

*Town of Roxbury*

*Planning Board*

*P.O. BOX 189 Main St.*

*Roxbury, NY 12474*

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*Joe Farleigh, Chairman*

*David Cowan, Vice Chairman*

*Jean D'Antoni, Secretary*

## **MINUTES FOR JULY 16, 2008**

**PRESENT:** Phil Zorda, Dave Zambri, Joe Farleigh, Jean Millar, Jean D'Antoni, Dave Cowan, Jean Stone, Tom Evans from the Delaware County Planning Board, John Collins and Mark Tayrien from LaBella Associates, and Mike Triolo, BJ Spinney and Katherine Engert from the Stamford Town Board.

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

**SKETCH:** Joe Albano on Jump Brook Road would like to subdivide 4 to 6 acres out of a 72-acre lot he owns. A house will be placed on the smaller lot created. A sketch map was presented to the Board. A survey has been done for the subdivision along with soils tests. Motion to declare this proposal a minor subdivision was made by Joe Farleigh, seconded by Jean D'Antoni, all in favor, motion carried. A public hearing for this proposal will be set for next month's meeting. Neighbor notification of the public hearing was explained to the applicant.

**SUBDIVISION:** John Rich from Rettew Engineering representing Stephen and Bonnie Walker for a 2 lot subdivision on Al Pekrul Road, Tax Map # 134.-1-29. Total of 19.01 acres to be subdivided into lot # 1, 8.27 acres and lot # 2, 9.53 acres. Also 1.21 acres is to be boundary line adjusted from Tax Map # 134.-1-29 to Tax Map # 134.-1-17.2. Parcel "C" (1.21 acres) will be taken from Parcel "A" and added to Parcel "B" and no new lots will be created by this action.

Parcel "C" cannot be conveyed separately from the tract to which it is added unless resubmitted as a subdivision and approved by the Board. Rettew Engineering performed 4 deep hole test pits for the subdivision and they were witnessed by a representative from the NYC DEP. All soil tests passed inspection. A Short Environmental Assessment Form was submitted to the Board and accepted. Motion to declare this proposal a minor subdivision and boundary line adjustment was made by Joe Farleigh, seconded by Jean D'Antoni, all in favor, motion carried. A public hearing for this proposal will be set for next month's meeting. The application will be referred for GML 239 Review to the County Planning Board.

**OLD BUSINESS:** The Board has received the transcripts from the May 7<sup>th</sup> and May 10<sup>th</sup> public hearings held in Grand Gorge . These transcripts will be made available on the website. Mark Tayrien from LaBella Associates discussed the comments received from the DEIS review. They have developed a table of the different topics that were of interest and that were submitted to the Board. They will be listing all the comments according to topics and responding to these comments. Anyone who wants to see if their letter was received and answered will eventually be able to do so. All the final comments and responses will be published in the Final EIS. The table was shared with Invenergy and the Board. The reason for sharing this information at this time is so the developer can have an opportunity to provide responses to the comments, then LaBella will review these on behalf of the Board and LaBella and the Board will make the final response. The final product (the responses) once they are published in the FEIS is Board's product. Parallel to this is another issue or determination that's going on and that is, are there any instances in which additional information or studies are needed. Also important, are the studies that were done adequate or do some need to be repeated. This needs to be answered sooner rather than later. The Board will review the table given to them and respond to LaBella with their comments on it as soon as possible. Joe Farleigh stated that Vestas has not yet responded to the Board's request for information on the viability and safety of the proposed model of turbine being erected at the proposed height for this project. He will contact Kevin Young again and see if we could get an answer to this soon. The next step will be have Invenergy write draft responses to the public comments and while they are doing that we will complete the process of getting the transcripts together and going through the DEIS. The Board needs to finish the process of contacting the involved agencies and requesting clarification to some of their comments.

Tom Evans discussed the DEP's land acquisition proposal of the Walkers' property on Al Pekrul Road with the Board. He felt that there should be at least hiking and fishing allowed on the property by the DEP, if not more recreational uses. The Board agreed.

Tom Evans also discussed two WAC Agricultural Easements - Stone Tavern Farms, LLC on Upper Meeker Hollow Road and Susan Burrows on Upper Meeker Hollow Road with the Board. He felt the landowners and WAC should be aware that any subdivision of the properties would have to be in accordance with the Town's Subdivision Regulations. The Board agreed.

Meeting adjourned at 8:45 pm by motion of Joe Farleigh, seconded by Jean D'Antoni, all in favor, motion carried.

Respectfully submitted by:

Jean D'Antoni