

**Town of Austerlitz  
Columbia County  
New York**

Lee Tilden, Chairman, Richard Madonia, Deborah Lans, Perry Samowitz, Eric Sieber

**Planning Board Meeting  
December 5, 2019  
7:00 p.m.**

**\*\*\*\*\*AGENDA\*\*\*\*\***

- 1) Call Public Hearing to Order**  
Jill Duffy – Site Plan Review and Special Use Permit
- 2) Call Regular Meeting to Order**
- 3) Approval of November minutes**
- 4) Unfinished Business**  
Jill Duffy – Site Plan Review and Special Use Permit
- 5) New Business**
- 6) Public Comments**
- 7) Adjournment**

**\*\*\*\*\*Next Regular Planning Board Meeting January 2, 2019\*\*\*\*\***

Town of Austerlitz  
Planning Board Meeting  
November 7, 2019

Present: Lee Tilden, Chair, Deborah Lans, Eric Sieber, and Perry Samowitz, Members. Susan Haag, Town Clerk also present.

Richard Madonia, Member, absent.  
Constance Mondel, Minute Taker, absent.

Meeting called to order at 7:02 P.M.

Moment of Silence, followed by Pledge of Allegiance.

**Minutes**

A motion to accept the September 5, 2019 Planning Board minutes was made by D. Lans and seconded by P. Samowitz.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Richard Madonia: absent

Motion carried 4:1

**Unfinished Business**

**AT&T Planning Board Application #1-2019, SBL 87.-2-48.**

Letter of withdrawal received from AiroSmith Development dated 9/23/19, for the AT&T Mobility, Special Use Permit on West Hill Road.

A motion to accept the application withdrawal letter from AiroSmith for the AT&T Project and to return the unused escrow amount of \$10746.50 was made by P. Samowitz and seconded by E. Sieber.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Richard Madonia: absent

Motion carried 4:1

**New Business**

**Planning Board Application #7-2019.**

Property Owner: Jason Duffy

64 Owl Hill Road, Ghent, NY 12075

Applicant: Taconic Engineering DPC, Andrew Didio, representing Jill and Jason Duffy  
2 Main Street, PO Box 272, Chatham, NY 12037

Project Property: 338 Punsit Road SBL:95.-1-7.100

\*Deed on file.

\*Authorization on file for Taconic Engineering DPC to represent Jason Duffy.

Zoning: Rural Residential, Agricultural District #8

Project: Farm and Field-Glamping. The proposed project consists of constructing/installing 6 cabins for camping purposes with a multiuse barn and associated walking paths and extending existing driveway. The project also consists of construction/installation of wastewater and water treatment system.

**Jill Duffy** came before the Planning Board to explain the project noting the following:

- \*Applicants Jill and Jason Duffy have taken time to ‘get to know the land.’
- \*Since September, applicants have taken steps to establish a relationship with local goat farms.
- \*Applicants intend to keep 210 acres agrarian, with no change to the viewshed. Intend to be stewards of the land.
- \*The glamping part of the project is intended to be a revenue generator to support the farm.
- \*Visitors are important in that this project will help them understand farming and connect to the land.
- \*There would be limited impact on the land. A common, central area for toileting and showers will help with this.
- \*Total of 6 cabins with an occupancy of 2-3 per cabin.
- \*Speaking with a forester concerning a Forest Management Plan.
- \*Believes this project will be good for the community and for young, local farmers.
- \*Cabins will be purchased and the construction completed in the local area.
- \*Year-round operation.
- \*Will contain some solar elements.

**Chad Lindberg**, Taconic Engineering DPC, explained that Taconic Engineering took Jill and Jason Duffy’s holistic vision and tailored it to meet zoning codes. C. Lindberg discussed the project and the maps with the Planning Board noting the following:

- \*The roadway into the camping area will be blended into the topography without interrupting the farming area.
- \*Looking to maintain many of the current attributes of the land.
- \*Cabins would be hidden from the main thoroughfare.
- \*Wastewater treatment plan is complete and submitted to Columbia County Health Department.
- \*Potable water is next.
- \*No bathrooms in the cabins. There will be shared facilities in the common bathhouse.
- \*The community common area would be a central area to unite guests when they are not in their individual cabins.
- \*This project would fall under cabin use in the Town of Austerlitz’ Code. NYS refers to this type of project as camping.
- \*Parking will be in the common, central area.
- \*Water and wastewater issues have been scaled to projected occupancy.
- \*Driveway width is compliant with NYS Standards, but applicant will have Town of Austerlitz Highway Superintendent, Robert Meehan, review. One road for ingress and egress complies with code.
- \*Project in an agricultural district.

Planning Board Member D. Lans advised that if solar was to be used in this project, a solar permit would have to be obtained through the Town.

