

TOWN OF AUSTERLITZ

Columbia County
New York

Deborah Lans

Planning Board Chairman

**Planning Board Meeting
March 2, 2023
7:00 p.m.**

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

1.) Public Hearing

A.) Gabosh: 86.-2-26, PL-2022-20 & ZBA-2023-01

2.) Call Planning Board Meeting to Order

3.) Roll Call

4.) Minutes

5.) Old Business

A.) PL-2022-20 Gabosh: Minor Subdivision

B.) PL-2023-01 Graham/Jensen Site Plan: Special Use Permit

6.) New Business

A.) PL-2023-02 LeBlanc: Boundary Line Adjustment

B.) PL-2023-03 Bilotti/Williams: Boundary Line Adjustment

C.) PL-2023-04 Gellert: Minor Subdivision/Lead Agency

7.) Public Comment

8.) Adjournment

Gabosh

Minor Sub-Division

PL-2022-20, ZBA 2023-01

86.-2-26

TOWN OF AUSTERLITZ PLANNING BOARD
APPLICATION FOR SUBDIVISION REVIEW
AUSTERLITZ TOWN LAW CHAPTER 167

Application Date: 12/13/22

Project No. PL-2022-20

Property Owner: Name LESLIE F. GABOSCH
Mailing Address P.O. BOX 274 SPENCERTOWN, NY 12165
Email Address: KGABOSCH@gmail.com
Phone Number: 518-755-2756

Surveyor or Engineer: Name CYNTHIA K. ELLIOTT
Email Address CKELANDSURVEYOR@AOL.COM
Phone Number 518-992-5927
License Number 49608

Other Representative (if any): Name _____
Email Address _____
Phone Number _____

Please provide owner's letter of authorization

Reference Material
MAR 02 2023
Planning Board Meeting

Property Address: 338 Fire Hill ROAD
Tax Map Number: 86-2-26
Current Land Use: RESIDENTIAL
Number of Proposed Lots: 2
Use of Abutting Lands: _____

Nature and Details of any Subdivisions in Past 10 years: None

Date(s) of Planning Board Approvals: _____

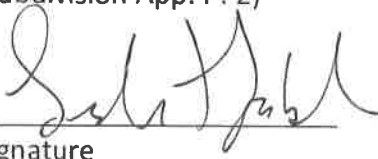
Easements or Restrictions: _____

Ag. District: Yes/No

(If yes to either, provide Ag Data Statement)

Reason(s) for Proposed Subdivision: _____

(Subdivision App. P. 2)


Signature

12/10/22
Date

| | | | |
|------------|----------------|---------------------|----------------|
| App. Fees | Public Hearing | App. Complete | Final Approval |
| Prelim Mtg | SEQRA Desig | SEQRA Determination | |

Reference Material

MAR 02 2023

Planning Board Meeting

REV'D 9/6/22

JAN 06 2022

PLANNING
BOARD
COLUMBIA COUNTY

Town of Austerlitz Zoning Board of Appeals
Area Variance Application

Reference Material

MAR 12 2023
Planning Board Meeting

Application Date: 1/9/23

Applicant: Name: Leslie Gnabosh Email: LGABosh@gmail.com

Property Address: 338 Fire Hill Road

Mailing Address: P.O. Box 274

City: Spenartown State: NY Zip: 12165 Phone: 518-392-2572 (H)
755-2756 (m)

Tax Map Number: 86-2-26

Describe, and identify by section number, the Zoning Law requirements from which you seek relief.

Area Variance For 23.31 FT of Frontage on
existing Driveway entrance to enable this lot to
be divided into 2 lots

Describe the impact to abutting property owners and the neighborhood that would result from granting your request for a variance.

None

Describe other means you have considered to accomplish your objective that do not require a variance and your reasons for rejecting them.

There are no other solutions to this
issue.

Please attach a drawing showing all features relevant to the variance you are seeking, such as the location of the structure, and the adjoining properties, roads, etc.

Applicants Signature: [Signature] Date: 1/9/23

FOR OFFICE USE ONLY

Date Received: _____

Project ID: _____

Final Decision: _____ Approved

_____ Denied

Town of Austerlitz Zoning Board of Appeals
Appeal Statement

Reference Material
APR 02 2023
Planning Board Meeting

Application Date: ___/___/___

Determination you are appealing from:

Planning Board
Permit Denial X

Finding of a Violation _____

Applicant:

Name:

Leslie GABOSH

Email:

KGABOSH@GMAIL.COM

Mailing Address:

P.O. Box 274

City:

Spencertown

State:

NY

Zip:

12165

Phone:

518-755-2756

Tax Map Number:

86-2-26

What is your understanding of the reason for the Zoning Enforcement Officer's determination?

