

Austerlitz Town Planning Board

Minutes of January 7, 2016 Meeting

Present: Jay Engel, Chair; Susan Geel; Richard Madonia; Deborah Lans. **Absent:** Marie Meehan.

Meeting called to order: 7 p.m.

Minutes: Motion to approve the minutes of the November 5, 2015 meeting was made by D. Lans, seconded by R. Madonia and passed unanimously.

Old Business:

John Manning/Colleen Safford-Site Plan Review for Dog Kennel on Pratt Hill Road

Mr. Manning, Ms. Safford and Carl Matuszek, P.E.L.S. were present for the applicant. They presented revised site plans, surveys by Frederick J. Haley, PLS LLC, and certain detail drawings as well as materials information, as described below.

At the November 5, 2015 meeting there were 8 items that the applicants were asked to provide. All 8 were addressed at the January 7, 2016 meeting, as follows:

Item 1. Carl Matuszek, P.E. L.S., was asked to provide a letter to the Board attesting that there is no drainage problem present and discussing runoffs. (The location of culverts, to the extent not already addressed in the site plans and in the separate detail entitled "Erosion and Sediment Controls Detail" will also be addressed). Mr. Matuszek has determined that runoff will increase 8% in the kennel area but that the design is intended to shed the water into the woods and field, so that it diminishes to about 1% by Pratt Hill Road.

Item 2. The applicant provided information as to the type of roofing and exterior materials – as to no glare – and interior materials used for sound absorption, as follows: the exterior of the kennel will be board and batten stained a dark brown. Studs will be staggered, with insulation filling, to increase sound absorption. The roofing will be a non-reflective standing seam-type material. The windows will be double-paned. Interior partitions are to be made of IsoMax which has a higher sound absorption rating than cinderblock (33% reduction in sound) with acoustic panels on the exterior of the interior walls and ceilings. (The materials will also be powerwashable. These are what hospitals use for sanitary and sound reduction purposes).

Item 3. The site plan now shows the area (about 1.23 acres) to be (partially) cleared around the kennel building. The goal is to thin so that only mature trees remain. In other words, the area will not be completely cleared. All outdoor areas, fencing and

ground cover are now shown on the plans and will be mainly grassy cover except for driveway/delivery areas.

Item 4. All exterior lighting was shown/explained. Fixtures on the outside of the building a fixed poles (as shown on the site plan) will be gooseneck lights, LED, 26 watts, downcasting. At the back of the kennel (where the dog runs are) the lights will be LED 80 watt and downcasting.

Item 5. The extension of utilities is shown on the site plans and will all be buried underground from the house to the kennel building.

Item 6. Mr. Matuszek showed the Board the site plan, consisting of two pages. In addition to showing the details described in the minutes of the November 5, 2015 meeting, the plans now show the driveway plan from Pratt Hill Road to the kennel site and the 7 planned pull-offs spaced at approximately 400' each. Although the Board has a letter from the Town Highway Superintendent about the plans, it is quite old and the applicants were asked to arrange from Mr. Meehan to review the updated site plans at Town Hall and confirm in writing his approval of them, after which the Fire Department will also be asked to review the plans and likewise pass on their acceptability.

Item 7. The new site plan (page 2) "zooms out" to show the entire property.

Item 8. The applicants were reminded of the need to obtain a building permit.

The Board agreed that there is no need for a further public hearing. A motion was made by Mr. Madonia to approve the site plan contingent on (1) receipt of a letter from Mr. Matuszek as described concerning Item 1; (2) filing of the Highway Superintendent's updated approval in writing of the highway plans, on which approval the Fire Department also notes its review and approval of those plans; and (3) the Town Attorney's review and approval of the site plans, and information submitted as stated in the minutes. Ms. Lans seconded the motion and it was unanimously approved.

New Business:

There was no new business.

Public Comments:

There were no public comments.

Meeting adjourned at 8:00 p.m.

Minutes taken by Deborah Lans.