

Town of Austerlitz
Town Board meeting
May 5, 2016

Present: Sue Geel, Deborah Lans, Marie Meehan, Richard Madonia, Abs. Jay Engel

Public hearing called to Order 7 PM.

HJB HOLDINGS

Andrew Didio of HJB Holdings was invited to show to property owners in attendance, a map, which indicated area of clear cutting and construction of a pond. The concerns of those with property abutment were expressed, mainly, about the possibility of water drainage damage due to the clearing of acres of trees. In answer to questions or concerns Mr Didio described how the elevations noted on the map diffuse the possibility of heavy drainage. In addition A SPEDES permit was obtained for the proper elimination of waste water.

Clarification was made that 4.2 acres were cleared not 7.5 which was an earlier projection. Pond construction is 1.25 acres. The proposed use is for one residence in the future.

The pond is in a valley of the property. Sediment control is in place. A swale line has been extended and stabilized to insure the drainage flows to drainage site. The pond construction will allow pond to hold heavy rain storm excess.

A Breach Analysis has been done and submitted to Planning Bd.

One attendee with property that abuts this property did not receive notification. He came when hearing of it from a neighbor. He was assured that this oversight will be checked.

With no further questions a motion was made by Deb Lans to close public hearing. Second: Marie Meehan. Approved by all.

Regular Planning Board Meeting called to order

Approval of minutes deferred until June, due to absence of members required for approval.

Old Business

HJB HOLDINGS

Board members and Andrew Didio discussed the public hearing and next steps in Site Review. Ms Geel noted the need for more time to study the data submitted and to have input from the town engineer or from an independent study review. The driveway construction will need both the Highway Superintendent and Fire Co. Chief to assess and report to Planning Board that the requirements for turnoff and turn around for fire equipment have been met.

Andrew reported that to maintain the clearing to date reseeding and mulching is needed. Motion to allow the reseeding and mulching of the cleared sites made by M. Meehan, Second: R. Madonia. Approved by all.

Leroy and Mary Banker: Minor Subdivision on Angel Hill Road

Mary Banker displayed a map of her 13 acre property; the lines of subdivision noted 2 acres for the residence in place, closest to Angell Hill Rd.

The remaining 9 acres includes a driveway entry section, 73 ft long, to reach the rear 11 acre parcel . Future plans to build a small house with driveway will be addressed by a Site Review when that occurs. A public hearing will be required for this subdivision. Names of those owners of abutting properties will need to appear on the 5 maps due at next meeting.

A motion for a public hearing was made by D. Lans. Seconded: M. Meehan. Approved by all

New Business

David Soka: Site Plan Review Board for Driveway on Hemlock Lane.

David Soka, accompanied by his contractor Paul Burfend, presented a delineated map of three parcels owned by him. A lengthy driveway from Hemlock Lane that will lead to a the future residence is designed to navigate a hilly terrain through two of the parcels.

A suggestion was made for a merger of parcels to take place before construction of the driveway. Noted was that neighbors together maintain the Hemlock Lane entry.

Possible need of a maintenance agreement was raised.

David was advised of next steps in the site review process; namely a completed SEQRA document; five maps indicating the merger of three parcels and names of owners with abutting property.

The projected driveway construction specs will require that Planning Board have a written approval from Austerlitz Highway Superintendent and Fire Co Chief. A public hearing is required with notice given to owners of abutting property. Notice receipts are to be submitted to the Planning Board when hearing takes place.

Fee has been paid and Mr. Soka was advised that Planning Board clerk Mary Davis will be of assistance.

A motion for public hearing for site review of driveway from Hemlock lane was made by D.Lans. seconded: M. Meehan. Approved by all.

Before the meeting adjourned, an attendee, Bill Stratton inquired about next required steps for the residence and driveway on his property on Amy's lane. He was advised that no more is needed for the Planning Bd. The Building Inspector will attend to needs for permits.

Bd. Meeting was adjourned at 8:35 PM

Respectfully submitted,
Constance Mondel