danby-resident vehicles have been parked there. The operating cost is minimal. If it were a home-based charger, constant use during business hours by one vehicle might cost a few hundred dollars a year; that's almost nothing when compared to the many tens of thousands of dollars the Town spends on other Town Hall facilities.

The charger is now failing entirely. One plug seems totally dead, the other is not reliable. Repair cost would probably be exorbitant. Prior to the failure, the Town Board had discussed another remodeling of the Town Hall parking lot...that would repurpose the space set aside for the charger.

What little mention of finding a new home for a charger (which, could involve replacement of all the wiring and purchase of a new charger) was in the context of fee-for-service. Such plans end up costing users far more than electricity value, and most of the income goes to the company that operates the fee-for-service network. (tc)

Talk Loudly... Because You Have No Stick

A small music festival came to the Town of Danby at the end of August. Some applauded the idea and the gumption that made it happen, some attended, and others—notably the Town Board—were concerned with possible ill effects on the neighbors and the town.

As many Danby residents have learned, Danby does not have a noise law. Residents on South Danby Road were concerned about amplified sound, especially after learning the event schedule extended until 3am.

Other concerns were raised about parking and traffic.

Some concerns focused on the information that previous instances of this event in other locations might have had 1000-2000 guests. The 2023 plans were scaled down to an "intimate" several hundred guests, many of whom would be camping on the one- or two-acre site.

The process of how Town found out about the event and reacted to it brought to light the inadequacy of the Town's laws to regulate of such events.

It's not clear to what extent the Town regulations *should* apply. If there was a conflict between the organizer's vision and the neighbors' quality of life, a workable regulatory structure could ease neighbors' fears and help avoid the necessity of individuals dragging other individuals into a court of law.

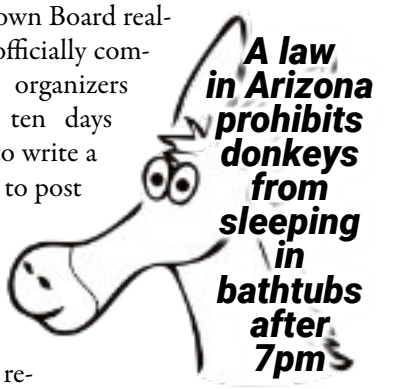
The worst-case result of this event would be the passage of a "reaction to an unusual event" law. Such laws, regulations, and policies often have unintended consequences. A notorious anecdote describes an Arizona law that prohibits donkeys from sleeping in bathtubs after 7pm. The story runs that the Town of Kingman spent too much time and effort rescuing a donkey from its floating residence after a flood and legislated against the donkey's owner. They've been the butt of jokes ever since.

What is a private party and when does it become the subject of regulation? In Danby, residents might be concerned about how any regulation might affect them. Few residents will invite hundreds of guests, but it can happen: weddings, family events, fundraisers, and public events like the former Danby Fun Day and the upcoming Harvest Festival in Dotson Park on October 15.

A significant fraction of two Town Board meetings was spent discussing the situation, in lieu of ordinary business. The discussion revealed a lack of prior consideration given to handling the unexpected; some might say that a larger gathering like this one, however unusual, should not be unexpected.

Hours seemed to pass as the Town Board verbally batted about laws that might apply to the situation. It seemed that the only useful restriction had to do with land use, a poorly understood (by the public) part of Danby's Zoning Law. A concert charging an admission fee is, effectively, an impermissible commercial operation in a residential zone.

After one Town official held offline "negotiations" with the organizers, the Town Board realized that it had not officially communicated with the organizers and decided—only ten days prior to the event—to write a letter. It also decided to post "No Parking" signs on nearby Town roads.



The TB learned that the organizers, responding to what they were told during the "negotiations", rebranded the event as a private party, arguably nullifying any steps the Town could have taken.

Some might say that the Town's approach was about as effective as, "Talk loud because you have no stick."

The same Town official also suggested that the organizers could off-load excess parking to the Danby park-n-ride lots. Unfortunately, unlike the Town Hall lot (which was not offered), the park-n-rides in the Central Hamlet are not Town-owned and the owners were not notified or asked. Worse, the lot across from Town Hall is contractually limited to uses related to the TCAT bus stop.

Lack of communication can lead to a comedy of misunderstandings. The organizers did not check in advance with local authorities (except the Health Department). The Town had no mechanism to learn about the event until neighbors (understandably, both concerned about the event and reticent to talk to the organizers) brought the matter to light.

Positive outcomes of this incident would be the establishment of a mechanism for the Town to be notified about such events, for the Town to identify effective responses, and for the Town Board to become better informed about the limits of its authority. A negative outcome would be a restrictive law passed out of frustration. It might encumber private parties and lead to unintended consequences and hassles for those residents. (tc)

Seniors Update

The next meeting of the Danby Seniors will be on Thursday, September 7, at Noon in the Danby Community Church for a dish to share luncheon. All Danby seniors are welcomed! Then, in October 5 and November 2.

On December 7 we will be at LaTourelle for our Holiday Luncheon, complete with John Simon Music.

A full bus enjoyed the August 9 trip to Alexandria Bay, complete with lunch, boat tour, and ice cream.

A *Mystery Trip* is planned for Tuesday, September 26. That's right: you will board the bus and have no idea where you are going but it will be fun and we will feed you well. A tour guide will lead us into the unknown. Bring with you: clothing and/or an umbrella as needed to be comfortable on and off the bus and medications you may need. Spending money, a camera, or a phone are optional.

There's no mystery about lunch! It'll include a choice of pepper crusted tenderloin filet with red wine sauce, chicken Firenze with roasted peppers, onions, tomatoes, and fresh mozzarella in a tomato marinara sauce, or eggplant Parmesan with mozzarella and basil in marinara sauce. All entrees will be served with salad, a creamy Parmesan risotto, and grilled asparagus.

