

Roxbury Town Planning Board Meeting
Roxbury Town Hall
June 16, 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, Robert Cole and Kevin DePodwin. Andy Acker of the Delaware County Planning was also present.

The board welcomed Kevin DePodwin as our newest member.

The Minutes of the May 19, 2021 meeting were approved on motion of Robert Cole, second by David Cowan. AYES – All.

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

Greg presented a sketch plan showing 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 asking for a waiver for a survey map as required in our BLA policy. The County does not require a survey map, only the new deed describing the resulting parcel. It was the consensus of the board that we will approve a waiver. Greg was told to include a letter requesting the waiver when he provides the BLA application and other required documentation to the board.

The chairman received a text and phone calls from a real estate agent on behalf of a person interested in purchasing a large parcel. The person wishes to subdivide the parcel and the agent was asking about our subdivision policy and our access requirements. The parcel has no road frontage. The board agreed that the access requirements (frontage on an existing public road or a private road built to town specifications) must be followed.

On motion of Robert Cole, second by Kevin DePodwin, the meeting adjourned at 8:05 PM.
AYES – all

Phillip Zorda, Chairman