

Town of Austerlitz  
Planning Board Meeting  
February 4, 2016

Present: Chairman Jay Engel, Deb Lans , Sue Geel, Sec. Constance Mondel, Attorney Joseph Catalano.

Absent: Richard Madonia, Marie Meehan

Meeting called to order 7 pm.

Motion to approve minutes of January Board meeting made by Susan Geel, Second; Deb Lans, Approved by all.

**Old Business:** Earth Food Land LLC, Site Plan Review, Upstairs Apartment.

Andrew Didio of Taconic Engineering and Andrew Howard of Freeman Howard Associates, joined members of the Board to study the recently revised Site Plan maps delivered to the Board in the previous week.

Mr Didio pointed to the additions related to Board requests that lighting on the property and building now appear on the site plan as well as do the setbacks and parking spaces .

The applicant has received DOT approval for plans related to commercial entrance and parking areas; DEC permit has been issued for installation of a new sanitary wastewater discharge pipe. Andrew Didio reported that the sand field was tested and found to be in excellent condition and subject to quarterly monitoring by DEC in the event that deterioration occurs.

A survey in August indicated that the nearby pond straddles the property line of the applicant. The system devised and approved has discharge water fed through the pond with some mingling with pond water, with the majority of discharge water flowing through a westerly trajectory to a tributary.

Further discussion included whether other septic system locations had been considered. Other parts of the property were considered, found not usable with aquifer too close to the surface. DEC permit with quarterly monitoring and with westerly flow of discharge water is indicative of DEC satisfaction with the new system.

The permit under consideration relates to a one family apartment only.

Questions voiced : Contestment of applicant's survey; whether public hearing be extended or closed in order to make decision. Process continued with members answering questions in SEQR Part II. On impact of the proposed action. Questions 1 through 6, 8 , 10, 11, No environmental impact .Questions 7b Small impact, 9 - small impact, with explanations to be provided in resolution statement

A resolution outlining all the aspects of this permit , such as one apartment use only, parking for two vehicles, the fulfillment of the additional DOT work indicated in their letter of approval, obtainment of Building Code permit , repairs made on the building and in the apartment, SEQR question explanations, will be provided by Austerlitz Town Attorney, for a special meeting to be determined.

With completion of the Standard Review, undertaken by the Board and no further questions from planning Board members, a motion was made to review and discuss the resolution prepared by Town Attorney Joseph Catalano, at a special meeting (requiring 48 hours public notice) set for Feb 17<sup>th</sup>, 6:30 pm.

Motion made by Susan Geel. Second: Debra Lans. Approved by all

**No new Business**

**No public comments**

Meeting adjourned at 8: 35

Respectfully submitted,  
Constance Mondel