

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, September 20, 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**
 - August 2018 minutes
4. **Town Board Liaison Report (verbal)**
5. **Action items**
 - **Project:** Standard Subdivision
Location: 808 Comfort Road, Tax Parcel # 9.-1-13.22
Applicant: David Mastroberti
Anticipated Board action(s) this month: Recommendation to Board of Zoning Appeals; Declaration of Lead Agency
Project Description: The Applicant proposes to subdivide the existing 43.15-acre property into three parcels: Parcel 1, measuring approximately 14 acres, with 153 feet of frontage on Comfort Road, approximately 1488 feet of depth, and previously developed; Parcel 2, measuring approximately 16 acres with 402 feet of frontage on Comfort Road, approximately 1160 feet of depth, and undeveloped; and Parcel 3, measuring approximately 13 acres, with 227 feet of frontage on Comfort Road, approximately 1289 feet of depth, with existing house. An Area Variance from Zoning Ordinance Section 600(5) from the Board of Zoning Appeals is required for the creation of Parcel 1; the matter will be considered at the September 25, 2018 meeting of the Board of Zoning Appeals. 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 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:** Second (accessory) Dwelling
Location: Nelson Road, Tax Parcel # 6.-1-18.27
Applicant: Jill Rosentel
Anticipated Board action(s) this month: Consideration of preliminary approval of special permit
Project Description: The Applicant requests the approval of a Special Permit for construction of second dwelling unit in a separate building for permanent

occupancy on the 12.345-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.

6. Planning & Zoning Report

7. Zoning Audit review

8. Special Permit review

9. Items for next agenda

10. 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://fweb.tompkins-co.org/weblink/Browse.aspx?startid=3&dbid=3>

Planning Board minutes

<https://fweb.tompkins-co.org/weblink/Browse.aspx?startid=26&dbid=3>

Planning Board submittals

<https://fweb.tompkins-co.org/weblink/Browse.aspx?startid=2715&dbid=3>