

Roxbury Town Planning Board Meeting
Roxbury Town Hall
July 21, 2021

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, Ed Hinkley and Kevin DePodwin. Andy Acker of the Delaware County Planning was also present.

The Minutes of the June 16, 2021 meeting were approved on motion of Brad Zambri, second by David Cowan. AYES – All.

Greg Collins, 1265 Schuman Road
Parcel 135.-1-4, 135.-1-5, Boundary Line Adjustment

Greg presented all required documents for a BLA he is requesting. 1 ½ acres from parcel 135.-1-5, owned by the Schuman Family Land Trust, will be added to parcel 135.-1-4, owned by Greg. He needs the extra property for room to replace his septic system and the Schuman have agreed to sell him a piece of their parcel. He is unable to procure the services of a surveyor as they are all busy with a backlog of work. He has located all the property pins on his parcel and the parcel he wishes to acquire and has accurate GPS coordinates for them and created a map of the locate pins. He is provided a written request for waiving the survey map as required in our BLA policy. The County does not require a survey map, only the new deed describing the resulting parcel.

The appropriate fee was paid.

A motion to approve the survey waiver was made by Ed Hinkley, second by Kevin DePodwin.
AYES – All

A motion to classify this as a Boundary Line Adjustment was made by David Cowan, second by Ed Hinkley.
AYES – All

A motion to approve this Boundary Line Adjustment was made by Brad Zambri, second by Kevin DePodwin.
AYES – All

Parcel 156.-1-23, Subdivision

Hilton Purvis, real estate agent, and Henry Rich, prospective purchaser of parcel 156.-1-23 and parcel 178.-1-27.62, showed the board a sketch of a proposed three lot subdivision for the 300 acre parcel 156.-1-23. This parcel is located between Scott Greene Road and Burroughs Memorial Road, but has no road frontage to either road. Mr. Rich is also purchasing parcel 178.-1-27.62 which does have road frontage on Scott Greene Road. It was explained to Mr. Rich that he would have to combine the two parcels by deed to have adequate road frontage for two of the proposed lots. Mr. Rich is pursuing a BLA with an adjoining landowner off Burroughs Memorial Road to obtain the necessary road frontage for the third lot. It was explained to Mr. Rich that he would have to complete the parcel combination and the BLA before he could apply for the subdivision. We also explained to Mr. Rich the procedures for the BLA and the subdivision.

On motion of David Cowan, second by Ed Hinkley, the meeting adjourned at 8:15 PM. AYES – all
Phillip Zorda, Chairman