

Wednesday, July 20, 2016

Roxbury Planning Board Meeting

Present: Phil Zorda, Jean Stone, Dave Cowan, Brad Zambri, Ed Hinkley, Jill Ribich secretary/alternate, Nicole Franzese from Delaware County Planning Board, Joe Farleigh arrived at 8:30 PM.

Absent: Rob Cole

Meeting called to order by Chairman Phil Zorda at 7:30 PM

New Business:

Application for Site Plan review: Map No. Section 91.2-9-13. Currently owned by Edward Slicer. 0.87 acres located at State RT 23 at School House Drive. Proposed to build a Dollar General Commercial retail store and associated parking. Site contains an existing building and trailer that will be demolished and removed before construction.

Applicant: Primax Properties, LLC (Adam Sellner- Project Director, 1100 E. Morehead St; Charlotte, NC 28204.

Plans prepared by Mercurio-Norton-Tarolli-Marchall Engineering & Land Surveying, PO Box 166, Pine Bush, NY 12566. Sketch plan presented by William Norton who submitted an application, Short Form EAF and a preliminary site plan.

Anticipated construction time of 6 months. Applicant will return next month with more detailed plans.

New Business:

Map No. 157. 2-1-20.1

Dennis Slater proposing subdivision of trailer park located at the junction of State Hwy 30 and Hubbell Corners Rd. Mr. Slater proposes to remove a parcel from the existing trailer park. Parcel has sewer and well water now. The curb stop is installed on the parcel. Mr. Slater intends to hook this property up to town water. He would like to repair the trailer which sits on this lot that is adjacent to their current residence lot. Mr. Slater will present a written request for waiver of the current requirement of 150' road front.

Motion to classify as a minor subdivision and an Unlisted Action under SEQRA made by Jean Stone, seconded by Dave Cowan. Passed unanimously.

Phil Zorda attended the meeting regarding Solar Power in Cobleskill.

The meeting was presented by Pace University and cautioned town leaders to be mindful of the legal implications and ramifications of the installation of commercial solar in their towns.

8:50: Motion to adjourn by Joe Farleigh seconded by Dave Cowan, passed unanimously.

## NOTICE

The regular monthly meeting of the Town of Roxbury Planning Board scheduled for June 15, 2016 is canceled due to having no business to discuss. The next regular monthly meeting is scheduled to be held July 20, 2016 at 7:30 pm at the Town Hall.

By Order of the Roxbury Planning Board  
Phillip Zorda, Chairman  
Dated: June 2, 2016

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