

Town of Austerlitz

Planning Board Meeting

June 5, 2014

7:00 p.m.

Chairman Jay Engel@ 7:30 Richard Madonia, Susan Geel, Marie Meehan, Deborah Lans

Call Public Hearing to Order

Hans Schober - Minor subdivision on Schoolhouse Rd

Pat Boyde from Crawford and Associates representing

Maps show that both parcels have septic. Mr. Schober would like to subdivide his property into two parcels. Parcel #1 being 10 acres and parcel #2 being 90 acres.

S. Geel asked if anyone had any questions. Neighbor Harry Lazara from 278 Schoolhouse Rd wanted to know how it would affect him. S. Geel informed him that this subdivision was for his son and would be residential use only. No other questions or comments from the public.

Motion to close Public Hearing made by D. Lans.

Seconded by M. Meehan

Approved by all

Public Hearing closed at 7:09

S. Geel calls regular meeting to order at 7:10

Minutes

Motion to approve May minutes made by D. Lans

Seconded by R. Madonia

Approved by all

Unfinished Business

Hans Schober - Minor subdivision on Schoolhouse Rd

Pat Boyde from Crawford and Associates representing

Board reviews SEQR form. The property is located in an archeological sensitive area. There are wet lands. Board does not feel they can give a negative SEQR determination. Discussion took place on whether they could approve the subdivision tonight. R. Madonia thinks there needs to be more clarification. S. Geel would like to list contingencies but unable to do to lack of information. Subdivision was tabled until next meeting. Applicant will need new SEQR with corrections made clarification on the Archeological Sensitive Area being affected.

Colleen Safford - Site Plan Review/Special Use Permit for at home dog training

Surveyor Fred Haley presented a survey of the 126 acre property with aerial photos and site plan. Survey shows a previously approved subdivision with right of way, septic and proposed driveway. D. Lans questions how much wooded area would be cleared. F. Haley says they will clear one acre at a time. R. Madonia questions if they will be using both parcels for this project. F. Haley answers yes, all off Pratt Hill Rd, next to Verenazi. Szoke is responsible for maintaining the 1000 ft driveway from the house to site. No more than 9% grade is allowed. The grade is less than 9% from garage to new building to parking area. Need to look at septic, water, well. This is considered commercial, not residential. The road to the barn would be the same road to house. R. Madonia would like the Fire Co. up there to approve.

The Verenazi house is 1/2 mile away. They are the closest residence. D. Lans questioned the location of the kennel at the highest point of the property. Only about 600 ft. from the Taconic Parkway.

Stream from Szoke goes past Verenazi.

S. Geel is concerned about the Verenazi property and the noise generated from the kennel. Also questions the maximum capacity of dogs. - 25

R. Madonia and S. Geel would like guidelines as to the number of dogs at one time and would like to know the average numbers of dogs that will be on the property per month.

S. Geel recommended to have neighbors from their current location in Chatham present at next meeting.

C. Safford said if anyone was concerned, they might ask the sheriffs, the Humane Society, etc. whether they receive any complaints. The dogs would not be able to go out on their own. They would always be accompanied by a human. J. Engel questioned why the dogs would be outside. C. Safford said the dogs are taken out at 8am, then come in for breakfast, morning nap and training. They go out again mid day and repeat the am schedule but they are always with a human when outside. No more than 15 outside at a time with one handler. The dogs are not registered in Austerlitz. They are vacation dogs from NYC. All are fully vaccinated. R. Madonia asks what is the maximum number of dogs at one time. C. Safford answers 22. All dogs are both people and dog friendly.

S. Geel inquires about the driveway from the house to the facility, parking and turnaround and would like to get Highway Superintendent, R. Meehan, and the Fire Co up there for approval.

Motion to schedule a public hearing for the next meeting made by R. Madonia, seconded by D. Lans. approved by all.

New Business

Joel Dyslin - Minor Subdivision on Route 203 (Pat Boyde representing)

J. Dyslin would like to divide his property into two parcels. Parcel 1 being 5.66 acres and parcel 2 being 2 acres. Driveway access off County Route 7.

Motion to schedule Public Hearing for the next meeting made by S. Geel, seconded by M. Meehan, approved by all.

Spencertown Fire House - Driveway Discussion

The Spencertown Fire Company would like to pave the parking area in front of the Fire House. They contacted the Town about what requirements were needed. The Planning Board agreed that the hydrology study from the original Site Plan Review was sufficient and that there was no need for them to come before the Planning Board.

Public Comments

Davis Seth Michaels would like to be placed on the agenda for next month's meeting for a minor subdivision.

Motion to adjourn made by M. Meehan, seconded by R. Madonia, approved by all.

Meeting adjourned 8:30

*****Next Regular Planning Board Meeting July 3, 2014*****