

## **Austerlitz Planning Board Meeting**

**January 5, 2017**

Present: Jay Engel, Deborah Lans, Richard Madonia, Abs Marie Meehan

**1.Meeting Called to Order: 7 Pm**

**2.Unfinished Business: None**

**3.New Business**

### **Ronald Ouwerkerk- Boundary Line Adjustment**

Mr. Ouwerkirk presented maps of the Boundary Line Adjustment under discussion. The maps indicate property of 4.0 acres owned by David and Michelle Yokell. A contiguous parcel of land, 4.99 acres of Ronald Ouwerkerk's property will be acquired by the Yokel family and the boundary line separating the 2 parcels will be moved. The Yokell property will thereby have a deeded property of 8.99 acres . Agreed upon by both parties is use by Mr. Ouwerkirk or assignees, of an existing wood road with an access of 20 ft.to remain in place plus responsibility for its maintenance.

Planning Board member Richard Madonia expressed the agreement of its members to the satisfactory explanation and map material data provided for this change and the required map stamp approval. Maps were stamped by Chairman Engel, for the parties of the boundary line adjustment, for Columbia County and Austerlitz Town files.

### **Walter Hautzig- Boundary line Adjustment**

David Hautzig and Surveyor James Tomaso outlined the proposed change indicated by the map with tables showing the acreage of parcels A, B and C. Proposed is a boundary line adjustments to change the amount of acreage of two of the parcels, B and C . Parcel B is to be reduced from 13.162 acres to 3.209. The current residence remains in parcel B. Parcel C expands from 8.914 to 18.367. Walter Hautzig is the owner of the entire acreage.

On Parcel C, in the distant future, there may be another dwelling, which will need its own access from the main road. Care was taken to show on this map the indication of a possible point of access for a driveway, two existing culverts near the proposed driveway and the needed allowable distance required for a driveway placement to an abutting property. This outline was approved by the Town Highway Superintendent.

Planning Board Member Richard Madonia made a formal statement to express that Planning Board members found the map, boundary adjustment explanations satisfactory, warranting that maps receive stamp of approval. Chairman Engel stamped the maps for the property owner, for surveyor and the copies needed for Columbia County files and the Town of Austerlitz.

### **4. Discussion of proposed Solar Law**

Town Board member Greg Vogler and Comprehensive Committee chairman Tim Stalker were present to lead the discussion of the solar panel law outlined in copies each Bd. member received. The copy presented is a Model Law being used in Clermont.

The law is being reviewed by the Town Board, by the Town Attorney, by the Columbia County Planning Board, Comprehensive Plan Oversight Committee , this Planning Board and eventually through a public meeting. The purpose tonight was to ascertain reactions, seek answers to questions, make observations and suggestions. The companies that install solar equipment do have incentives for the public by way of lower fees. Some companies offer a big price to buy your land for installing a Large- Scale System, which is not permitted in this model law.

There are different materials to use and differing amounts of electricity to be produced. The general feeling was that this model law seems to meet the needs in this town. Some discussions of wind turbines is in on the agenda since they are already mentioned in our zoning law. Solar is not in the zoning regulations and needs to be included among the permitted uses.

To date training sessions sponsored by Columbia County have been attended by Tim Stalker, Richard Madonia, Marie Meehan and Connie Mondel. There will likely be more opportunities in 2017.

Thanks were expressed to Tim and Greg for their time and information provided.

**Meeting adjourned at 8:30**

**Respectfully submitted,  
Constance Mondel**