

Town of Austerlitz Planning Board  
Regular Meeting Minutes  
May, 1, 2014

The Austerlitz Planning Board Meeting

Members present included Jay Engel, Susan Geel, Deborah Lans, Richard Madonia and Marie Meehan

Public:

Dan Russell (land surveyor)

Hans Schober

Colleen Safford

**Jay Engel calls the Regular meeting to order at 7:10 pm.**

Motion to approve March meeting minutes: Susan Geel, Second: Marie Meehan . Motion approved 5-0

Motion to approve April Minutes subject to inclusion Re: Lasdon property, that Planning Bd, has no jurisdiction over mergers. Motion: Jay Engel, Second: Marie Meehan . Motion approved 5-0

***Members familiarized themselves with town attorney Joe Catalano's memo referring to Schober and Safford reviews under consideration at this meeting.***

**1. Hans Schober: Minor Subdivision on School House Road.**

Surveyor Dan Russell, joined by Hans Schober, addressed the committee, indicating Mr Schober as owner of property under discussion. A large property map sketch of property was presented to committee members showing the intended sub division of a 10 acre area from a remaining 90 acres of the farm property. Mr. Russell noted that each parcel has an existing residence with a well, a septic system as well as plenty of frontage. Each residence has a separate driveway eliminating need for driveway permit.

Richard Madonia asked about section of map, Parcel 2, which seemed to indicate an outbuilding. Response indicated there are no outbuildings on the parcel, the mark, possibly a parked car.

Dan Russell indicated the survey will provide a clearer description of the property.

*Jay Engel placed large sketch map with Schober application documents.*

Jay Engel indicated that a public hearing could be scheduled for next month, on June 5<sup>th</sup> **if at least 10 days prior to June meeting** the required documentation has been received

- a) Certified mail receipts indicating that all abutting property owners have been notified of the subdivision plan.
- b) Planning Board receipt of Survey.
- c) Planning Board has received a Completed Environmental Form Survey.

Jay Engel called for motion to schedule the public hearing upon fulfillment of requirements.

Motion: Susan Geel Second: Richard Madonia Motion approved 5-0

*Hans Schober will pay the \$100.00 fee to Planning Board Clerk, Mary Davis.*

*Surveyor Dan Russell thanked committee for their assistance to Dan Boyd, who replaced him at last meeting*

## **2. Site Plan Review/ Special Permit**

Coleen Stafford and committee members used the application to review the scope of requirements for the Site Plan Review.

Jay Engel inquired if there were time lines established on purchase of property . Coleen Safford stated none other than *as soon as possible*.

Jay Engel informed Colleen Safford of need to obtain for the Planning Board a detailed letter of approval of sale from seller , John Szoke

Susan Geel provided Colleen with web site addresses on the Site plan Review since Colleen had not yet seen these needed materials.

Inquiry of an unanswered question of the Short Environmental Assessment Form revealed that Miss Stafford's call to the county resulted in an answer stating their approval was not needed.

Jay Engel indicated the town planning Board would contact the county. Colleen is to indicate NO as an answer to that question on the Site Form.

Using a small sketch map in application packet, other questions surfaced ; distance from garage to existing structure, gaps between the two proposed structures, distance of proposed structure from Verenazi property.

Jay Engel informed Miss Safford of the need for a surveyor's map with detail on topography, existing structures, boundaries and distance of proposed structure from neighboring properties.

Jay Engel made known that any surveyor could be employed, adding it may be of help to know that Dan Russell is one who has been of service to several people in this town.

The map study on distance from neighbor's house and description of fenced in dog runs gave rise to question of any consideration of alternatives to structure placement at further distance. Colleen Safford has followed the bowl like structure of the property speaking of avoiding some valley indentations and fields that would require clearing .

In preparation for the Public hearing it was recommended that alternatives to increasing distance from neighbor or options for sound barrier be considered should noise factor be raised as an issue.

Richard Madonia asked about waste disposal and was told waste is buried and eventually is composted.

Zoning issues were discussed around the requirement of non residents- allowed for employment.

Sue Geel noted that a Special Permit for kennel, could accommodate the need described by Colleen for usually two employees, but sometimes four employees when dogs required special therapy. The employment provision and size of proposed structure exceeds that indicated in Home Structure application.

In closing , Miss Safford was advised, and acknowledged she understood, that all the documents outlined in this review , letter from owner, surveyor's map, completed site plan review form would need to be received no later than ten days prior to June 5<sup>th</sup> meeting, for a careful review. Once the review determines that Special Permit requirements have been met , a public meeting will be scheduled for the following month.

Motion to adjourn meeting: Sue Geel Second :Richard Madonia Motion approved 5-0

Meeting adjourned at 8:20