There is not enough frontage for Lot 1 in the
proposed 2 Lot subdivision

Describe the errors you believe were made by the Zoning Enforcement Officer.

Please attach a copy of the Zoning Enforcement Officer's written determination.

Applicants Signature:

Leslie Gabosh

Date:

1/9/23

FOR OFFICE USE ONLY

Date Received: _____

Project ID: _____

Final Decision: _____ Approved

_____ Denied

Town of Austerlitz
Planning Board Meeting
February 2, 2023

Reference Material
MAR 02 2023
Planning Board Meeting

The Planning Board meeting was held in-person.

Present: Deborah Lans, Chair, Eric Sieber. Steve Lobel and Dale Madsen, Members; Absent: Chris Ferrone, Member; also present: Joseph Catalano, Attorney for the Town.

By consensus of the Board, J. Catalano will take notes of the meeting and prepare the minutes.

No Public Hearings are scheduled for this evening.

Regular Meeting called to order by the Chair at 7:03 p.m.

Minutes

A motion to approve and accept the January 5, 2023 Planning Board Meeting minutes as presented, was made by E. Sieber and seconded by S. Lobel.

Voice vote

Deborah Lans: yes

Eric Sieber: yes

Chris Ferrone: absent

Steve Lobel: yes

Dale Madsen - yes

Motion carried 4:0:1

Old Business - Planning Board Application PL-2022-20 Leslie Gabosh Minor Subdivision

The Board was advised that the ZBA had accepted as complete the application an area variance submitted by the Gabosh family. The application for the variance as well as for a two-lot subdivision will be set for a joint public hearing of the ZBA and Planning Board on the date scheduled for the PB's March meeting. No further action is needed at this time.

No other Old Business is on the PB Agenda this month.

New Business

Planning Board Application PL 2023-01 Stone/Jensen Special Use Permit & Site Plan

Graham Stone and Alex Jensen, representing themselves as owners of property located at 104 East Hill Road, provided a sketch for their proposal for music and art design studios at their residential property. They explained their business model and their proposal to have what they call "intimate gatherings" for 25-35 people once a month to promote their recording and design businesses. They also proposed one annual event that would be a larger gathering. They currently have two short-term rental units on their property, one in the main house and one in an apartment in the garage above the music studio. They showed a proposed parking area for 15 cars on one of the three

parcels comprising their property. Questions were raised by the Board concerning the pathway from the parking area to the house, the nature of the gatherings, possible sound and light arrangements and effects, the C of O status of a loft area used for occasional rentals, and other matters. The applicants will need to provide a site plan drawn to scale which provides the information that conforms to the Town Law and further description of the project to bring their application closer to completion. No action was taken by the Board as the application was not proposed as complete.

Elana Carlson: Project Discussion

Elana Carlsen appeared with her attorney, Dan Tuczinski, to inquire what would be the necessary approval process to start a bagel shop in the Spencertown Country Store property. She is considering entering into a lease for such purpose and wanted to meet with the Board before she made any commitments. She explained her plans and provided the Board with a sketch of the interior layout and parking area behind the store. The Board discussed the proposal with her and answered her questions about the process for review of the proposal. She is currently negotiating a lease for the property and expects to submit an application in March.

Gwen Sherman: Project Discussion

Gwen Sherman appeared to inquire as to the process for seeking approval of a subdivision of a 33.76 acre parcel owned by her family on Cool Timber Road into 6 lots to be accessed by a private road. She showed a rough sketch of the project. The Board reviewed with her the provisions of the Town Road and Subdivision laws and discussed how she might proceed. No application has been submitted yet and she will take the Board's input under consideration.

Public Comment

Phil Gellert appeared similarly to inquire about the process for a subdivision application for land that lies partly in Ghent and partly in Austerlitz off Kern Drive and also Fern Hill Road/Studio Road. In Austerlitz he seeks to divide an approximately 22 acre parcel into 3 lots. The Board reviewed with Mr. Gellert the application process and requirements of the Subdivision Law and that the Planning Board will need to see an application and coordinate review with the Town of Ghent Planning Board.

In other business, J. Catalano discussed the issue of an escrow amount being held for many years for improvement of a private road that was reviewed and approved in the recent Hi-Roc 3-lot subdivision.

