

Town of Austerlitz
Planning Board Meeting
Sept. 3, 2015

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

Meeting called to order: 7:00 p.m.

Glick /Casey- Extension of conditional approval for minor subdivision on Stonewall Rd.

Patricia Casey was invited to explain the reason for the application extension. Using the unsigned map from the Glick/Casey file, outlining the division of parcels on Glick/Casey property, Ms. Casey explained that the corner 4 acre parcel, where John and Patricia Casey have their home, is solely in her name. She was not a signatory to the agreement presented by the Howard Freeman Law Firm which resulted in this map being considered in the Glick/Casey minor subdivision application.

The property along Cadman Road above this homestead parcel was willed to the family. Ms. Casey asked that the 4 acre homestead property boundary line be kept, separating the additional property accrued through a family will agreement. This request would make the properties, addressed in her request, into two parcels and place the entire property in a five parcel category.

Austerlitz zoning regulations, on five parcel properties, requires a major subdivision process whenever there is an application for a subdivision. This classification is not desired by Ms Casey.

Ms. Casey noted that there may be an error elsewhere on the map which may allow this subdivision to adhere to the four parcel proposal. Ms. Casey feels that there is a division in one of the properties (Glick property) that should actually only be one parcel instead of two. Ms. Casey will keep the Planning Board informed in order for the Planning Board members to address and complete the process on this application.

Old Business

Earth Food Land Site Plan Review

Jean Duff informed the Planning Board members that Taconic Engineering Co is at work preparing the site plan for review.

In answer to a question about the possibility of an entrance to the Earth Food Land site from Fire Hill Road, Ms. Duff was advised to speak to Robert Meehan, Austerlitz Highway Superintendent.

Board Inquiries on other aspects of the contingency reports required, such as septic system and a letter of approval from the Board of Health, were stated by Ms Duff to be in order for the October Planning Board meeting.

New Business

Anne Harrison- Site Plan Review/ Special Permit for real Estate Office.

Anne Harrison indicated that an 800 sq ft. barn on her property is to serve as a real estate office, with two partners, Linnia Van Tassel and Kelly Harrison joining her in its operation.

Following the description provided by Anne Harrison, it was agreed, by Planning Board members, that this arrangement, which precludes hiring of more employees, is allowed under existing town law. Richard Madonia moved to make a resolution attesting that decision. Second: Marie Meehan.

Resolution: The Austerlitz Planning Board finds that the real estate office at 962 State Route 203 which falls under Home Occupation, level 2, of town law, thereby, has the right to exist.

Resolution: Approved by all.

Approval of August minutes

In reviewing the August minutes Board members agreed that, as stated, the extension of the public hearing for Earth Food Land is proper in awaiting further documentation.

The review also called for amendments of minutes to emphasize that the Earth Food Land contingency approval was solely for the special use portion of site plan review and that contingency requirements need to satisfactorily meet Planning Board standards. With these amendments in place, the August minutes were approved by all.

Meeting adjourned at 8:30 P.M.