

Town of Roxbury

Planning Board

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MEETING NOVEMBER 15, 2007

PRESENT: Joe Farleigh, Jean Millar, Jean Stone, Jean D'Antoni, Phil Zorda, Dave Zambri, David Cowan, Tom Evans from Delaware County Planning Department, Kevin Young, Esq. Mark Tayrien from LaBella Associates, and Floyd Many, Stamford Town Board

OPEN MEETING: Meeting was opened at 7:30 pm. Dave Zambri moved to approve the minutes of October 17, 2007 Board meeting with the corrections that the Chorluyan subdivision was not approved, it was classified and Joe Farleigh did not sign the survey maps for the Chorluyan subdivision, seconded by Jean Millar, all in favor, motion carried.

PUBLIC HEARING: Dan Fancher of Rettew Engineering representing Ara Chorluyan of Sally's Alley and County Route 36, tax map #: 202.-1-19-1, 2- lot minor subdivision of 280.36 acres. Mr. Chorluyan is keeping 24.36 acres of land, which will have his house and driveway on it and the pond and garage across the road from his house. Mr. Chorluyan plans to sell the remaining 256 acres of land to the NYC DEP. Mr. Fancher submitted receipts for the letters sent regarding the public hearing and results of the soils tests performed to the Board. The subdivision was referred to the County Planning Board for 239 review and was approved. Some public were present to review the subdivision. The public hearing was closed.

PUBLIC HEARING: Dan Fancher of Rettew Engineering representing Robert D. Haas of NYS Route 30, Grand Gorge, tax map #: 92.-1-4, 2-lot minor subdivision of 53.3 acres. Mr. Haas is keeping 35.9 acres of land with his house on it. He plans to sell the remaining 17.4 acres of land to the NYC DEP. The subdivision was referred to the County Planning Board and was disapproved due to no soils tests or a letter stating that the DEP will allow the 17.4 acres of land to hook into the municipal sewer line, and no DOT access permit has been issued for the smaller lot. Mr. Fancher submitted receipts for the letters sent regarding the public hearing. Some public were present to review the subdivision. The public hearing was closed and the regular meeting was opened.

SUBDIVISION: Ara Chorluyan's 2-lot subdivision. Motion for a negative declaration on the SEQR short form was made by Jean D'Antoni, seconded by Jean Millar, all in favor, motion approved. Motion to approve the minor subdivision was made by Jean D'Antoni, seconded by Jean Millar, all in favor, motion approved.

SUBDIVISION: Robert D. Haas' 2-lot subdivision. The Board required that soils tests be completed and a satisfactory soils test report be obtained before approving the subdivision. Motion for a negative declaration on the SEQR short form was made by Jean Stone, seconded by David Zambri, all in favor, motion approved. Motion to conditionally approve the minor subdivision pending soils tests was made by Jean Stone, seconded by David Zambri, motion approved.

Mr. Fancher submitted Check # 2353 dated 11/15/07 for \$40.00 for both the Chorluyan and Hass subdivisions.

OLD BUSINESS: Mark Tayrien of LaBella Associates reviewed the Final Scope for the Draft Environmental Impact Statement (DEIS) dated November 15, 2007 for the Moresville Energy Center with the Board. Kevin Young edited this latest version. There was quite a bit of discussion on it. Mr. Young was looking for the Board to take action on the Final Scope.

The Scope is the outline for the DEIS, it's the document that specifies the contents that will go into the DEIS. Once the Scope has been finalized and adopted by the Lead Agency, in this case the Planning Board, the project sponsor will prepare the DEIS. The Lead Agency will review the DEIS to see if the document reflects the Scope and that all impacts are mitigated to the best extend possible. If the DEIS does not reflect the Scope and mitigates all impacts to the best extend possible it's sent back for redrafting. If the DEIS does reflect the Scope and mitigates all impacts to the best extend possible, the Lead Agency would accept the document, schedule a public hearing for it, and make the document available for public review and comment. After the public hearing and comment period, the project sponsor would prepare a Final EIS (FEIS). If this FEIS was found acceptable, it could be approved. If it were found not acceptable, it would have to be redrafted. To recap, both the Scope and EIS go through two stages, draft and final. There are chances throughout the process for the public, interested, and involved agencies to give comments.

Motion to accept this Final Scope for the DEIS for the Moresville Energy Center was made by Phil Zorda, seconded by Jean Stone, all in favor, motion approved.

The meeting adjourned at 8:45 pm by motion of Joe Farleigh, seconded by Jean D'Antoni, all in favor, motion approved.

The next Town of Roxbury Planning Board meeting will be Wednesday, December 19, 2007 at 7:30 pm at the Town of Roxbury Town Hall.

Respectfully submitted by:

Jean D'Antoni