

Roxbury Town Planning Board Meeting
Roxbury Town Hall
July 15, 2020

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, Diane Munro (Zoom), David Cowan, Ed Hinkey and Brad Zambri, Andy Acker of the Delaware County Planning Department, Alyson Phillips of Young/Sommer, LLC Attorneys also was present via Zoom.

The Minutes of the June 17, 2020 meeting were approved on motion of David Cowan, second by Ed Hinkey. AYES - All except for Diane Munro (abstained), who did not have the chance to review the minutes.

Omri Behr, Red Hill Road

Parcel No. 243-3-11-2, Three Lot Subdivision

A Public Hearing via Zoom was held for this subdivision. Adjacent landowners Jim Lehmann and Vic Wortmann called in and had basic questions about the subdivision and the owner's intent for it. Ben Dates of the Delaware County Soil & Water Conservation District, who presented the subdivision on behalf of Mr. Behr, was present to answer the questions.

A motion to approve this subdivision was made by Brad Zambri, second by David Cowan. AYES - All.

Mountainside Farms, NYS Rt. 23 & Fanny Brook Rd.

Parcel 113-1-35-1, 113-1-35-2, Bottle Plant Site Plan Review, Pre-Sketch

Tom Briggs, Derrick Briggs and James Rosa (Mountainside Farms) presented parcel layout maps and a sketches of a proposed building that will be used to manufacture plastic milk bottles. The building will be 60 ft. X 125 ft. and the equipment used to manufacture bottles will be relocated from an existing facility. The building location, as proposed, will straddle the property line between the two parcels and it was suggested that parcels be combined or that a BIA be used to relocate the boundary line so that the building will be in only one parcel. The building will need a septic system and it was suggested that an engineer and DEP be contacted before the building final location is determined as the septic system design may affect the building location. The building will also contain an office, warehouse area and loading dock for truck and trailers.

Hughes Energy Group Composting Facility, NYS Rt. 23

Parcel 114-1-11, Pre-Sketch presentation for Site Plan Review

Affrey Holt, Holt Consulting; Brenden Hughes and Dana McSpedon, Hughes Energy (HEG); Andrew Millsbaugh, Sterling Environmental Engineering; and Robert Compton, Green-Def Sanitation, were at the meeting to present preliminary drawings and a project overview of a high-speed composting facility that is proposed for the current site of the Green-Def Sanitation facility. Also present via Zoom were several personnel from H2M architects + engineers.

Jeffrey and Dane gave an overview of what Hughes process does. It takes municipal solid waste and using a proprietary high-speed composting process, converts the waste into a pelletized biomass fiber that can be used as fuel in power plants. There are several facilities of this type in Europe, but this would be the first to be located in the United States. It would require approximately 170,000 tons of solid waste per year that would be sourced from surrounding counties.

The Planning Board asked many questions concerning the daily number of trucks required to provide the solid waste material and to remove the biomass and remaining recyclable material; required permits, requirements for water, fuel and sewage, and emissions. As the property abuts the county line with Greene County and the Town of Prattsville and Prattsville would likely be providing the connection to their sewage treatment facility, there was a discussion concerning their involvement in the SEQR process. It is likely that the Roxbury Planning Board will be the Lead Agency and that Greene County and Prattsville would be one of many involve agencies. The Planning Board also indicated that we would likely be asking for an escrow account to cover the costs of any consultants and engineers that may be required to assist the Board with review of the application and for SEQR development. Allyson Phillips of Young/Sommers also provided comments and support to the Board during the meeting.

HEG indicated that wells will be used to provide the water required by the process and that they would be asking DEC for a modification to Green-Del Sanitation's existing solid waste permit.

HEG will proceed with the Site Plan Review application and other requirements as the engineering details are finalized.

On motion of David Cowan second by Ed Hinkley, the meeting adjourned at 9:30 PM.

AYES – all

Phillip Zorda, Chairman