The trip leaves from the Danby Community Church at 8:30am and returns at 7pm. Contact Pat Sawyer, 607.227.2378, or Pat Phelps, 607.539.6477 for more info. They say it'll be fun and you'll be well fed. (mv & pp)

Free Coffee and Donuts

Danby's Community Church is offering Free Coffee And Donuts on Mondays, once a month, 8-10am, on September 18 (and Oct.16, Nov.20, and Dec.18). Open to the public!

The Church is at 1859 Danby Road. Call 607.272.1687 or visit **[danbychurch.org]** for more information.

PS: They're in need of prep and cleanup volunteers.

This Issue's Writers

- cp.... Cindy Parlett
- dcc.. Comm. Council
- gh ... Gay Huddle
- ks .... Kartik Sribarra
- mb.. MaryAnn Barr
- mv .. Margie VanDeMark
- pg ... Pamela Goddard
- pp ... Pat Phelps
- rr..... Ronda Roaring
- tc .... Ted Crane

Community Library

Fall is here and what better way to spend a crisp fall day...than sitting curled up with a book?

Adult Books

- *Forgotten Stories of the Finger Lakes*—A.Glenn Rogers
- *Jack*—M. Robinson
- *Vertigo*—W.G. Sebald
- *Candy House*—J. Egan
- *The Lying Life of Adults*—E. Ferrante
- *Crying in H Mart*—M. Zauner
- *Ocean State*—S. O'Nan
- *Heat & Light*—J. Haigh

Children's Books

- *Claudia and the New Girl*—A. Martin
- *Crack!* (Slide-and-See)—B. Gimenez de Ory
- *The Gruffalo*—J. Donaldson
- *The Dinosaur*—A. Milbourne

20 Picture Books have also arrived from the TC Public Library.

Is anyone a fan of Colleen Hoover? We have the *It Ends With Us* series and a few of her standalone novels. (cp)

When it comes to pinning blame, pin the tail on the donkeys. —Mitt Romney

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Sep 2023

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Danby News
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Danby News: Event Calendar

Sep 2 • Sat
9:15am Town Hall • **Library Volunteers Meeting**
Sep 5 • Tue
6pm Town Hall+Zoom • **Town Board Meeting**
Sep 6 • Wed
5pm WD Fire Station • **West Danby Water District**
Sep 7 • Thu
Noon Community Church • **Seniors**
7pm Zoom • **Danby Community Council Mtg**
Sep 11 • Mon
7pm DVFC Station • **Fire Dep't Meeting**
7pm West Danby Fire Station • **WD Fire Dep't Mtg**
Sep 12 • Tue
7pm DVFC Station/YouTube • **Fire District Meeting**
7pm Zoom • **Conservation Advisory Council**
Sep 14 • Thu
7pm Zoom • **Danby Youth Commission**
Sep 15 • Fri
4pm DVFC Fire Station • **Danby Summer Market**
Sep 18 • Mon
8am Community Church • **Coffee and Donuts**
Sep 19 • Tue
7pm Town Hall+Zoom • **Planning Board Meeting**
Sep 20 • Wed
6pm Town Hall+Zoom • **Town Board Meeting**
Sep 21 • Thu
4pm Community Church • **Danby Food Pantry**
Sep 23 • Sat
5-9pm White Hawk • **Fall Equinox Celebration**

Meeting	Date	Zoom MtgID	Passcode
Town Board	Sep 5	962 1625 1190	071939
CAC	Sep 12	972 1566 0090	423584
Youth Commission	Sep 14	See Town web site	
Planning Board	Sep 19	958 0817 5336	245871
Town Board	Sep 20	990 7294 9108	569826
Zoning Appeals	Sep 26	953 8273 3938	None?
To join a meeting by telephone, call 646.876.9923			

Warning: Zoom meeting info and agendas change frequently!

Sep 26 • Tue
7pm DVFC Station/YouTube • **Fire District Meeting**
7pm Town Hall+Zoom • **Board of Zoning Appeals**

Oct 3 • Tue
6pm Town Hall+Zoom • **Town Board Meeting**
Oct 4 • Wed
5pm WD Fire Station • **West Danby Water District**
Oct 5 • Thu
Noon Community Church • **Seniors**
7pm Zoom • **Danby Community Council Mtg**
Oct 7 • Sat
9:15am Town Hall • **Library Volunteers Meeting**
Oct 9 • Mon
7pm DVFC Station • **Fire Dep't Meeting**
7pm West Danby Fire Station • **WD Fire Dep't Mtg**
Oct 10 • Tue
7pm DVFC Station/YouTube • **Fire District Meeting**
7pm Zoom • **Conservation Advisory Council**
Oct 15 • Sun
1-5pm Dotson Park
9th Annual Harvest Festival
Oct 16 • Mon
8am Community Church • **Coffee and Donuts**

Ongoing Events

Seniors Strength Class via Zoom
Mondays and Thursdays, 9–10am
Contact [jmchurch@twcny.rr.com] for Zoom link
Danby Community Library Town Hall
Tuesday, 1–3pm; Thursday & Saturday, 10am–Noon
Books can be returned via the outdoor drop box.
Food Scrap Recycling Town Hall
Saturdays, 9am-Noon
AA Meeting via Zoom: [zoom.us/j/8209358263]
Wednesdays, 7pm

Where Things Happen

Danby Town Hall • 1830 Danby Road
DVFC Station • 1780 Danby Road
WDFD Station • 47 Sylvan Drive, off Rt.34/96
Danby Community Church • 1859 Danby Road