

**Town of Austerlitz
Columbia County
New York**

Chairman Jay Engel, Richard Madonia, Marie Meehan, Deborah Lans, Perry Samowitz

Planning Board Meeting

August 3, 2017

7:00 p.m.

*******AGENDA*******

- 1) Call Public Hearing to Order**
Deborah Lans & Sharon Grubin - Solar Panels on Beale Rd
- 2) Close Public Hearing**
- 3) Call Regular Meeting to Order**
- 4) Minutes**
Approval of July minutes
- 5) Unfinished Business**
Deborah Lans & Sharon Grubin - Solar Panels on Beale Rd
- 6) New Business**
Moir O'Grady - Minor Subdivision on Pratt Hill Rd
- 7) Public Comments**
- 8) Adjournment**

*******Next Regular Planning Board Meeting September 7, 2017*******

**Town of Austerlitz
Planning Board Meeting
July 6, 2017**

In attendance: Chairman Engel , Deborah Lans. Richard Madonia, Marie Meehan

1) Public Hearing called to Order: 7 PM

Joe Beats LLC Bed and breakfast on Route 203

No one present for Public hearing. A letter with a question about the lighting on the proposed building was received by the applicant and reported to have been answered satisfactorily. Motion to close Public Hearing made by Richard Madonia, Seconded by Marie Meehan, approved by all.

2) Public hearing was closed.

3) Regular meeting called to Order: 7:12

4) Unfinished Business

Joe Beats LLC- Bed and Breakfast on Route 203

Representative, Mr. Didio of Taconic Engineering presented a new map of what will now be a five rather than six Bedroom Bed and Breakfast with a 250 ft, reduction in the previous floor place plans. The suites have a kitchen with refrigerator, sink, dishwasher but no stove. A continental breakfast will be provided for guests.

Mr. Didio reported that the SPDES modification and transfer documentation has come through. In response to a question on the receipts for public hearing notices, Mr. Didio reported all had been returned and submitted the receipts to the Board.

With no further questions from the Planning Board members, Chairman Engel conducted the SEQRA review form. All the members responded verbally to each question and together agreed no significant adverse action would be caused by this for the Bed and Breakfast establishment. Motion for a negative SEQRA determination made by Marie Meehan, Seconded by Richard Madonia, Approved by all. Chairman Engel signed the SEQRA document accordingly.

Mr. Didio indicated the need for not only site plan review approval but also a certificate of occupancy. This action is referred to in Paragraph 7 in communications from County Planning Board and a letter from Attorney for the Town.

A motion was made by Marie Meehan and seconded by Richard Madonia for approval of the site plan contingent on receiving a certificate of occupancy as outlined in the County Board letter and that of the Attorney for the Town. Approved by all.

This motion brought to conclusion the site Plan Approval for Joe Beats LLC Bed and Breakfast plan.

Board members expressed their best wishes for successful plans.

5) New Business

Joseph and Mariza Medina – Boundary Line Adjustment on Route 22

Joseph and Mariza Medina own a six acre parcel which has a right of way for the Knight family. They are willing to sell one acre with the right of way to the Knight's. A map indicating the properties of the Medina family, Knight Family and of Wendy Diskin was studied.

The right of way for the Knight family extends into the Diskin property. The Board, in Discussion, determined that this right of way change needed to include the entire right of way since without the Diskin property the right of way was an acre shy of the 2 acre lot requirement. It was suggested that they contact the Diskin family to ascertain if they would be willing to sell an acre of land.

If such a contract is made and presented to the Planning Board, the Boundary Line Adjustment can proceed. Application tabled until they speak with the Diskin's.

Deborah Lans and Sharon Grubin – Solar Panel on Beale Road.

Deborah Lans provided a map which indicated the property owned by Sharon Grubin and herself. A new home is being built on this property and will have solar power energy.

The Solar law adopted by the town calls for site Plan review and Public Hearing for ground installation of a solar grid. The ground solar panels Installation are 84 ft. long with an angle of 8 feet situated in front of a wooded area of their property, at a 6 to 800 ft sight, uphill sight distance from Beale Road.

