

Town of Roxbury Planning Board
Roxbury, NY

Minutes of Board Meeting
May 21, 2014

Present: Dave Cowan, VP, Phil Zorda, Dave Zambri, Jean Stone, Rob Cole, and Molly Oliver of the Delaware County Planning Board.
Excused absence: Joe Farleigh.

The meeting was called to order by Vice President Dave Cowan at 7:35 pm.

There were no prior minutes to approve.

The Green-Del owners were present for a site plan review regarding the proposed addition to the existing workplace. They propose to erect a new building that would replace the existing one and would be 50% larger. This project also would require County approval.

The owners claimed to have submitted the necessary documentation, but the Board was unable to locate it in the office. Therefore the Board was unable to review the proposal. They will drop off another set at the Town Clerk's office and they will then be forwarded to the County for review at their June 4th meeting. Jean Stone motioned to have the Board try to expedite this, seconded by Phil Zorda, all in favor motion passed.

Ed Irwin inquired about subdivision procedures and was given the necessary information.

Motion to adjourn 8:30. Zorda, Zambri passed unanimously.

Acting secretary,
J. Stone, P. Zorda

Roxbury Planning Board
PO Box 129
Roxbury, NY 12474

Minutes of the June 18, 2014 meeting.

Present: Cowan, Farleigh, Stone, Zambri, Zorda
Molly Oliver, Delaware County Planner
Absent: Cole, Lee

The meeting was called to order at 7:30.
Minutes of the May 21 meeting were reviewed and approved. Cowan, Zambri

Robert Compton of Green-Del refuse was present to explain their application for a replacement building that is 51% larger than the building proposed for replacement. The new building will enable more efficient operation of the facility requiring less fuel due to ease of loading.

This site plan was presented to the Delaware County Planning Board at its May meeting and approved.

Review of the comprehensive SEQR for operation of Green-Del refuse done in 2008 showed no adverse changes to the operation. A negative declaration of environmental impact was approved.

Motion: Zambri, Farleigh Passed

Public hearing was waived due to the minor change in the site since a Public Hearing was held for the original project in 2008 with no objections and as the proposal will reduce noise on the site from earlier levels. Motion: Stone, Cowan Passed

Review of required documents revealed that site plan maps of the project were not the required 26" x 30" size. As all other requirements were met, a motion was made to approve the Site Plan conditionally. Mr. Farleigh was authorized to sign the plans giving unconditional approval upon receipt of the maps. Motion passed: Zorda, Cowan

Discussion was held regarding Board member attendance. Mr. Zorda mentioned that the School Board's policy is three consecutive absences without approval may be grounds for removal.

Meeting adjourned 8:30

Acting secretary,
Joe Farleigh

Roxbury Planning Board Minutes
July 18, 2014

Present: Cole, Cowan, Farleigh, Lee, Zambri, Zorda
County Planning representative: Oliver

Chairman Farleigh called the meeting to order at 7:30 PM.
Minutes of the June meeting were reviewed and approved.
Rob Allison of Catskill Regional Surveying presented a sketch plan for the property of Addie Wojciechowski on Upper Meeker Hollow Road. Two adjacent property owners have previously indicated that small parcels could be transferred to Wojciechowski to make the parcel compliant with subdivision provisions and to clean-up boundaries. Ownership of one of these small parcels has since changed necessitating a new signed agreement. Mr. Allison is also uncertain of septic location and will confer with Bill Walcott who installed the system before completing the proposed boundaries. Allison will return when details have been finalized.

Meeting adjourned at 7:45.

Respectfully submitted,
Joe Farleigh, Acting secretary

Roxbury Planning Board Minutes
Special Meeting
August 28, 2014

Present: Cole, Cowan, Farleigh, Zambri, Zorda
County Planning representative: Oliver

Chairman Farleigh called the Special meeting to order at 7:30 PM.

The Special meeting was held to consider the subdivision application of Edward Irwin initially brought before the Board at the regular August meeting. Due to incomplete forms the application was postponed. The applicant proposed a 2 lot subdivision separating 9.96 acres from the family farm consisting of 526 acres on North Montgomery Hollow road. It was agreed to waive the survey of the entire parcel. The action was declared a simple subdivision. All required documents were presented including notices to adjoining property owners. SEQR forms were reviewed and completed. A negative declaration of Environmental Impact was moved by Cole seconded by Zambri. Passed- All in favor. Motion to approve the subdivision was made provisionally upon acceptance by the County Planning Board due to Agricultural zone inclusion. Motion Cowan, seconded by Zorda. Passed- All in favor.
Meeting adjourned at 7:55.

Respectfully submitted,
Joe Farleigh, Acting secretary

Roxbury Planning Board
PO Box 129
Roxbury, NY 12474

Date: September 17, 2014

Present: Stone, Cowan, Zorda, Farleigh, Ribich

Molly Oliver, Delaware county Planner

Rob Allison

Called to order at 7:30 by Chairman Joe Farleigh

Move to accept the minutes of the August 20 and special meeting by Zorda, seconded by Cowan.
Carried.

