

**Town of Austerlitz
Planning Board Meeting
July 6, 2017**

In attendance: Chairman Engel , Deborah Lans. Richard Madonia, Marie Meehan

1) Public Hearing called to Order: 7 PM

Joe Beats LLC Bed and breakfast on Route 203

No one present for Public hearing. A letter with a question about the lighting on the proposed building was received by the applicant and reported to have been answered satisfactorily. Motion to close Public Hearing made by Richard Madonia, Seconded by Marie Meehan, approved by all.

2) Public hearing was closed.

3) Regular meeting called to Order: 7:12

4) Unfinished Business

Joe Beats LLC- Bed and Breakfast on Route 203

Representative, Mr. Didio of Taconic Engineering presented a new map of what will now be a five rather than six Bedroom Bed and Breakfast with a 250 ft, reduction in the previous floor place plans. The suites have a kitchen with refrigerator, sink, dishwasher but no stove. A continental breakfast will be provided for guests.

Mr. Didio reported that the SPDES modification and transfer documentation has come through. In response to a question on the receipts for public hearing notices, Mr. Didio reported all had been returned and submitted the receipts to the Board.

With no further questions from the Planning Board members, Chairman Engel conducted the SEQRA review form. All the members responded verbally to each question and together agreed no significant adverse action would be caused by this for the Bed and Breakfast establishment. Motion for a negative SEQRA determination made by Marie Meehan, Seconded by Richard Madonia, Approved by all. Chairman Engel signed the SEQRA document accordingly.

Mr. Didio indicated the need for not only site plan review approval but also a certificate of occupancy. This action is referred to in Paragraph 7 in communications from County Planning Board and a letter from Attorney for the Town.

A motion was made by Marie Meehan and seconded by Richard Madonia for approval of the site plan contingent on receiving a certificate of occupancy as outlined in the County Board letter and that of the Attorney for the Town. Approved by all.

This motion brought to conclusion the site Plan Approval for Joe Beats LLC Bed and Breakfast plan. *Board members expressed their best wishes for successful plans.*

5) New Business

Joseph and Mariza Medina – Boundary Line Adjustment on Route 22

Joseph and Mariza Medina own a six acre parcel which has a right of way for the Knight family. They are willing to sell one acre with the right of way to the Knight's. A map indicating the properties of the Medina family, Knight Family and of Wendy Diskin was studied.

The right of way for the Knight family extends into the Diskin property. The Board, in discussing the application, determined that subdividing the proposed piece from the Medina property would not be acceptable due to it being less than 2-acre minimum required by zoning unless it was included in a boundary line adjustment so that piece can be annexed and merged into the neighboring lot so that no new lot would be created. It was suggested that an agreement should be entered into between the neighbors for such a boundary line adjustment. The application was then tabled until the applicants have made the arrangements discussed.

Deborah Lans and Sharon Grubin – Solar Panel on Beale Road.

Deborah Lans provided a map which indicated the property owned by Sharon Grubin and herself. A new home is being built on this property and will have solar power energy.

The Solar law adopted by the town calls for site Plan review and Public Hearing for ground installation of a solar grid. The ground solar panels Installation are 84 ft. long with an angle of 8 feet situated in front of a wooded area of their property , at a 6 to 800 ft sight, uphill sight distance from Beale Road.

A letter to the Bd. Chairman indicated concern that glare from these panels may be an unwelcome visibility to nearby homes. The panels will supply all the heat necessary for the home as well as the electricity.

A motion was made by Richard Madonia, seconded by Marie Meehan to schedule a public hearing for the August meeting. Deborah Lans recused herself, all others approved Public Hearing set for August 3rd. Clerk Mary Davis will supply the information related to neighbors needing to be notified.

Motion to close meeting made by Jay Engle, seconded by Richard Madonia, approved by all.

Meeting adjourned at 9 pm.

Respectfully submitted,

Constance Mondel