

Roxbury Town Planning Board Meeting
Roxbury Town Hall
February 20, 2019

The regular meeting of the Town of Roxbury Planning Board was called to order at 7:30 PM at the Roxbury Town Hall.

Present: Chairman Phillip Zorda, members Robert Cole, David Cowan, Brad Zambri and Diane Munro; Kristin Janke-Schneider of the Delaware County Planning Department

The Minutes of the January 16, 2019 meeting were approved on motion of Robert Cole, second Diane Munro.
AYES – All

Parcel No. 92.1-2-21.1

Henry Gockel, NYS Rt 23 – Two Lot Subdivision

The Gockels presented an application, Part 1 of the EAF form and the survey map for a proposed subdivision of parcel 92.1-2-21.1 on NYS Rt 23 in Grand Gorge. It is proposed to create two approximately equal parcels from a 8.8 parcel. One parcel has an existing house connected to the Town water and sewage systems. They also paid the required fee.

A motion to classify this action as a Minor Subdivision was made by David Cowan, second by Brad Zambri.
AYES – All

A motion to classify this action as Unlisted was made by Diane Munro, second by David Cowan.
AYES – All

A motion to refer this action to the County Planning Board for the 239 review was made by Diane Munro, second by Brad Zambri.
AYES – All

A motion to hold a Public Hearing at the March 20th meeting was made by Brad Zambri, second by Robert Cole.
AYES – All

Parcel Nos. 71.-2-6, 72.-2-7 and 72.-2-10

Albano and Sons, Inc, and Joseph and Frank Albano, Matt Schuille Road – Two Boundary Line Adjustments – Sketch Plan

Joe Albano and Thomas Gallagher presented applications and a survey drawing of a BLA proposed for parcels 71.-2-6 and 72.-2-10 owned by Albano & Sons, Inc and a BLA for parcel 71.-2-6 owned by Albano & Sons, Inc and parcel 72.-2-7 owned by Joseph and Frank Albano. All parcels are located on Matt Schuille Road. BLA #1 will transfer 137.61 acres from parcel 72.-2-10 to the 9 acre parcel 71.-2-6, forming a 146.61 acre parcel 71.-2-6 leaving 4 acres in parcel 72.-2-10. BLA #2 will transfer 24.81 acres from parcel 72.-2-7 to the newly expanded parcel 71.-2-6 forming a parcel of 171.42 acres. 24.81 acres will remain in parcel 72.-2-7. The required fee was paid.

A motion to approve Boundary Line Adjustments #1 and #2 was made by David Cowan, second by Diane Munro.

AYES – All

The Board reviewed NYCDEP Land Acquisition #8389. This parcel, 158.-1-11.1, is approximately 47 acres and is located off Sally's Alley.

On motion of Diane Munro, second by Brad Zambri, the meeting adjourned at 8:20 PM.

AYES – all

Phillip Zorda
Chairman