

**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, June 21, 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. **Privilege of the Floor**
3. **Approval of Minutes**
  - May 2018 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
  - **Project:** Rezoning, Minor Subdivision, and Special Permit for Warehouse  
**Location:** 129 Hornbrook Road, Tax Parcel # 10.-1-82.2  
**Applicant:** Robert Bartholf for Petricola-Bartholf Partnership  
**Anticipated Board action(s) this month:** Public Hearing; Preliminary and Final Approval of Minor Subdivision and Special Permit  
**Project Description:** The Applicant proposes to rezone 2.237 acres of the 108.89-acre parcel to zone Commercial "C." The Applicant proposes to subdivide the existing 108.89-acre property into two parcels: Parcel A, measuring 2.237 acres with existing 8,800 sq. ft. warehouse; and Parcel B, measuring 106.653 acres and formerly operated as vehicle dismantler Autosalvage of Ithaca, Inc. The property is currently zoned Low Density Residential Zoning District, requiring a lot area minimum of 2 acres, frontage of 200 feet, and lot depth of 300 feet. A portion of the property is also located in the Aquifer High Vulnerability (AHV) Overlay Zone. The Applicant is also requesting a Special Permit to utilize the existing 8,800 sq. ft. building as a Warehouse. This is a Type I 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:** Oltz Minor Subdivision  
**Location:** Comfort Rd, Tax Parcel # 8.-1-31.22  
**Applicant:** Susan Oltz and Michelle Phalin, Owners  
**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 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, Tax Parcel # 23.-1-10.2  
**Applicant:** Michael Amodie for Deborah A. Friends, Owner  
**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 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.

## 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>