

Roxbury Town Planning Board Meeting
Roxbury Town Hall
March 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 David Cowan, Brad Zambri and Diane Munro; Andy Acker of the Delaware County Planning Department

A public Hearing was held concerning the Henry Gockel subdivision. There was one adjoining landowner that attended this hearing. No negative comments were presented.

The minutes of the February 20, 2019 meeting were approved on motion of Diane Munro, second David Cowan.

AYES – All

Parcel No. 92.1-2-21.1

Henry Gockel, NYS Rt 23 – Two Lot Subdivision

Part one of the SEQR was reviewed and parts two and three were completed.

A motion to find a negative environmental impact (Negative Declaration) of the subdivision was made by Brad Zambri second by David Cowan.

AYES – All

A motion to approve the subdivision was made by David Cowan, second by Diane Munro.

AYES – All

Andy Acker discussed the need for subdivision applicants to provide a copy of their deed for the parcel to be subdivided. This requirement is in our subdivision regulations. This has been an issue in other towns in the county. Our subdivision applicant's guide and application form will be reviewed, and changes made if necessary.

On motion of David Cowan, second by Brad Zambri, the meeting adjourned at 8:10 PM.

AYES – all

Phillip Zorda
Chairman

Roxbury Town Planning Board Meeting
Roxbury Town Hall
April 17, 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 David Cowan, Robert Cole, Ed Hinkley and Diane Munro; Andy Acker of the Delaware County Planning Department

The minutes of the March 20, 2019 meeting were approved on motion of Diane Munro, second David Cowan.
AYES – All

Parcel No. 179.-1-1.7

Corinne May, Cty Hwy 41 – Two Lot Subdivision

Dan Fancher of Catskill Region Surveying Services presented a sketch plan, Application and Part 1 of the Short Environmental Assessment Form for a 2 lot subdivision of a 14.24 acre parcel owned by Corinne May. It is proposed to divide the parcel into two parcels of 10 acres and 4.24 acres.

A motion to classify this project as a minor subdivision was made by Robert Cole, second by Ed Hinkley.
AYES – All

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

A motion to refer this action to the County Planning Board for a 239 review was made by David Cowan, second by Ed Hinkley.
AYES – All

A motion to hold a Public Hearing at the May 15th meeting was made by Ed Hinkley, second by Diane Munro.
AYES – All

Parcel No. 179.-1-7.211

Sound Mountain Yoga Studio, Hillcrest Drive – Site Plan Review

A proposed yoga studio and two bedroom apartment to be located on Hillcrest Drive in Roxbury was presented by owner Theresa Speck and Chase Barber of LRM Architect. The Application, Part 1 of the Short Environmental Form and all required drawings and specification sheets were submitted. The required fee was also paid.

The proposed building will be used primarily as a Yoga Studio and small events space on the main floor and a 2-bedroom apartment on the lower level. The building will be built into the existing hill affording grade level access to the main floor and a walk out lower level basement. The Building will appear 1 story from the front side and 2 story from the backside.

The main floor is approximately 1,600 SF in area and contains an entrance vestibule, lobby, restroom, kitchenette, open studio space and stairs down to the lower level. The lower level is 1,500 SF in area and contains utility rooms for the overall building, a second bathroom and a 2-bedroom apartment separated from the commercial use with a fire wall. The building is 29' high from the basement floor to the peak of the roof.

The gravel or oil and stone parking lot is designed to accommodate up to 20 cars with 1 space designated as accessible. The commercial space and the main level restroom are both wheelchair accessible.

Outdoor safety and security lighting are achieved by wall mounted, fully shielded LED downlights and 1 fully shielded, pole mounted fixture in the corner of the parking lot. All exterior light fixtures will be 'Dark Sky Conforming' to minimize skyglow, glare and light trespass.

The exterior building treatment is cedar shingles, aluminum clad windows and a standing seam metal roof. The main level will have access to a sundeck and the lower level will have a small outdoor patio.

The proposed project will connect to the Town of Roxbury Sewer and Water. Lamont Engineers was retained to design the sewer and water connection details. The applicant will comply with all conditions of the resolution of the Town Board (Resolution #33)

A motion to classify this action as Unlisted for SEQR purposes was made by David Cowan, second by.
AYES – All

A motion to treat the SEQRA review as Uncoordinated was made by David Cowan, second by Ed Hinkley.
AYES – All

It was decided that due to the small footprint of this project and it's location, no other agencies would be contacted in regards to the Site Plan SEQRA.

It was decided that a Public Hearing was not required and a motion to that effect was made by David Cowan, second by Robert Cole.

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

The Board reviewed DEP Land Acquisition #8971, Parcel 178.-1-23, 25.9 acres, off Squire Hill Rd. The Board had no comments.

On motion of David Cowan, second by Robert Cole, the meeting adjourned at 8:30 PM.
AYES – all

Phillip Zorda
Chairman