Adjournment

The regular meeting of the Board was adjourned at 8:52 by motion of D. Madsen; seconded by S. Lobel; and passed by voice vote, 4:0:1.

Respectfully Submitted,
Joseph Catalano, Attorney for Town

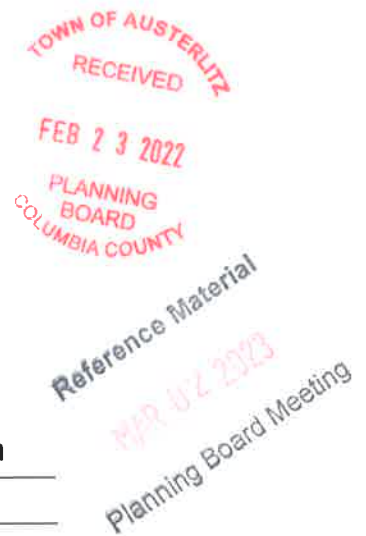
Reference Material

MAR 02 2023

Planning Board Meeting

Stone/Jensen-Revised
Site Plan/Special Use Permit
PL-2023-01
88.-2-5

**Town of Austerlitz Planning Board
Application for Site Plan Review/Special Use Permit**



Application Date: 01¹⁵/12/2023

Approval Request for: (check all that apply)

Site Plan ☐ Site Plan Amendment ☐ Special Use Permit ☒

Applicant: Name: **Graham Stone**
Alexandra Jensen Email: graham@grahamstone.com
Mailing Address: 104 E Hill Road
City: Austerlitz State: NY Zip: 12017 Telephone: 860-318-6295

Owner: If different than applicant, if more than one owner provide information for each on separate sheet
Name: _____ Email: _____
Street Address: _____
City: _____ State: _____ Zip: _____ Telephone: _____

Project Information: Tax Map Number: 88.-2-5 Parcel Acreage 37.9

Location of Project/Street Address: 104 E Hill Road, Austerlitz NY 12017

Current Land Use of Site: Residential, full-time dwelling of applicants.
Applicants are artists who work from home, and both maintain workspaces
on the property. There is a 3 bedroom house, and a detached-former garage
now music studio, with a loft apartment.

Current Condition of Site: Rural residential site, all structures are in excellent condition.

Character of abutting parcels: Abutting parcels are rural residential parcels.

Reference Material
1/19/2023
Planning Board Meeting

Proposed Use(s) of site:

- ☐ Utilities ☐ Multi-family project
☒ In-Home Business ☐ Commercial Project ☒ Other (describe use below)

Detailed Description of Proposed Use, including primary and secondary uses (use separate sheet if necessary):
see separate 2 page pdf attached

Description of buildings to be used height, number of stories, square feet:

For residential projects include the number of dwelling units and size in square feet

House: 1600 sq ft. rasied ranch, upper level is our primary residence

lower level: basement / utility room (265 sq ft), guest suite w/ bath (535 sq ft)

Studio Building lower level (672 sq ft.): music production studio

Studio building upper level (364 sq ft.): guest suite with bathroom

Is the property within 500 feet of ?

- ☐ A municipal boundary
☐ County or State Park or recreation either existing or proposed
☐ State or County road or right-of-way, either existing or proposed
☐ State or County owned building or institution
☐ Stream or drainage channel owned by County or for which channel lines have been established
☐ Active farm operation within an Agricultural District

If any of the above is true the site plan must also be reviewed by the County Planning Board.

Applicants Signature: 

Date: 1/19/2023

FOR OFFICE USE ONLY

Date Received: _____ Project ID: _____

Preliminary Review Date: _____ Final Review Date: _____

Final Decision: _____ Site Plan Unnecessary _____ Approved
_____ Approved with conditions _____ Denied

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 | | | | | | | |
|--|-------------------------------------|---|---|----|-----|-------------------------------------|-------------------------------------|
| <div style="float: right; transform: rotate(-15deg); color: red; font-weight: bold;">Reference Material MAR 02 2023 Planning Board Meeting</div> Name of Action or Project: 104 East Hill Road Special Use Permit | | | | | | | |
| Project Location (describe, and attach a location map): 104 E Hill Road, Austerlitz NY 12017 | | | | | | | |
| Brief Description of Proposed Action: Special use permit for owners to operate 2 home businesses with occasional guests from the public coming as collaborators. On the lower parcel of the property we would like to create a small parking area for 15-20 cars on level dry ground. | | | | | | | |
| Name of Applicant or Sponsor: Graham Stone and Alexandra Jensen | | Telephone: 860-318-6295 E-Mail: graham@grahamstone.com | | | | | |
| Address: 104 E Hill Rd. | | | | | | | |
| 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. | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">NO</th> <th style="text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <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: Austerlitz NY Planning Board | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">NO</th> <th style="text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO | YES | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | |
| 3.a. Total acreage of the site of the proposed action? | | 37.9 acres | | | | | |
| b. Total acreage to be physically disturbed? | | less than 1 acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 37.9 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | | | | | |

