

Town of Austerlitz
Planning Board Meeting
November 6, 2014

In attendance: Chairman Jay Engel, Susan Geel, Deborah Lans, Marie Meehan.
Absent: Richard Madonia

Meeting called to order: 7 pm

Motion to approve October minutes: Motion: Susan Geel. Second: Deborah Lans. Approved by all.

Unfinished Business

1. David Seth Michaels- Minor Subdivision on State Route 203

Not present

2. Colleen Safford-Driveway approval on Pratt Hill Road.

E-mail notice from Colleen Safford indicated a bank negotiation in process.

Due to this circumstance, a motion was made to approve an extension to driveway approval process .

Motion: Susan Geel, Second: Deborah Lans, Approved by all.

New Business

TM Park Inc. Site Plan Review for Office on Route 203

TMPark Inc. Administrative Director Gerhard Komenda outlined both his background as a forester, a social therapist, his residence in Columbia County, and the company business of establishing zip lines in adventure parks and ski areas in many states and in other countries. He further noted that this company is listed as a BCorp (Beneficial Corporation, one with concern for the environment and societal needs, as in providing a living wage and health benefits.

Special use permit request is for home office space (not a dwelling) for two company secretaries to be located at 825 State route 203, in the apartment above the Spencertown store. The company executives and engineer would make occasional business visits, but this space is not their office space.

- a. Questions were asked about parking space, with response indicating that their use would be in the rear of the building where space for six vehicles exists.
- b. No customer service will be provided at this office indicating there would be no customer traffic.
- c. To a question on apartment readiness for this operation, building owner Stephen Pinto indicated that the space is ready for occupancy.

After viewing and discussing the application for Site Plan Review/Special Use Permit, Planning Board members found no adverse impacts and approved a conditional special use permit.

The process requires a public hearing for neighbors and townspeople, scheduled for December 4th.

.Mr. Gerhard was informed that a company executive is required to attend this public hearing

Chairman Engel outlined the steps necessary for a public meeting and recommended that Mr. Komenda meet with Mary Davis, Clerk to Building inspector and Code Enforcement Officer, who will provide the names of abutting neighbors and information to be included in the invitation letter.

The fee for special service permit is to be paid in this visit.

The TMPark Inc, under a conditional special permit has approval to move into the office space at 825 Route 203 . The condition, expressed, understood and agreed upon by Administrative Director Gerhard Komenda, requires that, should there be a sufficient cause for permit denial by the Planning Board,, resulting from the public hearing, TMPark Inc. employees would be required to vacate the premises immediately.

With no further business and no public comments the Meeting was adjourned at 7:30pm.

Next meeting, Dec. 4th, 2014