

Roxbury Town Planning Board Meeting
Roxbury Town Hall
January 20, 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 and Brad Zambri (by Zoom.) Andy Acker of the Delaware County Planning Department and Allyson Phillips of Young/Sommer, LLC Attorneys also were present via Zoom.

The Minutes of the November 18, 2020 meeting were approved on motion of David Cowan, second by Ed Hinkley.

AYES – All.

There was no meeting in December as the meeting was canceled due to inclement weather.

**Dennis Slater, Hubbells Corners Road
Parcels 157.2-1-22, 157.2-1-21, 157.2-1-20.2; Boundary Line Adjustment**

Dennis presented a map, application and other required documents for a boundary line adjustment. 0.12 acres is being taken from 157.2-1-22, owned by Dennis, and added to 157.2-1-21, owned by Dennis. Also 0.05 acres is being taken from 157.2-1-22 and added to 157.2-1-20.2, owned by Dennis and Jackie Slater.

As there were errors in the application, it was decided to continue with the approval process contingent on the application being corrected and being notarized. The map will be signed when the corrected application is submitted to the chairman.

A motion to classify the proposal as a boundary line adjustment was made by Robert Cole, seconded by David Cowan.

AYES – All.

A motion to approve the boundary line adjustment was made by Ed Hinkley, seconded by Robert Cole.

AYES – All.

**Hughes Energy Group Rapid Composting Facility, NYS Rt. 23
Parcel 113.-1-25, Plan and Location Change**

Jeffrey Holt, Holt Consulting and Andrew Millspaugh, Sterling Environmental Engineering, were at the meeting to present new drawings, the application, part 1 of the Full Environmental Assessment Form and Narrative, and copies of documents from the Office of Parks, Recreation and Historic Preservation for a new location for the high-speed composting facility that has been proposed. Also present via Zoom were Dane McSpedon, Hughes Energy (HEG), several other personnel from HEG, Sterling Environmental Engineering and H2M architects + engineers. Also present were Martin Shuback and Julie Martin, owners of parcel 113.-1-25.

The original site for the project was parcel 114.-1- 11, the current site of the Green-Del Sanitation facility. It is now being proposed for parcel 113.-1-25, adjacent to 114.-1-11. The project was relocated to the new site due to difficulties designing the project without infringing on the NYCDEP setback for the Gilboa Reservoir.

The Planning Board asked several questions concerning the new site:

HEG indicated that they are still committed to purchasing the existing Compton site and likely will continue to run the Green-Del facility as a C&D disposal service.

The new site will require construction of a 1000 foot connection to the Prattsville sewer system. The new connection will be built along Rt. 23 and will require a permit from DOT.

The new facility design shows two 200,000 gallon water tanks. One tank will hold water for the composting process and will be filled using an onsite well with additional water provided by an outside source. The other tank will hold rainwater that will be collected at the site and filtered and cleaned to provide additional process water.

HEG has received no comments from the local fire departments concerning the four 30,000 gallon propane tanks.

As there is a wetland on the new site, an US Army Corps of Engineers wetland permit will be required.

The facility has enough storage to hold 3 days of municipal solid waste (MSW) for the composting process. If maintenance or other issues force a shutdown or process reduction, they will have procedures in place to redirect MSW deliveries to other locations. The Board requested that this contingency plan be provided to them.

The Board asked that a landscaping plan be provided. HEG indicated that they are working on a plan and will ask for comments from the towns to help guide the design.

The Board told HEG that we would not consider the application complete or schedule a public hearing until the Lead Agency (NYSDEC) makes a determination of the environmental impact significance.

The Board discussed whether technical support from an outside group will be required to assist the Board with the site plan review. It was decided that as the NYSDEC is the Lead Agency and would be doing any engineering and environmental studies as part of their review, we would not require outside assistance.

On motion of Ed Hinkley, second by David Cowan, the meeting adjourned at 9:00 PM.

AYES – all

Phillip Zorda, Chairman