

## **Planning Board Minutes — November 17, 2010**

Town of Roxbury Planning Board, P.O. Box 189 Main Street, Roxbury, NY 12474

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

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

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

SKETCH: Mr. Fairbairn representing Robert Pearl Tax Map 201-1-71. Total 72.35 acres, on Vega Mt. Road. Brothers Robert and Aaron approached the Board in January 2006 with a 4 lot subdivision which was approved by the Board but never filed. The reason for not filing was because the deal fell through with the neighbor. Robert Pearl bought out Aaron Pearl and so now there is only one owner. At this time Robert Pearl would like to do a boundary line adjustment which will include 4 lots, but the configuration will change. Lot 4 stays the same.

Motion to approve boundary line adjustment with condition of soil testing made on lot #3 by Dave Cowan, seconded by Jean Stone, all in favor, motion carried.

Ms. Cindy Whitney who is renting the land from the Bounden estate and wants to buy a piece of it questioned whether the parcel of land she resides at is in or out of the Hamlet designation. She would rather this parcel be designated out of the Hamlet. She was told that the Roxbury Town Board is in charge of making the designations of in or out of the Hamlet. Duncan Martin said that the parcel of land she is inquiring about is out of the Hamlet. It is not official because it's an ongoing issue. The Town Board is aware of it and the Town asked that this parcel of land be removed from the Hamlet designation. She was advised that she should contact the Town Board for any new happenings, because, the Town Board will make the ultimate decision.

Mr. Haas from the audience asked if there is anything new on the wind tower project. Mr. Farleigh responded from what he had read in the New York Times paper that wind projects in general are on hold because the price of natural gas is low and financial incentives are not there to build. Duncan also communicated that he has a note from Kevin Young stating that the big issue with the wind project are the leases. Right now they're in the process of talking to all the people with the leases. Once the leases are all signed then they will have a better idea of where to actually place all the wind towers. So they won't file the final EIS until they know where all the leases are. Once the leases are all signed, then they will submit that and then the project will proceed.

Carey Wagner attorney for Maxine Hedrington Lower Highland Circle Roxbury Run. Proposing a Boundary Line Adjustment – combining lot with house to adjacent vacant land. Amount of property to be transferred Parcel C is 1.9 acres. Parcel "C" will be taken from Parcel "A" and added to Parcel "B" and no new lots will be created by this action. Also Parcel "C" cannot be conveyed separately from the tract to which it is added unless resubmitted as a subdivision and approved by the Town of Roxbury Planning Board. Joe Farleigh advised that a new survey map be drawn up and come back to the Board for approval. After approval the new map should be filed in Delhi to make it official.

Duncan Martin advised the members of the Board that there will be a Land Use Training session on Thursday December 16, 2010 from 6:00 to 8:30 pm at The Catskill Center in Arkville. Members to fulfill 2 hours of state required credit.

Site Plan Review:

Correction in last month's Site Plan comments. The Building Code Officer does not need to sign applications, because the Town of Roxbury does not require this, although the applicant needs to go to Building Code Officer and present their plans.

Duncan Martin presented Site Plan Review Forms Packet that he developed for Roxbury Town. The packet includes the following:

- Applicant's guide to Site Plan review
- Site Plan Review application form
- Site Plan approval/disapproval form
- State Environmental Quality Review (SEQR)
- Short Environmental Assessment Form (EAF)
- Roxbury Site Plan Applicant Review Check List
- Application For Site Permit Review

There was in dept discussion on all of the forms. A motion of a flat fee for private home owners of \$50.00 per applicant and \$150.00 for commercial applicants will be recommended to the Town Board by Phil Zorda, seconded by Dave Zambri, all in favor, motion carried.

All of the above will be available from the Roxbury Town Clerk's office.

Reviewed three easements that are in the process of being bought by NYC.

Welcome our new Board member Robert Cole. The Roxbury Town Board has approved his nomination.

Meeting adjourned by Chairman Farleigh at 8:40 pm, seconded by Jean D'Antoni, all in favor, motion carried.

Respectfully submitted by:

Jean D'Antoni