11/19/12 7:02 PM
Planning Board Meeting

| | | | |
|---|--------------------------------|--|--|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| 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? | | NO <input type="checkbox"/> | YES <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: _____ | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | <input checked="" 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: _____ | | NO <input type="checkbox"/> | YES <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: _____ Existing private well | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Two Existing Septic Systems | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | | <input checked="" 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? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 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 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? | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? | | NO <input checked="" type="checkbox"/> | YES <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 | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 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 | |

| | | |
|--|-------------------------------------|--------------------------|
| 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: <u>Graham Stone & Alexandra Jensen</u> Date: <u>1/19/2023</u> Signature: <u></u> | | |

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 type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input 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 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 type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input 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.

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| | |
|--|--|
| <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. |
| <div> <div>Name of Lead Agency</div> <div>Date</div> </div> | |
| <div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div> | |
| <div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div> | |

PRINT

RESET

FEB 23 2023

Planning Board Meeting

Description of proposed use (104 E Hill Road):

We live and work on our property at 104 E Hill Road. We are both artist-entrepreneurs. Alex is a Graphic Designer and Art Director, and Graham is a Musician and Producer. Our goal with the property is to responsibly provide a home for our individual businesses, in a way that will *not* impact the quiet rural nature of the surrounding area, but also enables us to collaborate and share our offerings with the community. Graham has converted the 2 car detached garage into his music studio (Stone Studio Music, LLC) within the original and existing footprint of the building. The studio was professionally designed and is extremely soundproof. A majority of Graham's work is done remotely, and is not attended by outside collaborators. Alex operates her design studio (Manifest It Collective, LLC) from the sunroom in our house. Occasionally we invite outside collaborators and artists to work with us. For example, this may be musicians attending a mixing session for a song and having a meeting with a design client. We think the quiet natural surroundings of our property and the Austerlitz area are an incredible asset to our businesses, both for our own inspiration, and for the occasional visiting client.

Our 37.9 acre property comprises 3 subdivided parcels (lots A/B/C). This subdivision was done by a previous owner in 2006 and was approved by the Columbia County Clerk's office. **Our only proposed site change is adding a small parking area to Lot B and access to it from East Hill Rd.**

Lot A (7 acres) **No proposed change.** This lot consists of our 1600 square foot home, and a renovated 672 square foot building that houses the music studio on the ground level, and a pre-existing small studio apartment above on the 2nd level. This building was originally built in 2002, and the ground level was previously a garage. Graham completed this renovation in June 2022, and has a certificate of occupancy. The existing parking on the premises is sufficient for the needs of both of our businesses and allows for occasional collaborators to park without issue.

Lot B (11.68 acres): For our proposed use of this site, we plan on making a small parking area for parking of up to 14 cars for guests and attendees of occasional intimate gatherings on a small portion of Lot B. Our intention is to make this parking area as eco-friendly as possible, and have it blend in with the landscape similar to a small cleared yard. This location is also intentionally chosen because it's dry and no drainage work will be required. The proposed driveway will be gravel and the parking area grass. The proposed parking area will be rectangular and measure 70 ft. by 75 ft, with a 20 ft. wide driveway outlet to East Hill Road. The parking area will be set back 25 ft. from the E Hill Rd. We've accounted for 14 cars with spacing of 10 by 20 ft. for each car. Creating this parking is easily done as the upper area of the lot is very flat, and only requires the removal of some trees. The proposed driveway entrance to the parking area is 200 ft. away from our main paved driveway. We plan to landscape a short, easily accessible walking path along our property parallel to the south-side shoulder of E Hill Rd. to allow for foot traffic between our home and the parking area. The shoulder is 7 feet wide in its narrowest point, a standard sidewalk is 5 feet wide. We will install solar powered down-lighting every 10 ft. mounted on 4 ft. posts or existing trees along the walking path for nighttime safety

and visibility. Our existing paved driveway can accommodate up to 6 cars, so we will limit our capacity at 20 cars for these occasional gatherings. This includes room for 2 handicap accessible spaces in our existing paved upper driveway. We are estimating 2 people per car.

