

Roxbury Town Planning Board Meeting
Roxbury Town Hall
April 21, 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, Ed Hinkley, Brad Zambri and Diane Munro (by Zoom.) Andy Acker of the Delaware County Planning was also present via Zoom.

The Minutes of the January 20, 2021 meeting were approved on motion of David Cowan, second by Robert Cole.

AYES – All.

There was no meeting in February.

There was no official meeting on March 17, 2021 due to a lack of a quorum, but minutes were taken.

**Marquardt – Vekic Subdivision, Scudder Hill Road (Cty Rt 8)
Parcel 222.-1-1**

This was presented in March by Rob Allison, Quin Marquardt and Nikola Vekic. They presented a sketch plan of a proposed subdivision and provided an application, Part 1 of the SEAF and a copy of the deed. They proposed to subdivide a 12.38 acre parcel to create a 6.05acre and a 6.33 acre parcel.

Rob had previously met with a county DPW engineer to locate an acceptable driveway entry point onto the county road. The owners will be applying to the county for an access permit. They are required to include a plan & profile of the first 120 feet of the new driveway with the application. There is an existing driveway that they can use that goes to one of the proposed parcels.

They planned to complete soils testing for the April meeting.

Rob Allison did not attend the April meeting, however the Board decided to move forward with some of the items that need approval to complete the subdivision process.

A motion to classify this action as Unlisted was made by David Cowan, second by Robert Cole.
AYES – All.

A motion to refer this action to the Delaware County Planning Board for the 239 review was made by Diane Munro, 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 Brad Zambri, second by Robert Cole.

AYES – All.

A motion to hold a Public Hearing on May 19, 2021 was made by Diane Munro, second by Dave Cowan.

AYES – All.

There was a brief discussion about soil testing requirements. The Subdivision Regulations simply state that percolation tests be required for all new parcels. However, past practice has been to request deep pit soil testing as well as the percolation test. It was agreed that this was the preferred way to meet our requirements of ensuring that a lot is buildable.

There was also an update on the HEG project based on a conference call between the chairman, Andy Acker and Allyson Phillips. We discussed the status of the documents that HEG has provided to answer questions that the NYSDEC asked in their role as lead agency. The Planning Board will not move forward on the site plan review until SEQR has been approved and all the required permits have been granted to HEG.

On motion of David Cowan, second by Diane Munro, the meeting adjourned at 8:20 PM.

AYES – all

Phillip Zorda, Chairman