

## **Planning Board Meeting Minutes – January 20, 2010**

Town of Roxbury Planning Board P.O. BOX 189 Main St. Roxbury, NY 12474

Phone(607-326-7641) Fax(607-326-7641) Joe Farleigh, Chairman David Cowan, Vice Chairman Jean D'Antoni, Secretary

### MINUTES FOR JANUARY 20, 2010

PRESENTS: Joe Farleigh, Dave Cowan, Dave Zambri, Jean Stone, Jean Millar, Phil Zorda, Jean D'Antoni and Tom Evans from Delaware County Planning Department.

OPEN MEETING: Meeting was called to order at 7:30 pm by Chairman Farleigh. Minutes of the December meeting were motioned for approval by Phil Zorda, seconded by Dave Zambri, all in favor, motion carried.

BOUNDARY LINE ADJUSTMENT: Ms. Debbie Ries on Fairway Drive, Tax Map #s 157.-4-8, 157.4-9, 157.-4-10, 157.-4-11 & 157.-4-13. Ms. Ries submitted a survey map for a 4 lot boundary line adjustment. She told the Board she would also like to combine Tax # 157.-4-13 in with the other 4 parcels. Her surveyor will have to revise the map showing Tax # 157.-4-13 being combined too and she'll need to resubmit this to the Board for approval along with a new Mylar to be signed by the Chairman. Then she can file it with the Delaware County Real Property Tax Services and Clerk's offices. Motion to approve this boundary line adjustment of five parcels into one conditionally upon receipt of revised map was made by Dave Cowan, seconded by Phil Zorda, all in favor, motion carried. Ms. Ries presented check # 274 in the amount of \$40.00 to the Roxbury Town Clerk's office as payment.

SUBDIVISION: John Rich from Rettew representing the Van Aken's on Van Aken Road and NYS Route 23, Tax Map # 92.-1-8.1, this is a minor two lot subdivision. At last month's public hearing Mr. Rich wasn't sure if the sewer line ran through Parcel "A", which is to be sold to NYC DEP, so the Board required soils testing for the lot. The lot to be retained by the Van Aken's has a septic system on it. Soils tests were attempted on Parcel "A" with the DEP in attendance, but the ground was frozen, so the tests were abandoned. Dan Fancher from Rettew contacted the DEP and sent them a map of the subdivision in question, which showed that the sewer line did run through Parcel "A" like thought. An email from the DEP to Mr. Fancher was submitted to the Board by Mr. Rich, it discussed the viability of connecting into the sewer line. The division line for the two properties will be the center of Van Aken Road as it approaches the sewer treatment plant. Chairman Farleigh completed the Short Environmental Assessment Form (EAF) for the subdivision with the Board. Motion to approve a negative declaration for SEQR was made by Phil Zoarda, seconded by Jean Stone, all in favor, motion carried. Motion to approve this two lot minor subdivision was made by Dave Zambri, seconded by Jean D'Antoni, all in favor, motion carried. Chairman Farleigh signed the new subdivision maps. Check received from Mr. Rich in the amount of \$70 for subdivision fee.

Tom Evans reported on a NYC DEP land acquisition proposal for the earlier mentioned Van Aken property on NYS Rote 23. The parcel of land to be purchased meets the natural features criteria required for acquisition. Recreationally, it will be opened as a Public Access Area, which will allow hunting, hiking, fishing and trapping on it without a DEP Access Permit. Mr. Evans will draft a response letter on this proposal for the town. Mr. Evans also reported on a NYC DEP conservation easement proposal for the Farley property, +/- 217.79 acres on Denver Mountain Road. The parcel of land to be eased meets the natural features criteria required for this to happen. Recreationally, it will not be open to the public, since it will remain private land. Mr. Evans will draft a response letter on this proposal for the Town.

Chairman Farleigh received notification from LaBella that John Collins is no longer with the firm and that Mark Tayrien will be reassuming the lead contact position role for LaBella and the Town.

Meeting adjourned at 8:00 pm by Chairman Farley, seconded by Jean D'Antoni, all in favor, motion carried.

Respectfully submitted by:

Jean D'Antoni