Planning Board Chair L. Tilden advised that this project would have to go to the County Planning Board for review.

### **SEQRA**

The Planning Board completed the SEQRA review process.

A motion for a negative SEQRA declaration for Planning Board Application #7-2019, was made by E. Sieber and seconded by D. Lans.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Richard Madonia: absent

Motion carried 4:1

A motion to send Planning Board Application #7-2019 to the Columbia County Planning Board for review was made by D. Lans and seconded by P. Samowitz.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Richard Madonia: absent

Motion carried 4:1

The applicants requested that the Planning Board schedule a public hearing contingent on County Planning Board approval to help move the project along.

A motion to accept Planning Board Application #7-2019 as complete and set a public hearing, contingent on Columbia County Planning Board referral, for December 5, 2019 at 7:00 pm was made by P. Samowitz and seconded by E. Sieber.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Richard Madonia: absent

Motion carried 4:1

Member Lans advised that the applicant is required to send notice to the property owners adjacent to the project location concerning the project details and time of the public hearing. The adjacent property owners can be sought through Planning Board Clerk Mary Davis.

### **Public Comment**

None

### **Adjournment**

A motion to adjourn was made by D. Lans and seconded by P. Samowitz.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Richard Madonia: absent

Motion carried 4:1 Meeting adjourned at 7:45 pm.

Respectfully Submitted,

Susan A. Haag, Town Clerk



Columbia County, New York  
**Planning Board**

20 November 2019

Mr. Lee Tilden, Chairman  
Town of Austerlitz Planning Board  
PO Box 238  
Spencertown, NY 12165



RE: Referral #19-073 – Jason Duffy, Site Plan Review and Special Use Permit

Dear Chairman Tilden:

Pursuant to the provisions of New York State General Municipal Law (NYSGML) §239-l and §239-m, please find the Columbia County Planning Board (CCPB) recommendation concerning the request of Jason Duffy for Site Plan Review and Special Use Permit. The proposed action is for construction of six camping cabins and two multi-use barns. The site is located at 338 Punsit Road in the Town of Austerlitz New York.

Pursuant to NYSGML §239-l and §239-m, the CCPB reviews proposed actions for inter-community or county-wide considerations and shall recommend Approval, Modification or Disapproval of the proposed action, or report that the proposed action has no significant county-wide or intercommunity impact. Upon recommendation of Modification or Disapproval, "...the referring body shall not act contrary to such recommendation except by a vote of majority plus one of all the members thereof". The CCPB may make informal comments to the referring body on the proposed action with any of the recommendations made.

Recommendation: The CCPB finds that this proposed action has no significant county-wide or intercommunity impacts associated with it. Therefore, the Town of Austerlitz Planning Board may take final action with a simple majority vote. However, the following informal comments are offered for consideration:

Comments:

1. Agricultural Data Statement: The CCPB notes that this parcel (Austerlitz 95.-1-7.100) is located with the NYS Department of Agriculture and Markets certified Columbia County Agricultural District #8. Pursuant to NYS Agriculture and Markets Law, Article 25AA, §305-a, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a NYS Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.
2. Stormwater: The CCPB suggests the town evaluate the project for compliance with NYS Department of Environmental Conservation (NYSDEC) regulations regarding the need for a


Referral #19-073 – Jason Duffy, Site Plan Review and Special Use Permit

Stormwater Pollution Prevention Plan (SWPPP).

3. Driveway: The CCPB suggests that the town highway superintendent review the site plan for compliance with the town code regarding proper private road or driveway design, and year-round emergency access to seasonal use.
4. Emergency Access: The CCPB suggests the local fire chief review the site plan for adequate emergency vehicle access.
5. Water and Wastewater: The CCPB suggests the applicant contact the Columbia County Health Department to determine if this project meets the criteria for a Public Water System, for proper sizing and design of the wastewater treatment system, and for any other requirements regarding transient lodging.
6. Cabins: The CCPB suggests the applicant provide more detail regarding the construction and placement of the shipping containers including grading, foundation, site preparation, etc.
7. Barns: The CCPB suggests the applicant provide more detail regarding the proposed uses of the barns.
8. Proposed Uses: The CCPB suggests the applicant provide more detail regarding the seasonal and/or year-round occupancy and use of the site.
9. Utilities: The CCPB suggests that the applicant add the location of proposed and existing electrical service and all other proposed utility connections to the site plan.

Please note that within thirty (30) days after final action is taken, the Town of Austerlitz Planning Board shall file a report of the final action it has taken with the CCPB. Please contact Columbia County Planning Department at 518.828.3375 or [patrice.perry@columbiacountyny.com](mailto:patrice.perry@columbiacountyny.com) for additional information.

Sincerely yours,



Timothy Stalker  
Chair

Cc: Susan Haag, Town Clerk, Town of Austerlitz