

Town of Austerlitz
Meeting of the Planning Board
May 2, 2019

In attendance: Town attorney, Joseph Catalano, Deborah Lans, Richard Madonia, Lee Tilden, Perry Samowitz, Eric Sieber

Meeting Called to Order; 7 pm

Approval of Minutes:

Motion to approve minutes; D. Lans, Second: P. Samowitz Approved 5-0

Unfinished Business

Aerosmith Development - New Tower on West Hill Road

Aerosmith representatives stated that the requested letter, describing the proposed AT&T tower has been sent to the Austerlitz Vol. Fire Co. Inc.

The proposed tower's self contained attenuating enclosure were described including that a specified time would be set for automatic operation test to insure the least intrusive noise to any surrounding housing.

The determination of any hazard from equipment will be sought by AT&T from the FAA. Hazard exposure will be indicated by flashing lights through an alarm system.

Description of the lighting system was questioned and photographs of the lighting system will be provided in time for the Public Hearing.

Concerning shared use, a letter from Goosetown Tower Director indicated that it is not feasible for them to move to a new tower. Crown Castle Tower indicated they would not be able to fit all their equipment on this proposed new tower. A requested letter from Goosetown describing their existing shelter has not yet been received.

Goosetown has responded to Board inquiry about their tenants as being Homeland Security, Emergency Services and Verizon as the only cellular tenant. Crown has not yet sent the description and number of tenants on the whole property.

Photo simulations of the proposed tower from various vantage points were provided by AT&T. A request that relative distance from tower location, as well as scale be noted on each photo.

Attorney Catalano will provide any new source comments, to the Aerosmith representatives and reminded the representatives to analyze the zoning requirements prior to next meeting. If all the required outstanding material is had by the next meeting, a public hearing can be arranged.

New Business None

Public Comments

A gentleman, Kevin Hartka, requested time of the Board for an understanding of the requirements for establishing housing on a piece of property being considered for purchase.

The Board members heard his description and viewed drawings of a 40 to 50 acre piece of land with rural residence designation

He was advised of the steps in the process, namely, having a skeletal plan, fairly to scale with surveyed boundaries, information on the property wetlands through Army Corp of Engineers, knowledge of the zoning provisions,

There will be need to develop a private road and the expense thereof.

Subdivisions will likely be required and meeting environmental standards through a SEQRA review; keeping open space, locating areas for wells, and for septic perq tests.

A public hearing will be required. The process could take from 4 to 6 months.

The gentleman expressed his appreciation for this assistance.

A second public comment requested that there be a test on radiation by AT&T. Concern was registered about this plan being a precursor to possibly larger towers in the future.

The possibility that AT&T would not lease enough property and have guard lines off their property.

The FCC does limit the town's power in these matters but the concerns and objections need to be voiced. Attendance at the public hearing was strongly advised for this Austerlitz resident.

Planning Board Training

Special permit under sub division

Jurisdiction for special use requires to the of the Town Zoning Code and meeting all criteria with no negative effect. While Austerlitz Zoning code is not very specific it does designate permitted uses in residential and rural areas.

Examples: A kennel could not be in a hamlet. A camp ground, would not be permitted in a residential area but could be in a rural area.

Minimum lot sizes are required for hamlet, 1 acre, residential 2 acres. Setbacks for residences are stated.

Questions arose about Air B n B which is not listed in zoning code

This being a new development in towns, there may be discussions required in such groups as Comprehensive Plan Committee, the ZBA the Town Board and from the public to enable the provision of standard criteria to be followed.

It was recommended that Board members be most familiar with section 9 of the Zoning Code when dealing with questions of special use.

Planning Board was adjourned at 8:45

Respectfully submitted:

Constance Mondel