

Town of Austerlitz
Meeting of Planning Board
January 3, 2019, 7pm

In attendance: Town Attorney, Joseph Catalano, Deborah Lans, Richard Madonia, Perry Samowitz, Lee Tilden

Meeting Called to Order:

Deborah Lans called the meeting to order at 7 pm

Minutes

No minutes for approval

Unfinished Business

No unfinished Business

New Business

1.HJB Holdings: Amendment To previously approved site plan for land clearing. The applicant was represented by Andrew Didio of Taconic Engineering. Mr. Didio referred the Board to the previous site plan where 4.7 acres had been approved for site clearing. The present applications seeks to amend the plan to allow an additional 0.63 acres of clearing to open up the view of what is likely to be a residence site.

The additional clearing was determined to have only de minimis effect on runoff, as the area in question is only sparsely wooded. The additional clearing will not be visible from the abutting property.

Board members also addressed drainage issues on the property, in particular the overflow of the lower pond, leading to flooding of East Road. Apparently Highway Superintendent Robert Meehan has spoken with the property owner about additional ditching or a culvert to direct overflow into a nearby stream. Mr. Didio agreed to follow up with Superintendent Robert Meehan and to embody the understanding in a letter to the Board.

Following the Board's review of SEQRA and completion of Section II a motion was made by Deborah Lans, seconded by Perry Samowitz and carried unanimously to accept the form as complete with a finding of no adverse Environmental outcome.

A motion was made and unanimously carried to waive the requirement (if any) of a public hearing, as a hearing was held as to the original site plan and the

additional clearing will not affect any abutting property either visually or in any other manner. Accordingly a motion was made by Lee Tilden and seconded by Deborah Lans, that approval for the site clearance be given with the condition that before any building permit is issued for the site, the owner shall have satisfied the requirement for remediating drainage issues as described in the letter to the Board and such remediation shall have been approved by the Highway Superintendent. Motion approved: 4:0

A motion to authorize Lee Tilden to stamp the maps when the plan outlined on the clearing, draining and building permit has been implemented and approved by Superintendent Robert Meehan was made by Deborah Lans, seconded by Lee Tilden. Approved: 4:0

2. Damanik Realty - Modification to original subdivision on Bald Mountain.

The applicant requests that there be both ingress and egress, both north and south for all of the lot owners.

A map was viewed showing the position of the lot owners in the original subdivision plan and of the bridge in disrepair which required owners near the bridge to traverse north to leave the site and then south to return to home .

The need to avoid using the bridge for ingress and egress is no longer required because the bridge has since been repaired. There have been additional lot owner purchase making 8 as the total number to date. Board members unanimously approved the application of the SEQRA, and that the Board in this application was not required to complete Section II nor was there a need for a public hearing.

A motion was made by Lee Tilden, seconded by Deborah Lans to accept the application for modification of the existing ingress, egress pattern for all lot owners, contingent upon written confirmation by the Highway Superintendent that the bridge can support this use. Motion approved 4:0

The subdivision covenant will require a new map and language showing new lot ownership, and that ingress, egress is open to all lot owners to be stamped Lee Tilden upon submission.

No Public Comments

Adjournment 8:40

Respectfully submitted: