

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 16, 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**
 - February 2017 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
 - **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: Review of Preliminary Plat application
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: Public Hearing
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.
 - **Project:** Ithaca Waldorf School Phase II expansion
Location: 20 Nelson Road, Tax Parcel #2.-1-17.32

Applicant: Sarah Hesse, Vice President, Board of Trustees, Ithaca Waldorf School
Anticipated Board action(s) this month: Public Hearing; Declaration of Environmental Significance; Final Approval of Modified Special Permit
Project Description: The Applicant is proposing modification of the Special Permit (which was granted preliminary approval by the Planning Board on March 7, 2004 and granted final approval on April 28, 2011) to construct a 3,535 sq. ft. addition to the existing 6,900 sq. ft. school on the 81.57-acre lot. Preliminary approval required that Phase II of expansion be subject to application to and approval by the Planning Board as amendments to the Special Permit. 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.