

Town of Austerlitz  
Planning Board  
January 2, 2020

In attendance: Chairman Lee Tilden, Deborah Lans, Perry Samowitz, Eric Sieber  
(Fifth board position is vacant).

**Public Hearing Reference application 2019-7 (Duffy) Called to Order at 7:00 pm.**

Representing the applicant, Anthony Diddio from Taconic Engineering made a presentation of the plans for the Punsit parcel . The proposal is for the property to be an operating farm with a campground composed of six cabins which are to be used as sleeping units for short term use. A central common building is proposed for bathing, toilet and kitchen facilities. Except for lighting in the cabins all utilities (water/septic) will be in the common building. A farm manager will be on site 24/7 to supervise the property. Parking for a maximum of 18 vehicles is proposed.

Charles VanderWest opposes the application as to the potential for increased traffic on Punsit Road and the development of the parcel.

Kathy VanderWest shared the same concerns as her husband .

Evelyn Madonia opposes the application due to concerns over traffic and shared her displeasure with the Board scheduling the hearing so close to a holiday.

Lance and Susan Morrow both were in opposition to the application, feeling it would be at odds with the conservancy dedications near the property, the Punsit Creek Valley in general and the character of Punsit Road.

Janice Goldfrank is opposed to the loss of her viewshed which she feels would be adversely affected by approval of this permit.

Ed Goldfrank opposed the application citing several issues; loss of property value, loss of and light pollution in his viewshed, increased traffic on Punsit Road (he questioned the rating of the bridge on same). He also is concerned with the applicant's business plan, and their desire for future expansion.

Mr. Diddio as well as a supporter in the audience made note that this Special Use Permit application is a less intensive use than what could be applied for under the Town's zoning code.

The members of the audience were advised that some of their concerns about certain specific issues regarding the application can be remedied by conditions required by the Board.

The Board recognized the timing of the Public Hearing was near a major holiday. As the applicant herself has not had the opportunity to make a presentation at a Public Hearing and in fairness to all parties the Board will adjourn the Public Hearing on this application to the regular meeting February.

Motion to adjourn the Public Hearing on application 2019-7 to the first order of business at the February 6, 2020 Planning Board meeting made by Deborah Lans, Second by Perry Samowitz:

Deborah Lans Aye  
Eric Sieber Aye  
Perry Samowitz Aye  
Lee Tilden Aye  
Motion carried 4/1

Regular meeting called to Order at 8:20pm

Motion by Deborah Lans, Second by Eric Sieber to approve the December minutes:

Deborah Lans Aye  
Perry Samowitz Aye  
Eric Sieber Aye  
Lee Tilden Aye

Motion carried 4/1

**Unfinished business:**

The Board will try and meet at the Punsit parcel before the February meeting, if three or more members are present it will need to be advertised.

**New Business:**

None

Chairman Tilden requested a Motion to adjourn at 8:30pm  
Motion to adjourn by Perry Samowitz, Second by Eric Sieber:

Deborah Lans Aye  
Perry Samowitz Aye  
Eric Sieber Aye  
Lee Tilden Aye

Motion carried 4/1