

NOXON CORNERS SITE PLAN located at the SW corner of the Noxon Road & Route 82 Intersection (6560-04-672178)

The Site Plan being considered by the Planning Board is comprised of 4 buildings with 5 apartment units each, totaling 20 apartment units, as well as parking, septic, well and the creation of Blandings Turtle habitat.

Site Plan first appeared in front of the Planning Board on January 17, 2019. There were 2 public hearings conducted by the Planning Board on November 21, 2019 and May 21, 2020. The project obtained from the Planning Board a SEQRA negative declaration on July 16, 2020 which was amended and approved by the Planning Board on August 20, 2020. The reason for the amendment was due to an error in the initial resolution granting a wetland permit prematurely.

On March 25, 2021, the Planning Board granted the project the ability to Proceed at their Own Risk with set parameters as to what they could do on site. In general it was limited to complying & obtaining a stormwater SPDES permit through the Town Stormwater Management Officer, obtaining a DCDPW Highway Work permit and clearing of trees in the turtle habitat area.

The NYSDEC Endangered/Threatened Species (Incidental Take) Permit was issued on March 31, 2021. The DCDPW Highway Work Permit was issued on April 7, 2021. The MS4 Acceptance of the SWPPP was executed on April 7, 2021 and acknowledged by NYSDEC on April 14, 2021.

Work commenced on site as permitted by the Planning Board on and off until sometime in June of 2021. The project then stopped on site work and continued pursuing its DCDOH approvals for well and septic, as well as remaining Planning Board requirements.

The project appeared before the Planning Board on March 24, 2022. At that meeting, the Planning Board reissued the ability for the project to Proceed at their Own Risk with the following work: removing of trees within the building envelope by March 31, 2022, remove the soil from the main building area to obtain the proper turtle nesting soils and to move those soils into the nesting area by April 15, 2022, and to perform well pump test(s) by April 15, 2022. The site is actively performing that work.