Lot C (19.17 acres): **No proposed change.**

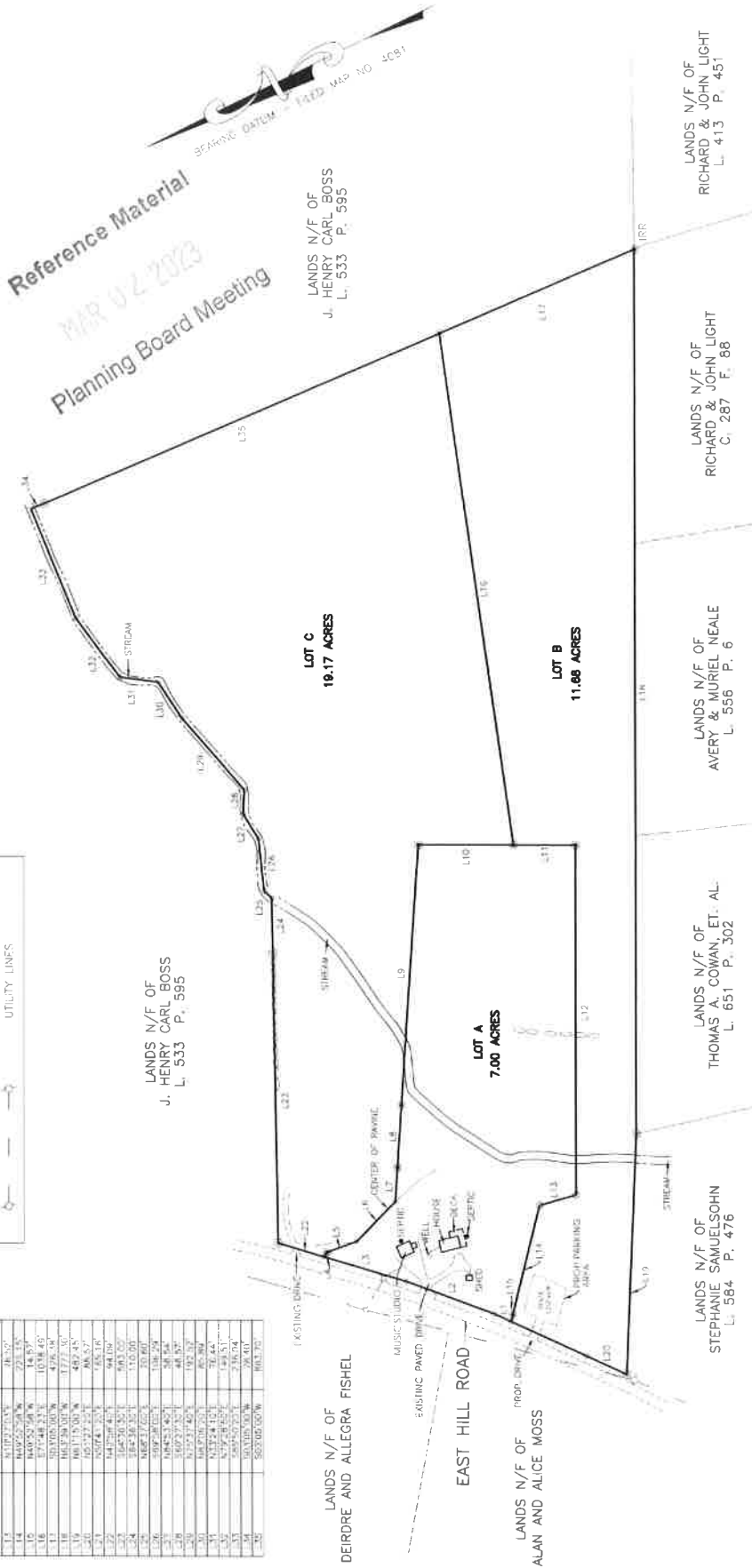
In order to expand our community and develop our businesses, we would like to periodically host intimate gatherings on the property of 30-40 people max, which includes ourselves. An example gathering would be a songwriter performance in Stone Studio where we invite friends to attend, or a design meet-up to share ideas and inspiration. With the above proposed parking area in Lot B, traffic will not be a concern or disruption to any neighbors for these intimate gatherings. The frequency of these types of gatherings will be about once a month. On the rare occasion that we are hosting and it exceeds our onsite parking ability (at most one time a year), we will request a special exception from the Highway Department (as was approved previously) to park additional vehicles *only* along our property border on the uphill-traffic side of East Hill Road. This stretch of road is wide, has a wide shoulder, is very straight and has great visibility. Historically, other East Hill Rd. Residents have comfortably parked cars along the road when they have parties and need overflow parking, this has not been a disruption.

