

Roxbury Town Planning Board Meeting  
Roxbury Town Hall  
February 21, 2024

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, Ed Hinkley, Brad Zambri and Kevin DePodwin. Ned Brower of Delaware County Planning was also present.

The Minutes of the December 20, 2023 meeting were approved on motion of by Brad Zambri, second Ed Hinkley.

AYES – All.

THERE WAS NO MEETING IN JANUARY.

**Jack Bologna Estate, 1524 & 1528 Ferris Hill Rd  
Parcel 91.0-1-56.2, Two Lot Subdivision**

Steven Sibbern, surveyor, presented a map of parcel 91.0-1-56.2 showing the proposed two lot subdivision located on Ferris Hill Rd. The owner is proposing to divide a 2.39 acre parcel into a 1.379 acre parcel and a 1.013 acre parcel. There are two existing residences located on the property, each with its own septic system, but a shared well. Steve also presented the Board with copies of the required deed, application, SEAF part 1 and other documents.

The appropriate fee was paid.

A motion to classify this action as a minor subdivision was made by Dave Cowan, second by Kevin DePodwin.  
AYES – All.

A motion to classify this action as Unlisted was made by Brad Zambri, second by Dave Cowan.  
AYES – All.

Part 1 of the EAF was reviewed and Parts 2 and 3 were completed.

A motion to find a negative environmental significance of this subdivision was made by Kevin DePodwin, second by Ed Hinkley.  
AYES – All.

A motion to hold a Public Hearing on March 20, 2024 was made by Brad Zambri, second by Ed Hinkley.  
AYES – All.

There was a discussion on possible changes to the existing Site Plan Review law. Sections of the original draft of the proposed law, a second draft of the law, and the law as passed were given to the board members so they could see the evolution of the law. Members were asked to send the chairman their proposed changes to the law.

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

Phillip Zorda, Chairman