

Town of Austerlitz
Planning Board Meeting
June 1,2017

In attendance: Chairman. Jay Engel, Deborah Lans, Marie Meehan.

Absent: Richard Madonia

Minute Taker; Connie Mondel,

Meeting called to order: 7 PM

Unfinished Business: None

New Business

Joe Beats LLC Bed and Breakfast Rte 203

Stephen Bakunas and Linda Lavin, of Joe Beats LLC and Andy Didio of Taconic Engineering joined the planning Board members to review the materials of the proposed Bed and Breakfast building, which, if all standards are met, will replace a large barn and small cottage presently on the property on Rte.203

Mr. Didio submitted plans representing full detail and which indicated a change from the initial submission, i.e, a new location for entrance to the property and the building.

Mr. Didio indicated that the permission from Town Building Code officer is in place as well as the SPDES permit which covered the present building, and will do so for new owner, with one change in waste disposal. Disposal will be routed outside a neighbor's pond, to a natural stream which drains all the surrounding properties.

A detailed drawing indicated living space for the proposed six units for the bed and breakfast, two units for the caretakers, common space for guests, a porch and office.

Parking area was identified with all required setbacks. A 24 ft area wide allows for turnaround for firetrucks or emergency vehicles. Eleven parking spaces are available.

The present area for septic waste from small cottage is to be decommissioned and repurposed with sand filter. Plans indicate landscaping and exterior lighting .

Questioned on contact with Board of Health , response indicated contact will be made when water system for the new building is designed.

Chairman Engel addressed the current zoning regulations which indicate that a Bed and Breakfast be a five unit dwelling. This building for six units requires that a variance be sought from the Zoning Board of Appeals. Mary Davis , clerk for the Planning Board

can seek a date for the meeting as well as help with the plans for a required public hearing on this proposal.

Mr. Didio spoke of the time allotment required for both demolition of the present buildings, work required to salvage and prepare for the further use the chestnut material in the beams of the present barn, followed by construction, as a consideration for a ZBA and public hearing to be as early as possible.

Chairman Engel agreed that such a request could be made.
Copies of the materials submitted for this proposal will be sent to County Planning Bd.

The Town lawyer will be consulted on the aspects of this business proposal.
A motion to affirm the requirement for a public meeting in this proposal process was made by Deborah Lans ,Seconded by Marie Meehan. Approved 3-0

The SEQRA was reviewed , was noted to be in order, and will be formally voted upon at the meeting which follows the public hearing.

Joe Beats LLC will pay the required fee for this Planning board
Review in the coming meeting with clerk Mary Davis. With no further questions the meeting was concluded.

Planning Board meeting was adjourned at 8PM.

Respectfully submitted,
Constance Mondel