Reference Material
K-012 2023
Planning Board Meeting

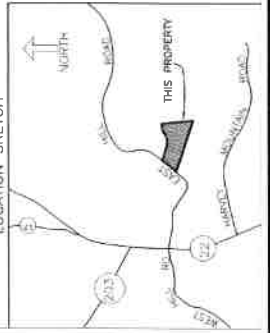
COURSE TABLE

| LINE | BRIDGE | DISTANCE |
|------|--------------|----------|
| 1 | 520' 0" 215' | 18.34 |
| 2 | 947' 0" 117' | 185.98 |
| 3 | 510' 0" 115' | 185.98 |
| 4 | 515' 0" 115' | 11.85 |
| 5 | 515' 0" 115' | 11.85 |
| 6 | 508' 0" 228' | 61.08 |
| 7 | 511' 0" 122' | 111.77 |
| 8 | 511' 0" 122' | 111.77 |
| 9 | 509' 0" 118' | 121.21 |
| 10 | 509' 0" 118' | 121.21 |
| 11 | 520' 0" 210' | 39.57 |
| 12 | 520' 0" 210' | 39.57 |
| 13 | 512' 0" 215' | 21.42 |
| 14 | 512' 0" 215' | 21.42 |
| 15 | 649' 0" 254' | 22.45 |
| 16 | 649' 0" 254' | 14.57 |
| 17 | 649' 0" 254' | 14.57 |
| 18 | 520' 0" 210' | 479.18 |
| 19 | 649' 0" 254' | 1777.35 |
| 20 | 649' 0" 254' | 481.45 |
| 21 | 520' 0" 210' | 165.57 |
| 22 | 520' 0" 210' | 165.57 |
| 23 | 649' 0" 254' | 64.16 |
| 24 | 649' 0" 254' | 393.29 |
| 25 | 520' 0" 210' | 110.00 |
| 26 | 520' 0" 210' | 110.00 |
| 27 | 509' 0" 228' | 138.29 |
| 28 | 509' 0" 228' | 138.29 |
| 29 | 509' 0" 228' | 48.57 |
| 30 | 509' 0" 228' | 182.80 |
| 31 | 520' 0" 210' | 76.44 |
| 32 | 520' 0" 210' | 76.44 |
| 33 | 520' 0" 210' | 11.85 |
| 34 | 520' 0" 210' | 21.42 |
| 35 | 520' 0" 210' | 21.42 |
| 36 | 520' 0" 210' | 76.44 |

COURSE TABLE



LOCATION SKETCH



NOTES

1. SOURCE OF TITLE IS CARTRIDGE 387, FRAME 2253
2. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD
3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP VIOLATING THE EMBLEMED SEAL AND SIGNATURE OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7200, SUBDIV. 2 OF THE NEW YORK STATE EDUCATION LAW
4. THIS SURVEY IS BASED ON A MAP ENTITLED "PROPERTY OF STEPHANE LEON, TOWN OF AUSTRUTZ, COLUMBIA COUNTY, NY TO BE COMPARTED TO INDIVIDUAL OWNERSHIP" DATED 11/01/07, FILED IN THE COLUMBIA COUNTY CLERK'S OFFICE AS MAP NO. 10521
5. THIS PROPERTY IS DESIGNATED AS TAX MAP PARCEL 88 00 02 05

COURTESY COPY ONLY
NOT REVIEWED OR SIGNED
BY CRAWFORD AND ASSOCIATES

SURVEY BY:
ALVIN B. HUEHNEL
NYSLS LIC. NO. 48356
4911 WARTINGDALE ROAD
CRARYVILLE, NY 12521
TEL: (518) 851-5834
DATE: NOVEMBER 14, 2005
REVISED: NOVEMBER 22, 2005 (LOT A MADE 7 ACRES)



SCALE: 1" = 150'

