

Roxbury Town Planning Board Meeting
Roxbury Town Hall
December 20, 2023

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 Dave Cowan, Rob Cole and Diane Munro. Ned Brower of Delaware County Planning was also present were Camberly VanValkenburg, Technician; and Nicholas Carbone, Watershed Affairs Coordinator

The Minutes of the July 19, 2023 meeting were approved on motion of by Diane Munro, second by Dave Cowan.

AYES – All.

THERE WERE NO MEETINGS IN AUGUST, SEPTEMBER, OCTOBER OR NOVEMBER.

**Robin Bernstein, Gilbran Davis and Alizabeth Acevedo, Soraya Dayani, Old Town Rd
Parcels 222.-1-24, 222.-1-31, 222.-1-10, Boundary Line Adjustment**

Dan Fancher, CRSS, presented documents for a proposed BLA that will divide parcel 222.-1-24 (2.32 acres), owned by Bernstein, in half. One half (1.16 acres) will be added to parcel 222.-1-31 (1.80 acres) owned by Davis and Acevedo; and the other half (1.16 acres) will be added to parcel 222.-1-10 (5.30 acres) owned by Dayani.

The appropriate fees were paid.

A motion to classify this as a Boundary Line Adjustment was made by Diane Munro, second by Dave Cowan. AYES – All.

A motion to approve this Boundary Line Adjustment pending receipt of the Bernstein deed and the descriptions of parcels being transferred was made by Diane Munro, second by Dave Cowan.

AYES – All. The required documents were received the following day.

The drawings were signed.

At the July meeting, Ned Brower was asked if he could arrange to have Shelly Johnson-Bennett, Director of the Delaware County Planning Board, give our planning board a presentation on the current status of the LAP and the county's response to it. Nick Carbone, Watershed Affairs Coordinator, attended this meeting to give us the presentation.

Nick provided the board with documents and maps showing the extent of land acquisition by Fee Title by NYCDEP under the existing LAP for each year from 1998 through July 2021 and through conservation easements from 2001 through July 2021. Currently 190,000 acres are under some form of NYCDEP ownership or control in the West of Hudson watershed. Of the 56,336 acres in the Town of Roxbury, 12,533 acres (22 %) are controlled by NYC and the state.

Nick also discussed the Streamside Acquisition Program proposed by the NYC and how it would allow the city to control properties in the now restricted hamlet areas.

Solar farms were discussed since there are some landowners being approached again by a solar company. The land would be leased by the company for small commercial solar installations. The town does not have a law regulating solar installations and the board feels that the town should consider such a law to protect the Town and landowners. The Planning Board chairman has information on some possible regulations and will discuss the issue with the Town supervisor.

On motion of Rob Cole, second by Dave Cowan, the meeting adjourned at 8:55 PM.

AYES – all

Phillip Zorda, Chairman

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