

Town of Austerlitz  
Planning Board Meeting  
January 7, 2021

The January 7, 2021 Planning Board Meeting was held via Zoom in accordance with the Governor's Executive Order 202.1. Meeting instructions were on the Town website.

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

Applicant Robert Beckman in attendance.

Meeting called to order at 7:01 P.M.

Moment of Silence, followed by Pledge of Allegiance.

**Minutes**

A motion to accept the September 3, 2020 Planning Board minutes was made by J. Magee and seconded by E. Sieber.

Lee Tilden: yes

Deborah Lans: abstain due to absence

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 4:1

Chairman Lee Tilden thanks Member Deborah Lans for agreeing to serve another term on the Planning Board as her contribution is appreciated.

**New Business**

**Planning Board Application #3-2020.**

Property Owner: Otto Maier

Applicant: Robert Beckmann

Project Property: 309 Rigor Hill Road SBL:94.-1-15

Zoning: Rural Residential

Project: The proposed project consists of building and using an auto repair and towing facility, 40' x 60' one story building, 2400 Square feet. Site currently has a foundation. Was the site of O's Diner. Fenced in area for 20-30 vehicles.

Applicant Robert Beckmann noted the following:

\*He is in contract for a possible purchase of the site with the property owner. Waiting for Planning Board approval before he moves ahead.

\*This will not be a large operation.

\*He is looking to clean up the site.

\*Will put a roof over the diner area.

\*Plans on putting in a building that fits with the rural area.

- \*Currently operates a business, Matt's Autobody, if anyone wants to look online.
- \*R. Beckmann's intent is to only have licensed vehicles on property.
- \*Neighbor's well is on this property.

Chairman Tilden advised the following:

- \*Use is fine within Town Zoning for areas classified as Rural Residential.
- \*Property is in an agricultural area, though not in an Ag District.
- \*Previous use of property was non-conforming.
- \*Applicant R. Beckmann needs to submit a more definitive site plan drawn by an engineer. Plan should include explanation on disposal of material, hazardous wastes, storage of vehicles on property, lighting, where building will be placed, improvements, fencing, remediation of what is currently on property, what is removed, set backs from Taconic Parkway, etc.
- \*Town of Austerlitz Code limits number of unlicensed vehicles on a property to 4. This can not be a junk yard.
- \*Need a letter from owner of property authorizing use or a contract to purchase the property.
- \*Project will require a public hearing.

Applicant Beckmann questions the time frame for the site plan review process. Chair advised that R. Beckmann can take the time he needs to provide the Planning Board with the necessary requirements. The quicker the necessary documents are provided, the quicker the Planning Board can start the approval process. Once the application is complete, there will be a public hearing. After that point, the Planning Board has 62 days to make a decision. Process would take roughly 3 more meetings.

Member Lans noted that a civil engineer will know what has to be provided to the Planning Board.

Member Lans questioned how a business operates today with respect to hazardous material. Applicant Beckmann explains that there is some hazardous material that needs to be taken away such as thinners. Paint remnants is the problem and they watch businesses very closely in respect to paint. Information will be provided concerning this.

Chairman Tilden advised that the more information concerning this business provided ahead of time will help the process go smoother and will answer public questions upfront.

Discussion on how the Taconic Parkway Authority plays into this application. Chairman Tilden is not sure. Attorney for the Town, Joseph Catalano, was called and he is looking into this for the Planning Board.

Planning Board Member Samowitz noted that the drive on the Taconic Parkway is scenic and wonders about putting a car repair shop on the edge of the Parkway. Wonders about any pushback from the State. This may be an eyesore. Chair Tilden notes that the Planning Board has the ability to set parameters around the project that considers all factors. This is an allowed use for that area in the Town Code.

Discussion on location for wetlands and Ag Districts.

Planning Board Member Sieber advised that he googled Matt's Autobody and this business looks very presentable. When the diner was operating, there were a lot of cars parked while customers were eating.

Discussion on past complaints for this property.

Member Lans questioned if the Planning Board had the right to request that an applicant use a fill in SEQRA form.

**Public Commit**

None

**Adjournment**

A motion to adjourn was made by D. Lans and seconded by E. Sieber.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0. Meeting adjourned at 7:30 p.m.

Respectfully Submitted,  
Susan Haag, Town Clerk