

Town of Austerlitz
Planning Board Meeting
February 4, 2021

The February 4, 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 Andy Didio, Taconic Engineering, DPC and property owner Dale Madsen in attendance.

Meeting called to order at 7:00 P.M.

Moment of Silence, followed by Pledge of Allegiance.

Minutes

A motion to accept the January 7, 2021 Planning Board minutes was made by D. Lans and seconded by J. Magee.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0

Old 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.

No new documents were submitted for review. Applicant asked to hold over for the March 2021 meeting.

New Business

Planning Board Application #1-2021.

Property Owner: 648 Rte 203 LLC, Dale Madsen

Applicant: Taconic Engineering, DPC, Andy Didio

Project Property: 648 State Route 203 SBL:86.-2-10

Zoning: Rural Residential

Project: The proposed project consists of building a 4800 sf building, 26.4' tall at ridge line, 1 story and using the building for storage of construction equipment and materials.

Applicant Andy Didio noted the following as he screen shared and went over specs of the project:

- *Pre-engineered building for storage of equipment with bump out on one side for rest rooms. Opposite side has covered wing.

- *Cut into the bank slightly.

- *Expanded parking area for truck turn around.

- *Fill ravine and place an underground culvert for drainage.

- *NYS Department of Health has been onsite and conducted drainage and perk testing. Project approval given by NYSDOH. Approval does note that site plan approval must be sent to the NYSDOH for their file. NYSDOH approval notice will be provided to the Town by the applicant.

- *NYS Department of Transportation has also been onsite and approve State Route 203 entrance to site. Applicant to provide Town with NYSDOT approval notice.

- *Erosion plan on maps discussed. Area of disturbance was identified and advised it was under an acre.

- *Front elevation from State Route 203 noted and advised that screening will be done with trees. The only part of the building that can be seen from the road is the 3 doors in front.

- *Sign shown in drawings on front of building will probably not be there per D. Madsen. A. Didio will check the Town of Austerlitz Code for sign regulations just in case.

Chairman Lee Tilden questioned if the restroom would only have a toilet and a sink and be the only one in the building. A. Didio answered that there may be 2 restrooms. One on the side as shown and maybe one in the main part of the building. Both would be hooked to the same septic system.

Chairman Tilden questioned if all the activity would happen in the building or would there be activity outside as well. A. Didio noted that equipment would be stored inside and the side area wing would hold material. There might be some equipment parked outside from time to time, but primarily the equipment would be inside. Dale Madsen advised that most of his equipment moves from job to job so little would be stored in the building. Equipment in the building would be there for maintenance and any parked outside would be there short term.

Chairman Tilden questioned lighting. A. Didio noted there would be outside lighting.

Planning Board Member Perry Samowitz questioned the exact area on State Route 203 this would be located. A. Didio screen shared a map of the area showing the section of State Route 203 where this project would be located. D. Madsen advised that the property previously was owned by Tom Whiffen. D. Madsen purchased the property, torn down the house and cleaned up around the area. Member Samowitz questioned the residential property on either side of this project. A. Didio advised that this area is a mix of residences and commercial properties.

Planning Board Member Deborah Lans questioned the layout of the area, whether uphill or flat. A. Didio advised that the land slides up gently, gradually.

Chairman Tilden asked if there would be any fencing. D. Madsen noted he was not planning on putting any up.

Chairman Tilden noted this project would require a public hearing according to code. If the Planning Board so chooses, a SEQRA determination could be rendered tonight and a public hearing scheduled for the next Planning Board Meeting.

In looking to SEQRA, Chairman Tilden noted that this project is located on the edge of a archaeological zone. A. Didio spoke concerning these 'hits' that sometimes happen and show up. No information is given as to what they are. The hit seems to be on the outskirts of the property. Chairman Tilden does not consider this a hinderance to the project.

Chairman Tilden believes this project falls under an unlisted action under SEQRA. Planning Board Member Jane Magee concurs. Chairman Tilden asks if there are any objections from the Planning Board. None were heard.

A motion to accept Planning Board Site Plan Application PL-2021-1 as complete was made by D. Lans and seconded by P. Samowitz.

By roll call vote:

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0

A motion to designate Planning Board Site Plan Application PL-2021-1 as an unlisted action under SEQRA was made by E. Sieber and seconded by P. Samowitz.

By roll call vote:

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0

Chairman Tilden advised that the actual SERQA paperwork will be completed after the Public Hearing.

A motion to schedule a Public Hearing for Planning Board Site Plan Application PL-2021-01 for March 4, 2021 beginning at 7:00 p.m. via Zoom 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

Chairman Tilden asked Dale Madsen if members of the Planning Board could visit the proposed site and was given permission to do so from D. Madsen.

Andy Didio asked whether the Planning Board wanted the short or long SEQRA form. A. Didio submitted the short form. Chairman Tilden believes the short form is sufficient since this is an unlisted action.

Andy Didio and Dale Madsen thanked the Planning Board.

L. Tilden discussed what was taught in a class given by the NY Planning Federation entitled Open Government in Planning and Zoning Decision Making. It was taught that a Planning or Zoning Board can visit the site of a project as a group versus individually. This is not considered a formal meeting therefore this visit does not need to be noticed and minutes do not need to be taken. The Board can not debate the application during this visit. This visit would only be for educational purposes and to gather information. Because these projects are on private property, a Board can not tell an applicant he has to have the public on his property.

In addition, information can be sent via email between board members. A board can not legislate, discuss or debate over email. Town Clerk Haag advised that any email correspondence is F.O.I.L.able regardless of whether a board member is using a private email address or not.

Public Commit

None

Adjournment

A motion to adjourn was made by P. Samowitz and seconded by J. Magee.

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0. Meeting adjourned at 7:33 p.m.

Respectfully Submitted,
Susan Haag, Town Clerk