

Roxbury Town Planning Board Meeting  
Roxbury Town Hall  
March 15, 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 Brad Zambri, Kevin DePodwin, Diane Munro and Ed Hinkley. Ned Brower of Delaware County Planning was also present.

The Minutes of the January 18, 2023 meeting were approved on motion of by Brad Zambri, second by Ed Hinkley.

AYES – All.

THERE WAS NO MEETING IN FEBRUARY.

**Jonathan Follender, Murray Rd  
Parcels 91.-1-64.11, 91.-1-64.12, Boundary Line Adjustment**

Vic Fairbairn presented documents for a proposed BLA that will add 1.97 acres to parcel 91.-1-64.11 (51.11 acres), taken from parcel 91.-1-64.12, (80.0 acres). Both parcels are owned by Jonathan Follender.

The appropriate fee was paid.

A motion to classify this as a Boundary Line Adjustment was made by Diane Munro, second by Kevin DePodwin.

AYES – All.

A motion to approve this Boundary Line Adjustment was made by Ed Hinkley, second by Brad Zambri.

AYES – All.

The drawings were signed.

On motion of Brad Zambri, second by Diane Munro, the meeting adjourned at 7:45 PM.

AYES – all

Phillip Zorda, Chairman

Roxbury Town Planning Board Meeting  
Roxbury Town Hall  
July 19, 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, Kevin DePodwin, Diane Munro and Ed Hinkley. Ned Brower of Delaware County Planning was also present.

The Minutes of the March 15, 2023 meeting were approved on motion of by Ed Hinkley, second by Kevin DePodwin.

AYES – All.

THERE WERE NO MEETINGS IN APRIL, MAY OR JUNE.

**Christopher and Christina Cox, Frederick and Arlene Guilfoyle, Sallys Alley Rd  
Parcels 180.-1-14.1, 180.-1-14.5, Boundary Line Adjustment**

Vic Fairbairn presented documents for a proposed BLA that will add 0.38 acres to parcel 180.-1-14.1 (53.79 acres), owned by Cox, taken from parcel 180.-1-14.5, (12.82 acres), owned by Guilfoyle.

The appropriate fee was 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 was made by Ed Hinkley, second by Kevin DePodwin. AYES – All.

The drawings were signed.

NYCDEP land acquisition #3562 was discussed and the Town Board's response was reviewed. This generated much discussion on NYCDEP's Land Acquisition Program. 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. It was proposed to invite the Town Board and the public to this presentation if it can be arranged.

The Site Plan Review law was discussed in relation to the possible "night club" proposed for a location on Park Street that had a similar use in the past. There is a belief that as section 2.03 of our law that includes a sentence referring to a use that has been discontinued for more than a year would be subject to review. The original version of the law as presented to the Town Board by the Planning Board included a number of uses that would be subject to review under the law. Section 2.01 of the law was revised prior to approval by the Town Board to only require review of new commercial construction or expansion of an existing commercial structure more than 20 percent. Section 2.03 was not revised to match the change to section 2.01 and creates confusion about the law's applicability. The existing Park Street structure will not be expanded.

On motion of Dave Cowan, second by Diane Munro, the meeting adjourned at 8:50 PM.  
AYES – all

Phillip Zorda, Chairman