

Town of Austerlitz
Planning Board Meeting
March 3, 2022

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

Present: Lee Tilden, Chairman. Deborah Lans, and Eric Sieber, Members.
Also Present: Tiffeny Cantu, Planning Board Clerk

Joseph Catalano, Attorney for the Town present.

Absent: Jane Magee

Regular Meeting called to order at 7:02 p.m.

Pledge of Allegiance, followed by a Moment of Silence

Minutes

A motion to accept the February 3, 2022 regular Planning Board Meeting minutes was made by Deborah Lans and seconded by Eric Sieber. Chairman Tilden takes a voice vote to approve the minutes.

Lee Tilden – Aye

Deborah Lans – Aye

Eric Sieber - Aye

All are in favor, none opposed.

The minutes from the Public Hearing / Special Meeting held on February 22, cannot be approved at tonight's meeting because Jane Magee is absent and Deborah Lans cannot approve them as she was not present for the Feb 22nd meeting. This would leave only two members to approve the minutes and this is not enough. Chairman Tilden states that we will lay over the minutes from the Public Hearing / Special Meeting held on February 22, 2022 to the next regular Planning Board Meeting. Joseph Catalano says this is ok.

Joseph Catalano asks if the members of the Planning Board have had a chance to read through the Resolution that was part of the Minutes from Feb 22nd. This Resolution was in regards to the Bed & Breakfast project. Eric Sieber states that he skimmed through it and has no questions. Chairman Tilden states that he read the entire resolution and says it is a very good representation of what was reviewed, including the narrative and what the Planning Board approved. Mr. Catalano states that he wanted to make sure that everyone approved the final copy of the Resolution prior to sending a copy to the Applicant and asks Tiffeny Cantu to send a copy to the Applicant within the next couple of days. Tiffeny Cantu asks the Planning Board to please come in and sign the Resolution prior to the mailing. T. Cantu will also send an email to Jane Magee asking her to come in and sign this Resolution.

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Old Business

Planning Board Application PL-2022-04

Property Owner: Brittany Tessitore

Applicant: Brittany Tessitore

Representative: Brittany Tessitore

Project Property: 19 Stonewall Rd. / 270 State Route 203, Spencertown, NY 12165

SBL: 87.-2-4

Zoning: Rural Residential

Project: Minor Subdivision / now a

Chairman Tilden asks Brittany Tessitore to give a review of her project. Brittany Tessitore states that they are looking to correct the boundary lines of her property between her property and her father's (Michael Tessitore) property. B. Tessitore states that when she bought the property, they had it surveyed and the survey showed that her father actually had ownership of part of her parcel so it's listed in the Town as much more than it actually is. Joseph Catalano talks through the map with B. Tessitore to confirm the two lots that are in discussion. B. Tessitore states that there is a separate issue with her father's property and an adjoining property that will need to get figured out at a later date.

Joseph Catalano states that the Planning Board Clerk did receive information that the County is accepting the map that was provided to the Planning Board in regards to tax mapping and Brittany Tessitore agrees. J. Catalano tried to map out the deed descriptions and what the survey has and can't say for certain but it all appears to be accurate and the County tax map has the road frontage correct on both lots. B. Tessitore states that she contacted a 2nd surveyor, Carl Matuszek, to go over what the original surveyor, Robert Ihlenburg had proposed and he said that everything checked out.

Chairman Tilden confirms that Brittany Tessitore has submitted the deeds for both her property and her father's property and it fairly represents what she is requesting for the lot line adjustment and the County already has their tax map reflecting this. Brittany Tessitore says she thinks her lawyer sent the map to the County. Joseph Catalano states that it is strange for the County to make this change without having the recorded and approved map but says that everything does look good and then confirms the lot sizes with Brittany Tessitore.

Brittany Tessitore asks to confirm that the next step is that the Planning Board will need additional, stamped copies of their maps from the Surveyor and Chairman Tilden confirms, yes. There is discussion confirming the number of maps needed.

Joseph Catalano then discusses that this a lot line/corrective lot line map adjustment and that this is a Type II Action Under SEQRA so the SEQRA process is not required and that if the Planning Board agrees, someone can make a motion to approve the survey map as prepared for Shawn McMann and Brittany Tessitore and vote on this.

A motion to approve the survey map as prepared for Shawn McMann and Brittany Tessitore is made by Eric Sieber and seconded by Deborah Lans.

Chairman Tilden makes a motion that this is a Type II Action Under SEQRA, a lot line deed correction adjustment to approve the map for the Tessitore Family. This motion is taken as a recorded vote with all in favor saying Aye.

Roll Call:

Lee Tilden – Aye

Eric Sieber – Aye

Deborah Lans – Aye

Motion Carried: 3:0:1

Jane Magee is absent from this meeting

Chairman Tilden confirms that the other item that was on the agenda for this meeting from the Austerlitz Holding Company subdivision on Rigor Hill Road is not ready to move forward tonight. Joseph Catalano confirms this is correct. Mr. Catalano states that he has spoken with Max Zacker and has suggested to him that they proceed by doing a 3-lot subdivision with a boundary line adjustment. The property Southeast of the Taconic State Parkway will be merged to the neighboring property which would resolve the access issue because this neighboring property has road frontage and will be the purchaser of this property. Mr. Catalano also states that the portion of the property that is located on the other side of the Taconic State Parkway will be subdivided into three separate lots. The Applicant needs to have their survey revised and their surveyor is out of town so they hope to be ready for the May 2022 regular Planning Board meeting.

Chairman Tilden confirms that there are currently no items on the agenda for the April 2022 meeting.

Joseph Catalano reminds the Planning Board that the Town Board has scheduled a Public Hearing on the new Subdivision regulations. This meeting will be held on March 17, 2022 at 7pm and believes this will be a virtual meeting.

Public Comment None

Next meeting is scheduled for 4/7

Adjournment

A motion to adjourn was made at 7:19 by Deborah Lans. Chairman Tilden asks for a voice vote for all in favor to adjourn say Aye.

Lee Tilden – Aye

Deborah Lans – Aye

Eric Sieber – Aye

Chairman Tilden confirms all are in favor. Meeting adjourned at 7:19pm.

Respectfully Submitted,
Tiffany Cantu, Planning Board Clerk