

Town of Roxbury

Planning Board

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Joe Farleigh, Chairman

David Cowan, Vice Chairman

Jean D'Antoni, Secretary

MINUTES FOR APRIL 16, 2008

PRESENT: Joe Farleigh, Jean Millar, Jean Stone, Jean D'Antoni, Phil Zorda, David Zambri, and Tom Evans from the County Planning Department, excused absence David Cowan.

OPEN MEETING: Meeting was opened at 7:30 pm. Motion to accept the March minutes was made by Jean Stone, seconded by Phil Zorda, all in favor, motion carried.

SKETCH: Victor Fairburn representing Frederick Tavano and Salvareo Conforti, off County Highway 36, Stone Line Road, Denver Vega area, tax map # 202.-1-17.2, +/-68.64 acres. The property is accessed only by a Right-of-Way (ROW) and there are two homes on it. Each dwelling is owned by a couple. The two couples would like to subdivide this property into two pieces because in the event one couple dies, their heirs will not inherit their respective house. The house will go to the surviving couple of the other house. This is a complicated situation so the Board will ask Kevin Young for his legal advice. The Subdivision Regulations state that every new lot created must have direct access and frontage on a public or private road.

SKETCH: Victor Fairburn representing Linda Latham for a subdivision proposal on George Lawrence Road, tax map # 180.-1-17.1, +/- 99.4 acres. Her proposal is not yet ready. Most likely she'll be ready for next month's meeting.

OLD BUSINESS: There will be a Public Hearing on Moresville Energy Center's DEIS for Wind Energy Facilities on Wednesday, May 7th at 7:00 pm to 10:00 pm and one on Saturday, May 10th at 10:00 am to 2:00 pm. Both will be at the BOCES School in Grand Gorge. A five-minute presentation will be given at the beginning of each public hearing explaining the hearing and then the public will be given a chance to speak about the project. The Planning Board will meet at 6:00 pm at the BOCES School on the Wednesday, May 7th to go over Moresville's responses to LaBella's comments on their Wind Energy Facilities application with Mark Tayrien and Kevin Young.

Moresville Energy told the Board that they have removed Appendix O and P from their website as per a request from Vestas. Also, a bus trip is schedule for Saturday, April 26th at 9:00 am to go and see Forest City. This is a ridgeline wind tower project similar to what is being proposed locally. The towers are 55 feet shorter.

Tom Evans gave the Chairman a hard copy of the Draft Site Plan Review Law that was sent to the Town Board for review and consideration.

The Roxbury Town Board has approved a Local Law Regulating Construction and Demolition Debris Processing Facilities. Copies of the Law were given to each Planning Board member to review and offer comments. The Law goes into effect on May 15, 2008. The Law has also been sent to the County Planning Board and Planning Department for review and comment.

The Board reviewed several towns' fee schedules for subdivisions. The Board was curious if they should recommend to the Town Board increasing the town's fee schedule for subdivisions. Tom Evans told the

Board that Tom Shepstone and Alan Sorensen, two land use consultants were developing a county fee schedule and the Board might want to wait and see what comes out of that before recommending anything. The Board agreed to wait for this fee schedule.

NEW BUSINESS: The Board reviewed a NYC DEP land acquisition proposal on Al Pekrul Road, Prop ID 5101, tax map # 134.-1-29. A two-lot subdivision is proposed with this acquisition creating one 10.32 acre lot and one 8.75 acre lot. The DEP will purchase the smaller of the two lots. The landowner states that the property was used for hiking, hunting and fishing in the past. The DEP is not proposing any recreational uses for the property at this time. The Board did not agree with that. The Board felt at a minimum hiking and fishing should be allowed on the property.

Meeting adjourned at 8:15 pm by a motion from Joe Farleigh, seconded by Jean D'Antoni, all in favor, motion carried.

Respectfully submitted by:

Jean D'Antoni