

Wednesday, August 17, 2016

Town of Roxbury Planning Board

Present: Phil Zorda, Ed Hinkley, Rob Cole, Brad Zambri, Dave Cowan, Jill Ribich; secretary/alternate, Kent Manuel of Delaware County Planning Board

Absent: Joe Farleigh, Jean Stone

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

Motion to approve minutes from July meeting made by Dave Cowan, seconded by Phil Zorda, approved unanimously.

Old Business:

Map No. 157.-2-1-20.1

Denny Slater presented map survey and subdivision of current trailer park. He is requesting minor subdivision to remove one lot from the park. He also presented a notice to nearby properties of public hearing to approve the request for minor subdivision. He gave the board a check in the amount of \$50.00 the application. He will pay an additional \$10 for the one lot change.

The public meeting was scheduled for September 21st regular meeting of the Town of Roxbury Planning Board.

Mr. Slater also presented a written request for waiver of 150' road frontage. Motion to approve by Dave Cowan, seconded by Rob Cole, approved unanimously.

Map No. 91.2-9-13

Larry Marshall of Mecurio-Norton-Tarolli-Marchall Engineering & Land Surveying presented the preliminary site plan for the proposed Dollar General to be built in Grand Gorge on property presently owned by Edward Slicer.

He presented proposed lighting:

Five pole lights around the perimeter of the lot, two downlights on the front of the building, four downlights on the south side of the building. All exterior lighting is dark sky compliant and downward. Pole Light shut off is scheduled one hour after closing. Store sign is constant, nonmoving light mounted near the entrance on RT 23.

Parking:

The paved lot is 7500 sq ft providing eight parking spaces in front, two are handicap accessible. Nine spaces against south side of building, ten additional spaces across the lot on the south side. Currently does not have a storm water drain in plans, DEP will likely require a storm water retention plan.

Privacy fence and pine trees to screen store from residential area. No lighting on north side or rear of building.

Concrete slab provided for loading dock on South side.

- a. Motion to accept and to refer to county board was made by Dave Cowan, seconded by Ed Hinkley, passed unanimously.
- b. Motion for public hearing on September 21st for Dollar General and Dennis Slater minor subdivision was made by Rob Cole, seconded by Brad Zambri; passed unanimously
- c. Motion to classify as unlisted action per board discussion re: uncoordinated SEQRA review was made by Brad Zambri, seconded by Rob Cole, passed unanimously.

Map No. 92.-1 -8.11

Rob Allison presented a Sketch Plan of subdivision of lands of Marion VanAken; retaining center parcel B, selling two parcels 79.23 and 39.95 acres to city of NY.

Rob requested waiver of deep pit test due to proximity to existing sewer main. Board requested that a separate letter be presented to the board requesting waiver rather than blanket waiver without cause.

A motion to classify this as a minor subdivision made by Dave Cowan, seconded by Ed Hinkley, in favor Rob Cole, Phil Zorda, abstain Brad Zambri.

A motion to classily as unlisted action made by Rob Cole, seconded by Dave Cowan, in favor Ed Hinkley, Phil Zorda, abstain Brad Zambri.

A motion to refer to county for 239 review was made by Phil Zorda, seconded by Ed Hinkley, in favor Rob Cole, Dave Cowan, abstain Brad Zambri.

A motion was made for public hearing to be scheduled September 21st by Phil Zorda, seconded by Rob Cole, in favor Ed Hinkley, Dave Cowan, abstain Brad Zambri.

New Business:

NYC proposing that hunting, hiking, fishing, and trapping to be allowed on the Pine Mountain Unit, Property 9029.

Board has no comments.

RE: Lands of Steuerwald, Red Kill Road, Section 243, Block 3, Lot 17.

The heir of the estate of Richard Steuerwald is seeking approval from the Planning Board to convey the 6.75 acre parcel as a separate lot. Chairman will reply.

Motion to adjourn at 9PM by Rob Cole, seconded by Ed Hinkley all approved.