

TOWN OF ROXBURY

**PLANNING BOARD
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Joe Farleigh, Chairman
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MINUTES FOR MAY 17, 2011

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

OPEN MEETING: Meeting was called to order at 7:30 pm, by Chairman Farleigh. Minutes for April meeting were motioned for approval by Dave Cowan, seconded by Jean Stone, all in favor motion carried.

OPEN PUBLIC HEARING: Public Hearing for Gil Dumond – State Highway 23 in Grand Gorge, NY. Tax Map # 92.1-2-13.2. Mr. Dumond submitted receipts of mailings to surrounding home owners. He also submitted a letter from State of New York Department of Transportation stating that review of existing driveway the stopping sight distance for Route 23 west bound is acceptable. The sight distance looking westerly from the driveway is acceptable. Signed by Mr. Robert Pacatte, NYSDOT, ARE.

CLOSED PUBLIC HEARING

OPEN MEETING: Delaware Counting Planning Board hasn't approved this subdivision yet. Mr. Duncan will bring the paper work to the Planning Board's attention, so that it could be approved by the June meeting. The Short Environmental Assessment Form was signed by Chairman Farleigh. Motion to approve negative declaration by Dave Cowan, seconded by Jean Stone, all in favor motion carried. It was again advised to Mr. Dumond that when the deed is written up for the new owner that it stipulates both sites have water and sewer. Duncan Martin's recommendation would be that the deed reads new owner has access to water. There should be two separate water lines. Also the new junction should be in place before the County Planning Board approves this subdivision. Motion to approve this subdivision on contingent of the County's approval, by Phil Zorda, seconded by Dave Cowan, all in favor motion carried. Mr. Dumond submitted \$50.00 in cash for this subdivision.

BOUNDARY LINE ADJUSTMENT: Larry and Roberta VanValkenburgh on Johnson Hollow Road, Tax Map # 3085-1. Mr. Van Valkenburgh would like to buy approximately one half acre from their neighbor Bill and Barbara Latham. They will have the land surveyed by Vic Fairbairn.

Duncan Martin reviewed the Applicant's Guide for Subdivision and the Application itself. This will be now on the Town of Roxbury's website.

Duncan Martin submitted a Land Acquisition Parcel ID 1646 for review.

Meeting adjourned at 8:15 pm by chairman Farleigh, seconded by Jean D'Antoni, all in favor motion carried.

Respectfully submitted by:

Jean D'Antoni