

**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, November 17, 2016 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**
  - October 2016 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
  - **Project:** Loomis/Johnson Accessory Dwelling  
**Location:** 365 Troy Rd., Tax Parcel # 3.-1-9.3  
**Applicant:** Sandy Loomis, Craig Johnson, and Loraine Johnson  
**Anticipated Board Action(s) this month:** Consideration of preliminary approval of special permit; set date for Public Hearing  
**Project Description:** The Applicant requests the approval of a special permit for renovation of an existing unfinished structure (garage) to add a second dwelling unit in a separate building for permanent occupancy on the 3.82-acre lot. 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:** Verizon Wireless Telecommunications Facility  
**Location:** American Legion Post No. 221, 1231 Danby Rd., Tax Parcel No. 2.-1-7  
**Applicant:** Robert J. Brenner for Verizon Wireless  
**Anticipated Board action(s) this month:** Review Part 2 of Full Environmental Assessment Form (FEAF), including Visual Addendum and photos from balloon test, Declaration of Environmental Significance  
**Project Description:** The Applicant proposes to construct a large telecommunications facility on the 4.66-acre lot. The facility will consist of a 109'

monopole tower with additional 1' lightning rod, a 12' x 22' equipment platform, and other associated site improvements. The project is in the Low Density Residential Zoning District. This is a Type I Action under the Town of Danby Local Law 3 of 1999 Regulating the Siting of Wireless Telecommunications Facilities and an Unlisted Action under 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

**Anticipated Board action(s) this month:** Consideration of preliminary approval of special permit; set date for Public Hearing

**Project Description:** The applicant proposes 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:** Standard Subdivision

**Location:** 326 Gunderman Road, Tax Parcel #8.-1-32.1

**Applicant:** Joseph Cheng

**Anticipated Board action(s) this month:** Public Hearing, Declaration of Environmental Significance, Preliminary and Final approval

**Project Description:** The Applicant proposes to subdivide the existing 31.49-acre property into three parcels: Parcel A, measuring 5.009 acres, with 202.69 feet of frontage on Gunderman Road, 1037.48 feet of depth, with an existing 1,960 square foot house; Parcel B, measuring 5.005 acres with 202.70 feet of frontage on Gunderman Road, 1036.53 feet of depth, and undeveloped; and Parcel C, measuring 21.476 acres and undeveloped. 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:** Minor Subdivision  
**Location:** 45 Hilltop Rd, Tax Parcel # 8.-1-21.2  
**Applicant:** Don and Priscilla Barber  
**Anticipated Board action(s) this month:** Declaration of Lead Agency, Review Part 1 of Environmental Assessment Form (EAF), and Review of Preliminary Plat application  
**Project Description:** The Applicant proposes to subdivide the existing 115.19-acre property into two parcels: Parcel A, measuring 8.936 acres, with 483.12 feet of frontage on Hilltop Road, 793.86 feet of depth, with existing house and barn; and Parcel B, measuring approximately 106 acres with 1,525 feet of frontage on Jersey Hill Road, approximately 1,223 feet of depth, and actively farmed. 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:** Minor Subdivision  
**Location:** Deputron Hollow Rd., Tax Parcel # 12.-1-6.22  
**Applicant:** Erick Palmer for TMeichen, LLC  
**Anticipated Board action(s) this month:** Declaration of Lead Agency, Review Part 1 of Environmental Assessment Form (EAF), and Review of Preliminary Plat application  
**Project Description:** The Applicant proposes to subdivide the 40.65-acre property into two parcels: Parcel A, measuring 27.40 acres and Parcel B, measuring 13.25 acres, all of which is woodland. The property is encumbered by a conservation easement held by the Town; Town Board approval is also required to permit subdivision. 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:** Nelson Road and Hornbrook Rd., Tax Parcel 6.-1-18.25  
**Applicant:** Edward V. Melchen

**Anticipated Board action(s) this month:** Declaration of Lead Agency, Review Part 1 of Environmental Assessment Form (EAF), and Review of Preliminary Plat application

**Project Description:** The Applicant proposes to subdivide the existing 18.972-acre property into two parcels: Parcel A, measuring 12.345 acres, with 280.51 feet of frontage on Nelson Road, 666.29 feet of depth, and undeveloped; and Parcel B, measuring 6.627 acres with 420.10 feet of frontage on Hornbrook Road, 617.26 feet of depth, and undeveloped. 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.

## 6. Planning & Zoning Report

- Town Board / Planning Board / Conservation Advisory Committee joint meeting

## 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.