A letter to the Bd. Chairman indicated concern that glare from these panels may be an unwelcome visibility to nearby homes. The panels will supply all the heat necessary for the home as well as the electricity.

A motion was made by Richard Madonia, seconded by Marie Meehan to schedule a public hearing for the August meeting. Deborah Lans rescued herself, all others approved Public Hearing set for August 3rd. Clerk Mary Davis will supply the information related to neighbors needing to be notified.

Motion to close meeting made by Jay Engle, seconded by Richard Madonia, approved by all.

Meeting adjourned at 9 pm.

Respectfully submitted,

Constance Mondel

Project Tracking History

Project Type : Site Plan Review

Application Date :

Project Identifier : PL-2017-03

Status : Void

Solar Panel

<u>Date</u>	<u>Entry Type</u>	<u>Refers to Group</u>
07/06/2017	Minutes	none
	<p>Deborah Lans provided a map which indicated the property owned by Sharon Grubin and herself. A new home is being built on this property and will have solar power energy.</p> <p>The Solar law adopted by the town calls for site Plan review and Public Hearing for ground installation of a solar grid. The ground solar panels Installation are 84 ft. long with an angle of 8 feet situated in front of a wooded area of their property , at a 6 to 800 ft sight, uphill sight distance from Beale Road.</p> <p>A letter to the Bd. Chairman indicated concern that glare from these panels may be an unwelcome visibility to nearby homes. The panels will supply all the heat necessary for the home as well as the electricity.</p> <p>A motion was made by Richard Madonia, seconded by Marie Meehan to go forward with the public hearing requisite for the site plan review. Clerk Mary Davis will supply the information related to neighbors needing to be informed.</p>	

TOWN OF AUSTERLITZ
RECEIVED
JUL 26 2017
PLANNING
BOARD
COLUMBIA COUNTY

Town of Austerlitz
Planning Board
Application for Subdivision Review

Application Date: 7/26/17

Applicant: (Property Owner)

Name: MOIRA E. O'GRADY Email: moiragradyc@gmail.com
Street Address: 453 PRATT HILL RD. Mailing Address: PO BOX 297, SPENCERTOWN, NY 12165-0297
City: CHATHAM, State: NY Zip: 12037 Phone Number: (518) 392-7530

Representative: (If Any)

Name: _____ Email: _____
Phone Number: _____

Surveyor or Engineer:

Name: ROBERT IHLENBURG
Phone Number: (518) 828-7406 License Number: 049370

Tax Map Number: 86.-1-15.11

Property Location: (Brief Description of Location)

NORTH SIDE OF PRATT HILL ROAD; APPROX. .75 mi WEST OF CTY. RTE 7

Names of Abutting Property Owners:

TIMOTHY J. O'GRADY; RICHARD McNEIL; KELLY FOUNDATION/ELLSWORTH KELLY
(JACK STEAR)

Easements or Restriction:

N/A

The undersigned hereby requests approval by the Planning Board of the above identified subdivision Plat.

Signature: [Signature]
Title: PROPERTY OWNER
Date: 7/26/17

FOR OFFICE USE ONLY
SUBMISSION DATES and APPROVALS

Project ID PL-2017-04

Applic. Fees & Preliminary	Public Hearing	SEQRA Determination	Final Approval
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617.20
Appendix B
Short Environmental Assessment Form

TOWN OF AUSTERLITZ
RECEIVED
JUL 26 2017
PLANNING BOARD
COLUMBIA COUNTY

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: SUBDIVISION OF 86.-1-15.11			
Project Location (describe, and attach a location map): 453 PRATT HILL ROAD, CHATHAM, NY 12037 - See Map			
Brief Description of Proposed Action: SUBDIVISION FOR FUTURE SALE OF 1/2-10 ACRES TO NEIGHBORING LANDOWNER FOR SITE PROTECTION.			
Name of Applicant or Sponsor: MOIRA E. O'GRADY		Telephone: (518) 392-7530	E-Mail: moiraogrady@gmail.com
Address: 453 PRATT HILL ROAD (Mailing: PO Box 297, Spencertown, NY 12165-0297)			
City/PO: CHATHAM	State: NY	Zip Code: 12037	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>10 +/-</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		21.483 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

