

Roxbury Town Planning Board Meeting
Roxbury Town Hall
April 17, 2024

The regular meeting of the Town of Roxbury Planning Board was called to order at 7:30 PM at the Roxbury Town Hall.

Present: Chairman Phillip Zorda, members Brad Zambri, Rob Cole, Dave Cowan and Kevin DePodwin.

The Minutes of the March 20, 2024 meeting were approved on motion of by Rob Cole, second by Kevin DePodwin.

AYES – All.

**Stephen and Peter Lake, NYS Rt. 30
Parcels 200.-2-9, 200.-2-10, Boundary Line Adjustment**

Bill Lehn presented a drawing showing a proposed BLA that will take 1.19 acres from parcel 200.-2-10 (2.19 acres), to be added to parcel 200.-2-9 (3.35 acres). Both parcels are owned by Stephen and Peter Lake. The remainder of parcel 200.-2-10 has a residence with a well and a septic system. He also provided the board with copies of the deeds and a copy of the deed that will carry out the proposed transfer.

The Lakes attended the meeting and had previously mailed the application and a check for the fee.

A motion to approve this Boundary Line Adjustment was made by Brad Zambri, second by Dave Cowan.

AYES - All

On motion of Rob Cole, second by Brad Zambri, the meeting adjourned at 7:35 PM.

AYES – all

Phillip Zorda, Chairman

Roxbury Town Planning Board Meeting
Roxbury Town Hall
May 15, 2024

The regular meeting of the Town of Roxbury Planning Board was called to order at 7:30 PM at the Roxbury Town Hall.

Present: Chairman Phillip Zorda, members Rob Cole, Dave Cowan, Diane Munro, Brad Zambri and Kevin DePodwin.

Ned Brower of Delaware County Planning was also present.

The Minutes of the April 17, 2024 meeting were approved on motion of by Diane Munro, second by Brad Zambri.

AYES – All.

**William Walcutt, Hall Rd, Roxbury
Parcel 179.-1-50, Two Lot Subdivision**

Rob Allison, Catskill Region Surveying Services, and Kyle and Haley Ciaravino, presented a map of parcel 179.-1-50 showing a proposed two lot subdivision located on Hall Rd. The owner is proposing to create a 5.16 acre parcel from a 76.7 acre parcel. They also presented the Board with copies of the application, SEAF part 1, soil test results and other documents. The deed was not presented but will be given to the board at the next meeting.

The appropriate fee was paid.

A motion to classify this action as a minor subdivision was made by Rob Cole, second by Dave Cowan.

AYES – All.

A motion to classify this action as Unlisted was made by Diane Munro, second by Brad Zambri.

AYES – All.

Part 1 of the EAF was reviewed.

A motion to find a negative environmental significance of this subdivision was made by Kevin DePodwin, second by Dave Cowan.

AYES – All.

A motion to hold a Public Hearing on June 19, 2024 was made by Diane Munro, second by Brad Zambri.

AYES – All.

On motion of Diane Munro, second by Brad Zambri, the meeting adjourned at 7:55 PM.

AYES – all

Phillip Zorda, Chairman