

TOWN OF ROXBURY

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

MINUTES FOR SEPTEMBER 19, 2012

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

OPEN MEETING: Meeting was called to order at 7:30 pm by Chairman Farleigh. Minutes of June 2012 were motioned for approval by Dave Zambri, seconded by Jean Stone, all in favor, motion carried.

SKETCH: Victor Fairbairn representing Sig Sorenson Tax Map # 223-1-.5, 9.6 acres, tax Map # 202-1-32 16.5 acres. Mr. Sorenson would like to combine three parcels into two. Motion to approve boundary line adjustment taking 3 lots combining into two lot parcel, does not need to resurvey the entire parcel no perk tests needed. Contingent upon new survey map, by Phil Zorda, seconded by Robert Cole, all in favor, motion carried.

Roy George representing Vito & Jenny Pisano approximately 200 acres in Grand Gorge, Rt 23 Tax ID # 9.1-1-26. Would like to split property into two lots and keep the main house rental house, barn and silo. Would like to apply for a right of way. DEP and another buyer is interested in this property.

Duncan Martin from Delaware County Planning Board's response is as follows:

If the applicant wants to subdivide the property at the Hamlet designation boundary, leaving no road frontage for the northern piece of property they cannot do so. The Planning Board may waive frontage requirements, but not frontage completely. The idea to have a deeded right of way to access the property is still not direct road frontage. According to Roxbury Town Regulations under 502, G (pg. 28) "all subdivisions must have direct access to a public road or private road". The Planning Board cannot create or approve a nonconforming lot, having no direct road frontage would be a nonconforming lot.

New York City (DEP) cannot under the MOA boundary line adjust (BLA) it's properties. Even if the northern piece of property could be subdivided off and sold to the DEP and accessed through another DEP owned property that is adjacent and has road frontage to the one proposed, it could still not be accessed. This is due again, because of the DEP's BLA restrictions, thus the proposed property would still be landlocked and could not be accessed.

The property owner could:

1 - create a private road, built to Town road specifications and create a cul-de-sac at the end to allow for the 150' road frontage. However, the costs to build the road could be exorbitant making this option not realistic.

2- Sell the property to the 3rd party (not DEP) mentioned during the meeting. Keeping in mind that both parties should have at least 150' of direct road frontage as well as be able to meet all the other requirements for subdivision within the Town of Roxbury. The 3rd party buyer should also be aware of the restrictions (hamlet designation) of the property they would be purchasing.

Reviewed land acquisitions NYC parcel ID 8318, and ID 4099 no oppositions.

SKETCH: Creamery to enlarge waste treatment building. Bill Walcutt has issued a preliminary building permit.

Nan Stolzenburg and Planning Board reviewed the updated detailed goals and strategies. Two public hearings to be held. One for the Planning Board and one for the Town Board. GIS maps are now loaded onto the website.

Meeting adjourned at 9:30 pm by Joe Farleigh, seconded by Jean D'Antoni, all in favor, motion carried.

Respectfully submitted by:

Jean D'Antoni