

Town of Austerlitz
Planning Board Meeting
September 3, 2020

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

Jane Magee, Member, absent due to surgery. Deborah Lans. Member, absent because the meeting was held in person.

Meeting called to order at 7:04 P.M.

Moment of Silence, followed by Pledge of Allegiance.

Minutes

A motion to accept the March 5, 2020 Planning Board minutes with the inclusion of Resolution #1-2020, Jill and Jason Duffy, was made by E. Sieber and seconded by P. Samowitz.

Lee Tilden: yes

Deborah Lans: absent

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: absent

Motion carried 3:2

New Business

Planning Board Application #2-2020.

Property Owner: Allen and Kathleen Weiser

150 Mallory Road, Ghent, NY 12075

Applicant: Allen and Kathleen Weiser

Project Property: 140 Mallory Road SBL:105.-1-19

*Deed on file.

Zoning: Rural Residential

Project: The proposed project consists of a boundary line adjustment taking footage from 150 Mallory Road and giving it to 140 Mallory Road to create a full 2-acre parcel at 140 Mallory Road in order to build a house on 140 Mallory Road.

Allen and Kathleen Weiser addressed the Planning Board explaining that they originally owned 18 acres on Mallory and when the opportunity came up, the Weisers purchased a small parcel next door. The Weiser's son is getting married and they want to give him 2 acres so he can build a home. In order to give their son 2 acres, they need a boundary line adjustment so the small parcel contains at least 2 acres which is required by zoning. The septic design and leech field has already been approved by the County.

The Planning Board looked over the submitted survey noting the following:

*Chairman Tilman noted that in looking at the acreage listed on the proposed survey map, the smaller parcel would have 2 +/- acres, and when adding up the numbers, they did not add up to a

full 2 acres. Under zoning, the new acreage must be at least 2. Please have new maps submitted showing a full 2 acres so there are no issues when going for a building permit.

Member Sieber questioned the amount of land left on the original parcel for setbacks to the boundary. The surveyor needs to put in the setbacks of the existing house on the map so the Planning Board is not creating a non-compliance issue.

SEQRA

Chair Tilden advised this application should be a Type 2 action under 617.5 and therefore, no action under SEQRA is necessary.

A motion to declare a Type 2 action under SEQRA on Planning Board Application #2-2020 was made by P. Samowitz and seconded by E. Sieber.

Lee Tilden: yes

Deborah Lans: absent

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: absent

Motion carried 3:2

A motion to approve Planning Board Project PL-2020-02, boundary line adjustment for Allen and Kathleen Weiser conditioned on the resubmission of survey maps with corrected area dimensions for the new parcel and the dimension between the existing structure and the turning point of the new parcel so setbacks are not violated was made by E. Sieber and P. Samowitz.

Lee Tilden: yes

Deborah Lans: absent

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: absent

Motion carried 3:2

Chair Tilden advised the applicants that 3 new maps must be submitted.

Public Commit

None

Adjournment

A motion to adjourn was made by P. Samowitz and seconded by E. Sieber.

Lee Tilden: yes

Deborah Lans: absent

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: absent

Motion carried 3:2 Meeting adjourned at 7:26 P.M.

Respectfully Submitted,

Susan Haag, Town Clerk