LeBlanc

Boundary Line Adjustment

PL-2023-02

86.-2-37

Reference Material

MAR 02 2023

Planning Board Meeting

TOWN OF AUSTERLITZ
RECEIVED
FEB 02 2023
PLANNING
BOARD
COLUMBIA COUNTY

TOWN OF AUSTERLITZ, NY PLANNING BOARD
APPLICATION FOR BOUNDARY LINE ADJUSTMENT
AUSTERLITZ TOWN LAW ARTICLE V

Application Date 1/18/2023

Project No 86-2-37

Owner of Donor Parcel: Name Alice M. LeBlanc
Mailing Address P.O. Box 253
SPENCERTOWN, NY 12165
Email Address alice.micblanc@verizon.net
Preferred Phone 301-602-2979

Owner of Receiving Parcel (if Different): Name 5100 SOUTH STREET
Mailing Address P.O. Box 151
SPENCERTOWN NY 12165
Email Address _____
Preferred Phone _____

Surveyor/Engineer: Name RICHARD SARDU
Mailing Address 135 CEDAR E ROAD
GENESEE NY 12075
Email Address rsardupl2@aol.com
License No 050566
Preferred Phone 518-921-9547

Other Representative: Name _____
Mailing Address _____
Email Address _____
Preferred Phone _____

Attach letter from owner authorizing representative to appear

Project Information: Donor Parcel
Tax Map No(s) 86-2-37 Acreage 3.271
Receiving Parcel
Tax Map No(s) 86-00-2-36.1 Acreage 22.12

Location of Project East side of County Route 7 South of Pousit Rd

Reason(s) for requested change: To improve Building Setback
on LeBlanc property

Reference Material

MAR 02 2023

Planning Board Meeting

(Boundary Line App.p.2)

Anticipated Change(s) in Property Use:

NONE

Alice LaBlanc
Applicant's Signature

January 25, 2023
Date

Donor Parcel Owner Signature (if
Different)

Date

Receiving Parcel Owner Signature
(if Different)

Date

REV'D 9/06/22

App. Fees

Public
Hearing

App. Complete

Final Approval

SEQRA Design

SEQRA Determination

Short Environmental Assessment Form **Part 1 - Project Information**

Reference Material
MAR 02 2011
Planning Board Meeting 3

Instructions for Completing

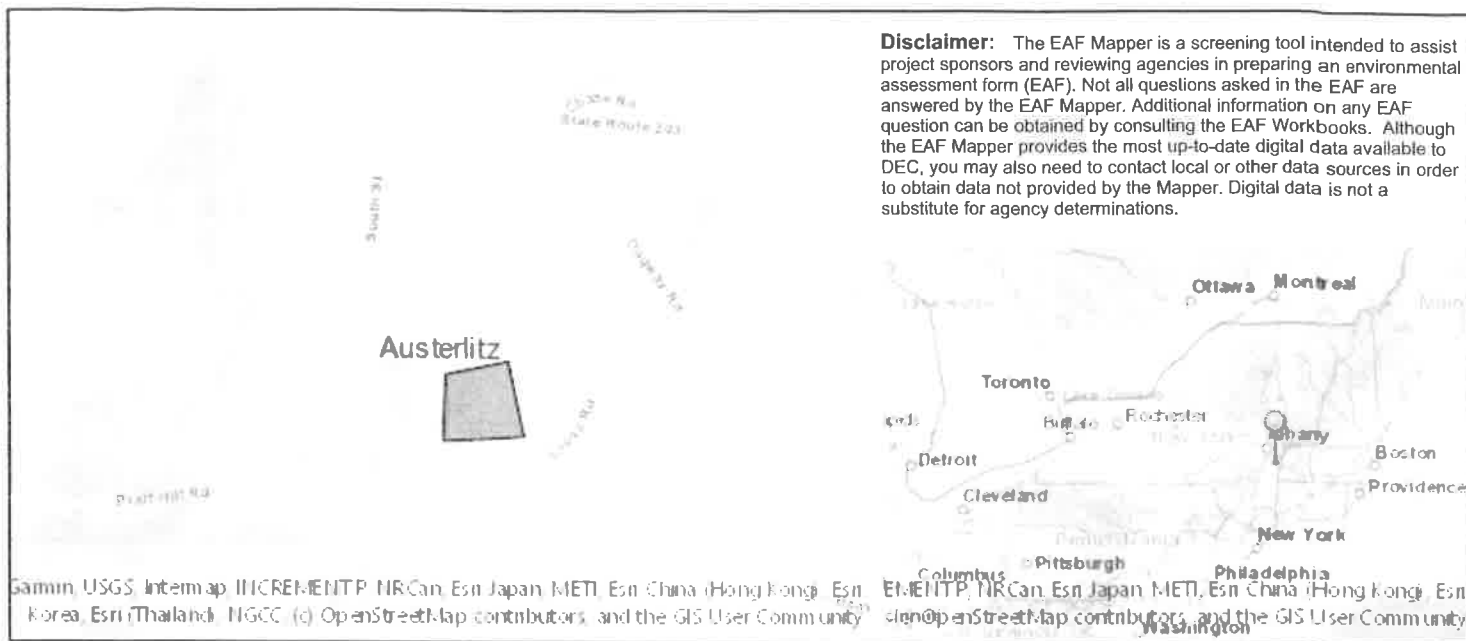
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 | | | |
| LEBLANC / 5100 SOUTH STREET LOT LINE ADJUSTMENT | | | |
| Name of Action or Project: | | | |
| Project Location (describe, and attach a location map): | | | |
| EAST SIDE OF COUNTY ROUTE 7 SOUTH OF PURSUIT ROAD | | | |
| Brief Description of Proposed Action: | | | |
| LOT LINE ADJUSTMENT 0.492 ACRES TAKEN FROM LANDS OF 5100 SOUTH STREET AND ADDED TO LANDS OF ALICE M. LEBLANC. 0.599 ACRES TAKEN FROM LANDS OF LEBLANC AND ADDED TO LANDS OF 5100 SOUTH STREET | | | |
| Name of Applicant or Sponsor: | | Telephone: | |
| ALICE M. LEBLANC | | 301-602-2979 | |
| Address: | | E-Mail: | |
| P.O. Box 253 | | alice.m.leblanc@verizon.net | |
| City/PO: | State: | Zip Code: | |
| SPENCERTOWN | NY | 12165 | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | NO | YES |
| 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. | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? | | NO | YES |
| If Yes, list agency(s) name and permit or approval: | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 3.763 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? | | 25.2 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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, | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | NO | YES | |
| | <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? | NO | YES | |
| 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| 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? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" 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? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <u>FEDERAL WETLAND ADJACENT TO PUNSI CREEK</u> _____ _____ | | | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 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 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? Bald Eagle | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? <i>AS IDENTIFIED ON COLUMBIA COUNTY GIS</i> | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | 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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Richard W. Sarno</u> Date: <u>1/29/2023</u> Signature: <u>[Signature]</u> Title: <u>PRESIDENT</u> | | |



