

Town of Roxbury

Planning Board

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Joe Farleigh, Chairman

David Cowan, Vice Chairman

Jean D'Antoni, Secretary

MINUTES FOR JUNE 18, 2008

PRESENT: Joe Farleigh, Phil Zorda, Jean Stone, Jean D'Antoni, David Cowan, David Zambri, Tom Evans from the Delaware County Planning Department, and Michael Triolo from the Stamford Town Board. Excused absence - Jean Millar.

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

PUBLIC HEARING: Opened for Linda Latham's 2-lot subdivision proposal on George Lawrence Road, Tax Map # 180.-1-17.1, Victor Fairbairn representing. Ms. Latham is subdividing out +/- 9 acres of land from +/- 99 acres. She plans on retaining the smaller piece of land and selling off the larger +/- 90 acre lot to the NYC DEP. Interested parties were heard. One adjoining landowner was concerned that hunters of the DEP owned property would intrude on her property as they have done so before. She was told that the DEP posts its properties' as to the uses allowed on them and along the boundaries of the property. Mr. Fairbairn told the Board the new section of road and turn around created have been done so to the specifications in the Town's Subdivision Regulations. The Town's Highway Superintendent has inspected them and is alright with them. The public hearing was closed and the regular meeting re-opened.

SUBDIVISION: Motion for a negative declaration on the SEQRA short form for Linda Latham's 2-lot subdivision was made by David Cowan, seconded by Jean Stone, all in favor, motion carried. Motion to approve this minor subdivision was made by David Zambri, seconded by Phil Zorda, all in favor, motion carried. Mr. Fairburn will send the Board a \$20.00 check for this subdivision.

SKETCH: Dan Fancher of Rettew Engineering representing Kirkside Park and Jay Gould Memorial Reformed Church for a Boundary Line Adjustment proposal. The two parties would like to redefine the boundary lines between them. Motion to classify and approve this boundary line adjustment was made by Jean D'Antoni, seconded by David Zambri, all in favor, motion carried. Dan Fancher submitted \$20.00 in cash for the boundary line adjustment.

SKETCH: Stephen and Bonnie Walker on Al Pekrul Road and Burroughs

Memorial Road, Tax Map # 134.-1-29, 2-lot subdivision of +/- 19 acres, Dan Fancher representing. The Walkers would like to subdivide their land into two lots; one lot would be +/- 10.5 acres and the other +/- 8.5 acres. Motion to classify this proposal a minor subdivision was made by David Cowan, seconded by David Zambri, all in favor, motion approved. The Board will review this proposal more next month.

OLD BUSINESS: Comments received by the Roxbury Planning Board in response to the DEIS are still being scrutinized in preparation to the drafting of the Final Environmental Impact Statement (FEIS). The Planning Board is waiting feedback from LaBella Associates and Kevin Young, as well as, the stenographer's report from the public hearings. It will probably be another week or so before the Board receives the stenographer's report. Joe Farleigh stated that the Board is required to respond to all public comments made. Failure to respond to all submitted comments would be a violation of the SEQRA process. Upon receipt of the responses drafted by LaBella, the Board will then look at the comments and get back to Moresville Energy LLC, probably within the next month. From there the next step in the SEQRA process is the development of the FEIS by the Board. During the comment phase, a question was raised as to the viability and safety of the proposed model of turbine being erected at the proposed height. Mr. Farleigh noted that he had placed the responsibility for contacting Vestas, the turbine manufacture, on this matter in the hands of LaBella Associates or Kevin Young.

NEW BUSINESS: Tom Evans presented to the Board two proposed Watershed Agricultural Council (WAC) agricultural conservation easements. Stone Tavern Farms, LLC on Upper Meeker Hollow Road would like to put +/- 80.74 acres under easement. Their total property is 81.74 acres; there is a one-acre exclusion along Upper Meeker Hollow Road. Tax Map # 155.- 2-6.11 and 155.- 2-6.33.

The other WAC agricultural conservation easement was for Susan Burrows on Upper Meeker Hollow Road, Tax Map 155.-2-6.12. The easement comprises +/- 61.75 acres of the total property, 79.75 acres. There is one exclusion of +/- 18 acres along Upper Meeker Road. The Board will review this proposal more next month.

Tom Evans also presented the Board with a NYC DEP land acquisition proposal of +/- 8.75 acres of land on Al Pekrul Road, Stephen Walker's property, Tax Map # 134.-1-29. The DEP proposes no recreational uses for this property. The Board will review this proposal more next month.

Meeting adjourned at 8:30 pm by motion of Joe Farleigh, seconded by Jean D'Antoni, all in favor, motion carried.

Respectfully submitted by

Jean D'Antoni