

**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 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**
  - October 2017 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
  - **Project:** Minor Subdivision  
**Location:** 808 Comfort Road, Tax Parcel # 9.-1-13.22  
**Applicant:** David Mastroberti  
**Anticipated Board action(s) this month:** Declaration of Lead Agency  
**Project Description:** The Applicant proposes to subdivide the existing 62.04-acre property into two parcels: Parcel I, measuring 42.99 acres, with 887 feet of frontage joined by a tie line across Comfort Road, 1289 feet of depth, with existing house; and Parcel II, measuring 19.05 acres with 883 feet of frontage on Comfort Road, 1018.65 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 an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.
  - **Project:** Minor Subdivision  
**Location:** 145 Peter Road, Tax Parcel # 28.-1-6.22  
**Applicant:** Matthew E. Haney  
**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 28.10-acre property into two parcels: Parcel A, measuring 5.205 acres, with 350 feet of frontage on Peter Road, 647.97 feet of depth, with existing house; and Parcel B, measuring 22.895 acres with 661 feet of frontage on Peter Road, 1093 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 an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.

- **Project:** Minor Subdivision  
**Location:** Comfort Road, Tax Parcel # 15.-1-11.3  
**Applicant:** Cynthia Black and Andrea Butje  
**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 17.806-acre property into two parcels: Parcel A, measuring 3.336 acres, with 234.61 feet of frontage on Comfort Road, 650 feet of depth, and undeveloped; and Parcel B, measuring 14.446 acres with 234.61 feet of frontage on Comfort Road, 1678.91 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 an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.
  
- **Project:** Subdivision  
**Location:** Curtis Road, Tax Parcel # 23.-1-10.2  
**Applicant:** Michael Amodie  
**Owner:** Deborah A. Friends  
**Anticipated Board action(s) this month:** Recommendation to Board of Zoning Appeals  
**Project Description:** The Applicant proposes to subdivide the existing 109.77-acre property into two parcels: Parcel A, measuring 4 acres and undeveloped; and Parcel B, measuring 105.77 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 an Unlisted action under 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.

**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>