RESET

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MOIRA E. O'GRADY</u>	Date: <u>7/26/17</u>	
Signature: <u><i>M. O'Grady</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

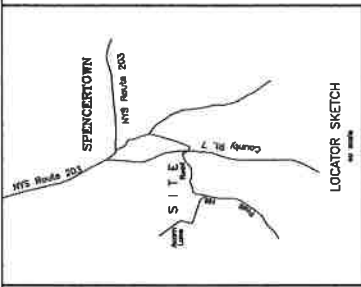
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

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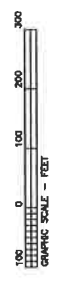
OVERALL DESCRIPTION TABLE

COURSE	BEARING	DISTANCE
A-1	N 89°07'35"W	24.97
A-2	N 82°10'15"W	41.61
A-3	N 89°18'35"W	118.71
A-4	N 78°43'00"W	20.48
A-5	N 82°01'05"W	38.48
A-6	N 82°01'05"W	38.48
A-7	N 82°01'05"W	38.48
A-8	N 82°01'05"W	38.48
A-9	N 82°01'05"W	38.48
A-10	N 82°01'05"W	38.48
A-11	N 82°01'05"W	38.48
A-12	N 82°01'05"W	38.48
A-13	N 82°01'05"W	38.48
A-14	N 82°01'05"W	38.48
A-15	N 82°01'05"W	38.48
A-16	N 82°01'05"W	38.48
A-17	N 82°01'05"W	38.48
A-18	N 82°01'05"W	38.48
A-19	N 82°01'05"W	38.48
A-20	N 82°01'05"W	38.48
A-21	N 82°01'05"W	38.48
A-22	N 82°01'05"W	38.48
A-23	N 82°01'05"W	38.48
A-24	N 82°01'05"W	38.48
A-25	N 82°01'05"W	38.48
A-26	N 82°01'05"W	38.48
A-27	N 82°01'05"W	38.48
A-28	N 82°01'05"W	38.48
A-29	N 82°01'05"W	38.48
A-30	N 82°01'05"W	38.48
A-31	N 82°01'05"W	38.48
A-32	N 82°01'05"W	38.48

Area: 21.483 acres

NOTES:

- This map was prepared from an accurate field survey. The bearings and distances are true to the center of the earth and existing measurement as indicated.
- This property is subject to easements and rights of way of record. Where a property line runs along the center of a road, the road is shown as a center line. Where the property line runs along the side of a road, the road is shown as a side line. The road center line may be shown as a dashed line. The road center line may be shown as a solid line. The road center line may be shown as a dashed line. The road center line may be shown as a solid line.
- Where surface structures are shown, their location and extent are not certified. Where fence lines and/or stone walls are shown, they are not certified with the property line. Where a boundary line is shown, it is shown as a dashed line. Where a boundary line is shown, it is shown as a solid line.
- Where fence lines and/or stone walls are shown, they are not certified with the property line. Where a boundary line is shown, it is shown as a dashed line. Where a boundary line is shown, it is shown as a solid line.
- All bearings have been reduced to the nearest 3 seconds of arc. All distances have been rounded to the nearest 0.01 feet. The area of this map is to comply with Parcel A-1 to end adjacent to Parcel A-32. This parcel is to merge with the parcel shown on the map. The parcel is to merge with the parcel shown on the map. The parcel is to merge with the parcel shown on the map.



MERGER MAP PREPARED FOR:
MOIRA O'GRADY

TOWN OF AUSTERLITZ
 COUNTY OF COLUMBIA
 STATE OF NEW YORK

O'Grady parcel 86.00-1-15.11
 deed 708 page 1080

SURVEY INFORMATION BY:
 THOMAS J. O'GRADY, LAND SURVEYOR
 125 WEST 100TH STREET
 STUYVESANT, NEW YORK 10037
 (212) 697-1000 / 412-1000 (cellular)
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DATE: _____ SCALE: _____ MAP NO: _____ SHEET: _____

