

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