

**Town of Austerlitz
Columbia County
New York**

Lee Tilden, Chairman, Richard Madonia, Deborah Lans, Perry Samowitz, Eric Sieber

**Planning Board Meeting
September 5, 2019
7:00 p.m.**

*******AGENDA*******

- 1) Call Regular Meeting to Order**
- 2) Approval of July minutes**
- 3) Unfinished Business**
Airosmith Development – New Tower on West Hill Rd
- 4) New Business**
Benjamin Strouse – Parcel Merger on Dugway Rd
Jill Duffy – Site Plan Review
- 5) Public Comments**
- 6) Adjournment**

*******Next Regular Planning Board Meeting October 3, 2019*******

Town of Austerlitz
Meeting of Planning Board
July 9, 2019

In attendance: Town Attorney, Joseph Catalano , Chairman Lee Tilden, Deborah Lans, Richard Madonia, Perry Samowitz.
Abs. Eric Sieber

Meeting called to order at 7 p.m.

Approval of Minutes

A motion to approve the June minutes was made by D.Lans, seconded by P. Samowitz . Approval 4:1

Unfinished Business

Aerosmith representative A.J DiBella notified the Board that AT&T lacked the preparedness for a proposed July 25th Public Hearing on their application.

Motion to cancel the proposed July 25th Public Hearing of the AT&T application, upon company's request for needed time to complete necessary data requirements, was made by P. Samowitz, seconded by D. Lans.

Approval: 4:1

Under State regulations on the State Environmental Quality Regulation Act (SEQRA) submitted applications require classification as being Type 1, 2, or unclassified and a lead agency delegation before any Public Hearing date is set.

A review of Austerlitz Zoning law on structure height above sea level indicated that the proposed AT&T 300 ft. tower exceeds that listed and therefore requires this application to be designated an unlisted action under review in Austerlitz Planning Board as the lead agency.

Motion to designate the Aerosmith AT&T application as an unlisted action under SEQRA made by D.Lans, seconded by P.Samowitz. Approval: 4:1

Under SEQRA we are considered the lead agency with discretionary approval. The building permit is issued through our Code Enforcement Officer.

A long form of SEQRA will be required and applicant is required to fill out Part 1. The AT&T application is not yet complete, awaiting data from the company.

Attorney Catalano outlined the coming steps in the process.

Public Hearing – 20 days after application is accepted as complete.

SEQRA approval and final certification is considered after the Public Hearing.

Planning Board Training followed using this AT&T application as an example.

All materials need review, application, maps etc. Determination to be made on land impact – moderate, large, none.

Considered are geological features:

moderate or unusual land forms, ground water; Flooding, air, plants and animals, agriculture, aesthetics.

Part 1 of Environmental Form (SEQRA). All questions need to be answered related to impact.

Consistency needed with land use plans., protection of ridge lines.

Questions: Do Towers contribute to tax rolls - yes

Do County Boards get involved in these applications?

Yes, if related to boundary lines, parks, or within 500 ft. of highway.

Main rule: Procedures must be followed.

Note, Last application on subdivision on Fire Hill Road has been withdrawn.

Next meeting scheduled for August 1.

Meeting adjourned at 8:30 p.m.

Respectfully submitted.,

Constance Mondel



**Town of Austerlitz
Planning Board
Application for Subdivision Review**

CONSOLIDATION of three parcels

Application Date: 08/27/2019

Applicant: (Property Owner)

Name: Benjamin Strouse **Email:** BenjaminStrouse@gmail.com

Mailing address:
12 Brookside Rd
Maplewood, NJ
07040

Street Address: 236 Dugway Road **Mailing Address:** _____

City: Austerlitz **State:** NY **Zip:** 12017 **Phone Number:** 212-920-1251

Representative: (If Any)

Name: _____ **Email:** _____

Phone Number: _____

Surveyor or Engineer:

Name: Rich Sardo (Sardo Land Surveying Services)

Phone Number: 518-821-9547 **License Number:** NYS License: 050560

Tax Map Number: 106.00-1-15.1, 15.2 and 20

Property Location: (Brief Description of Location)

236 Dugway Road, Austerlitz -

Names of Abutting Property Owners:

Craig, McKenzie

Easements or Restriction:

The undersigned hereby requests approval by the Planning Board of the above identified subdivision Plat.

Signature:

Title: _____

Date: 08/27/19

**FOR OFFICE USE ONLY
SUBMISSION DATES and APPROVALS**

Project ID PL-2019-006

Applic, Fees & Preliminary	Public Hearing	SEQRA Determination	Final Approval

8/28

617.20
Appendix B
Short Environmental Assessment Form



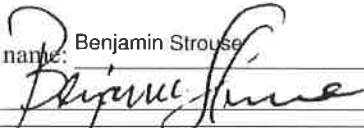
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Consolidation of Three Parcels			
Project Location (describe, and attach a location map): 106.00-1-15.1, 15.2 and 20			
Brief Description of Proposed Action: Consolidation of 106.00-1-15.1, 15.2 and 20 into a single parcel.			
Name of Applicant or Sponsor: Benjamin Strouse		Telephone: 212-920-1251	
		E-Mail: BenjaminStrouse@gmail.com	
Address: 236 Dugway Road			
City/PO: Austerlitz		State: NY	Zip Code: 12017
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		36.946 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		100% acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Benjamin Strouse	Date: 08/27/19	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET