

Town of Austerlitz  
Planning Board meeting  
June 2, 2016

Present: Acting Chair, Susan Geel, Marie Meehan, Richard Madonia.

Absent : James Engel, Deborah Lans

**Public meeting called to order:**

1. David Soka-Site Plan Review for Driveway on Hemlock Lane.

Using one of five maps submitted to the Planning Board, David Soka indicated, the removal of the boundary line indicating the merger of his two parcels being used for a driveway construction, as the board suggested. The names of the abutting property owners now appear on the map. Receipts for the letters advising these neighbors of the public hearing were submitted to the Board.

The requirement for the driveway includes approval from both the fire commissioner and the highway superintendent for the grading, turnoffs and turn arounds. Contact was made to both the Fire Company and the Highway Supervisor. In addition to the map, a drawing of the proposed driveway was presented to indicate placement of culverts, grading and water runoff directions.

The entrance to the property from Hemlock Lane is very wide and does thereby meet a required 2 percent grade.

The maintenance of Hemlock Lane has been shared by the present owners, including David, and he indicated it has worked well and expects it to continue.

A letter dated June 1<sup>st</sup>, from Robert Meehan, Highway Superintendent listed the driveway requirements which the layout plan seeks to address.

No comments about this review were voiced at the public hearing.

2. LeRoy and Mary Banker – Minor Subdivision on Angell Hill Rd

Mary Banker was not present. The public hearing will have to be extended until July. A 62 day time allowed for a decision or continued further study on applications as been reached as of this meeting Mary Banker was contacted and agreed to the extension of the public hearing to be held in July. The two neighbors present for the public hearing were advised to return in July.

**Regular Monthly Meeting called to order.**

**Approval of May minutes**

Motion made to approve the May minutes made by M. Meehan, Second: R. Madonia.

Approved by all

## **Old Business**

### **David Soka –Driveway on Hemlock Lane.**

Five land maps and a completed SEQRA form have been submitted to the Planning Board.

Board members reviewed the presentation made by David Soka. The driveway construction will be his focus this year and the building of a residence will follow next year.

The SEQRA form with 11 questions related to environmental impacts concerns were read aloud. Board member response was unanimous that this driveway construction as outlined would have no adverse effect on the environment.

The driveway construction in the plan submitted by David Soka is designed to meet the town requirements as laid out by the Highway Superintendent. The Board members advised a giving a contingency approval based on the plan's proposal for construction.

Motion by Marie Meehan stated: a contingency approval for the driveway construction from Hemlock Lane is given by this Board to David Soka, based on presented plan designed to meet town requirements laid out by Austerlitz Highway Superintendent. Second: Richard Madonia. Approved by all.

### **Leroy and Mary Banker- Minor Subdivision on Angell Hill Road**

Public meeting extended to the July meeting.

### **HJB Holdings- Site Plan Review for clear cutting on East Hill Road.**

This review has been postponed until July. Susan Geel informed the Board that a letter from our town attorney, Joseph Catalano indicated that the required study by the Town Engineer of the plans on the swale line, sediment control and possible drain damage had not yet been received. In addition, with the expiration of the 62 day time period for completion of the review an extension is required. This extension, to the July meeting, has been agreed upon by both property owner, Serge Bervy, and the Planning Board.

With no further business a motion to adjourn was made by R. Madonia, Second: M. Meehan. Approved by all.