Rob Allison presented maps for a minor subdivision and boundary line adjustments: Estate of Edward M. and Vincent E. Wojecichowski on Lower Meeker Hollow Road. Tax Map #177-00-1-1.

Mr. Allison provided the following documents: Short Environmental Assessment Form, appendix B, Letter of representation, Application for Subdivision, Boundary line Adjustment application, letter from Wm. Walcutt stating adequate distance between the stone wall and septic leach field to access right of way into subdivision, and Executed Deed Bargain and Sale Deed with Covenant against Grantor's Acts.

Public hearing scheduled for Oct. 15, 2014

Move to approve as a minor subdivision by Cowan, seconded by Stone. Carried

Move to approve the boundary line adjustment by Zorda, Cowan seconded. Carried.

Move to adjourn by Stone, seconded by Zorda at 7:50 PM. Carried.

Roxbury Planning Board
Meeting October 15, 2014
Draft Minutes

Present: Dave Cowan, Joe Farleigh, Dave Zambri, Phil Zorda
Molly Oliver Delaware Co. Planning Dept.
Absent: Cole, Stone, Lee

Chairman Farleigh called the meeting to order 7.30 PM

Minutes of the September meeting were reviewed and accepted.

Public hearing for Wojociechowski subdivision on Lower Meeker Hollow Road was opened. Rob Allyson of Catskill Surveying represented Ms. Wojociechowski. Allyson explained that the sketch plat proposed a 3 lot subdivision but soils tests for the 3rd lot were not favorable. A 2 lot subdivision was proposed. The Board agreed. An adjacent landowner was present and had no objections to the plan. The Public Hearing was closed and the regular meeting resumed.

The Wojociechowski 2 lot subdivision of Tax Map #177-1-1 was reviewed, Short Form EAF was reviewed with no unfavorable issues. Motion to declare a Negative Declaration of Environmental Impact made by Cowan, 2nd Zorda – Passed

Motion to approve the 2 lot subdivision made by Zorda, 2nd Zambri – Passed
Fee of \$130 collected.

Eran Wilkenfeld presented required documentation for a Boundary Line Adjustment for 2 lots on Sally's Alley Lot 180-1-68 11.65 ac and Lot 180-1-65 4.62 ac. Wilkenfeld wishes to join the lots forming one 15.65 acre lot. Motion to approve the BLA Cowan, 2nd Zorda – Passed.
Fee of \$40 collected.

Meeting adjourned at 8:10.

Respectfully submitted,
Joe Farleigh, Acting Secretary

Wednesday, November 19, 2014

Roxbury Town Planning Board Meeting

Present: Rob Cole, Jean Stone, Dave Cowan, Dave Zambri, Joe Farleigh, Molly Oliver of Delaware Co Planning Dept.

Absent: Phil Zorda, Melanie Lee,

Chairman Farleigh called the meeting to order at 7:30.

Motion to approve minutes: Proposed by Dave Zambri, Dave Cowan second. All in favor.

Fred & Lee Kuhn presented a dated survey map tax parcel ID: 71.-2-5.1, of their property in preparation for an application for subdivision of their 350 acre farm located on 390 Kuhn Road.

Two parcels have been separated from the farm previously. The Kuhn's were advised to have a survey of the portion of the farm affected by the previous property transfers as well as the portion including their residence which they want to separate in preparation to form a LLC. Molly Oliver will research county deed transfers from the 350 farm and report her findings to the Kuhns.

Molly Oliver presented two NYC Land Acquisition maps of parcels of property that NYC is proposing to purchase. The first map shows 258 acres on Hard Scrabble Road, plus 7.9 acres on the opposite side of Hard Scrabble Road. The second map shows 18.2 acres also on Hard Scrabble Road. The planning board had no comments.

Adjourned 8:07 PM

Wednesday December 17, 2014
Roxbury Planning Board Meeting

Present: Jean Stone, Rob Cole, Phil Zorda, Dave Zambri, Joe Farleigh
Delaware County Planner Molly Oliver
Absent: Dave Cowan, Jill Ribbich, Melony Lee

Chairman Farleigh called the meeting to order at 7:30 PM.

Minutes of the November meeting were reviewed and corrected to read Dave Cowan seconded the approval of minutes and that the minutes were approved. Zorda, Zambri – Passed.

Rob Allyson presented a site plan for The Roxbury of Stratton Falls also known as the Anthony House constructed ca. 1850. Also present were owners Gregg Henderson and Joe Masserson. Allyson described the history of the site. Plans to renovate the house and 7+ acre lot were presented in detail. Plans include construction of 5 two story units, a swimming pool and approximately 40 parking spaces. Completed Site Plan application and SEQR forms were presented and accepted as complete. Farleigh stated that the Roxbury Planning Board would assume Lead Agency status for the project. A coordinated review will include NYCDEP and NYSDEC. Ms. Oliver will provide required documentation to these and any other agencies which may become involved. NYCDEP has been involved with the initial plan including septic design and site work which includes approximately 2 + or - acres of land disturbance. A supporting letter from NYCDEP will be provided the Board.

It was decided that at least one Public Hearing will be required.

The meeting adjourned at 8:32.

Respectfully submitted,
Joe Farleigh Acting secretary