

Town of Austerlitz  
Planning Board Meeting  
July 2, 2015

Present : Chairman ,Jay Engel, Susan Geel, Deborah Lans, Richard Madonia

Absent: Marie Meehan

**Meeting called to order7:02**

Approval of June minutes delayed until August due to lack of quorum needed for approval.

**New Business**

**Austerlitz Fire Company- Amendment to the Plan approved for Firehouse on Route 22.**

David Savage, President of the Austerlitz Fire Co., outlined the conditions which require a change in an approved site plan for the Austerlitz Fire Co. The approved site plan included the intention to purchase the former Austerlitz fire house, land and building, which needs to be delayed for financial reasons. Asbestos having been found in the former building added substantially to purchase cost.

David Savage made clear that the purchase of the former firehouse building, clearing of asbestos and building demolition may be done by the Austerlitz Fire Co. at a future date. The details are still being worked out between the Austerlitz Fire Co. and the Austerlitz Fire District.

David Savage presented the map prepared by Clark Engineering Co. which shows proposed changes to site plan minus the area the complete land and building purchase would have provided. The proposed map changes include parking spaces and showing the well and waste water sewage now located on their land.

The Health Department approval has been obtained.

County Planning Board approval is present.

A previous resolution indicating the purchase of two parcels on which to build requires a new resolution indicating the purchase of only one parcel at this time.

Variations attached to the new resolution under consideration were prepared by Attorney Cheryl Roberts.

Chairman Engel, as Chairman of the Austerlitz Fire District excused himself from the considerations. Following a reading of the variations by Planning Board members, Geel, Lans and Madonia , Susan Geel made the motion to approve the resolution since there is no indication of significant change requiring a public hearing .

Motion approved 3:0

Copies of the new resolution were signed by Planning Bd. Secretary; new maps were signed and stamped and presented for Austerlitz Town files.

### **Earth Food Land- Site Plan Review for apartment above restaurant on Rte 203**

Jean Duff and partner Sanchez , owners of the former restaurant, Austerlitz Inn on Route 203 submitted an application for site plan review for rentals in both upstairs and downstairs spaces of restaurant .

At this meeting Jean Duff limited the application request, solely to the upstairs apartment.

David Dean was introduced as the contractor to be adding a kitchen and preparing the apartment for rental use.

Austerlitz Building Inspector Lee Heim having determined that a special use permit was needed, Chairman Engel outlined the next steps to be followed for a required public hearing.

Building Inspector Clerk, , Mary Davis, will provide Ms. Duff with the names and addresses of all those residences abutting the rental property, for their notification of a public hearing on this special use permit. Receipts from all those invited are to be kept and submitted to the Planning Board at the August meeting. Chairman Engel assured Miss Duff that a Board decision would be made following the Public hearing at August meeting.

New business completed, and prior to a motion for meeting adjournment. Planning Board members spent some time reviewing aspects of the Zoning Law related to parent parcels. This information can have some application to requests for subdivisions.

Motion to adjourn, approved by all.

Meeting adjourned at 7:55

Respectfully submitted,

Constance Mondel