

TOWN OF ROXBURY

PLANNING BOARD
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ROXBURY, NY 12474

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Joe Farleigh, Chairman
David Cowan, Vice Chairman
Jean D'Antoni, Secretary

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MINUTES FOR MARCH 16, 2011

PRESENT: Joe Farleigh, Dave Cowan, Jean D'Antoni, Phil Zaorda, Jean Stone, Robert Cole, and Duncan Martin Delaware County Planning Dept. Excused absence Dave Zambri.

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

PUBLIC HEARING: Continued from last month Re: Vince Nativo represented by Al Creazzo Johnson Hollow Road Tax map# 113.00-1-47.111. Mr. Creazzo submitted receipts of letter sent to NYC and Van Valkenburg who are in the AG district. There were no homeowners present. Motion to approve this subdivision by Jean Stone seconded by Jean D'Antoni, all in favor, motion carried. Mr. Creazzo submitted a check from VFN Architecture #303 in the amount of \$40.00 for subdivision fees.

SKETCH: Mr. Creazzo discussed another property owned by Catherine DiBenedetto on Ferris Hill Road and Van Dyke Road, tax map# 112.00-1-17.47 +/- 10 acres. Owner would like to do a 2 lot subdivision. The problem is her septic system, well and driveway into the proposed lot. Ms. DiBenedetto needs to have an engineer come and see if a new septic system can be installed and if a proper driveway can be installed on the proposed lot.

SKETCH: Gil Dumond State Highway 23 Grand Gorge NY Tax map # 92.1-2-13.2. Would like to subdivide about +/- one acre which is the shop area and keep house in the back. He has 44 foot frontage. Total acreage +/- 2.1. There is only one driveway access. Mr. Dumond doesn't have enough road frontage, so technically the Planning Board will need to waive frontage which as stated in our subdivision law is 150 feet. We would need justification for this action. It was suggested to Mr. Dumond that when papers are drawn up for the subdivision of his of his lot. He must have his lawyer write in the deed water rights and driveway access for the house in the back; the sewer system is already separate. The next step would be for Mr. Dumond to have a survey done. Also contact

DOT highway supervisor and get a letter stating that you have enough site distance on this property.

Duncan Martin reviewed why soil tests should not be waived. Also any time the Planning Board Overrules the County it has 30 days in which to reply.

Meeting adjourned by Chairman Farleigh at 8:10 pm, seconded by Jean D'Antoni, all in favor motion carried.

Respectfully submitted by:
Jean D'Antoni