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Bald Eagle |
| Part 1 / Question 16 [100 Year Flood Plain] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| Part 1 / Question 20 [Remediation Site] | No |

Reference Material
 MAR 22 2023
 Planning Board Meeting

Bilotti/Williams
Boundary Line Adjustment
PL-2023-03
77.-1-10.112



TOWN OF AUSTERLITZ, NY PLANNING BOARD
APPLICATION FOR BOUNDARY LINE ADJUSTMENT
AUSTERLITZ TOWN LAW ARTICLE V

Application Date 2/17/23

Project No. PL-2023-03

Owner of Donor Parcel: Name Richard A. Bilotti, Jr. and Jo-Anne Williams
Mailing Address 1185 Park Ave Apt. 5A
New York, N.Y. 10128
Email Address richard@richardbilotti.com
Preferred Phone 917-685-0370

Owner of Receiving Parcel (If Different): Name same as above
Mailing Address _____
Email Address _____
Preferred Phone _____

Surveyor/Engineer: Name Daniel Russell
Mailing Address 4411 Route 9
Hudson NY 12534
Email Address drussell@clawfordandassociates.com
License No. 050639
Preferred Phone 518-821-2158

Other Representative: Name Daniel Russell
Mailing Address same as above
Email Address _____
Preferred Phone _____

Reference Material

MAR 02 2023

Planning Board Meeting

Attach letter from owner authorizing representative to appear

Project Information: Donor Parcel:
Tax Map No(s) 77-1-10.112 Acreage 23.331

Receiving Parcel:
Tax Map No(s) 77-1-9 Acreage 8.231

Location of Project: 125 and 149 Beale Road

Reason(s) for requested change: To enlarge 125 Beale Road and
give more room between property
line and structures

(Boundary Line App.p.2)

Anticipated Change(s) in Property Use: No change in use

Donnell Hull
Applicant's Signature

02/15/2023
Date

JoAnne Williams
* Richard A Blott
Donor Parcel Owner Signature (if
Different)

2/16/23
Date

Receiving Parcel Owner Signature
(if Different)

Date

REV'D 9/06/22

| App. Fees | Public Hearing | App. Complete | Final Approval |
|-------------|---------------------|---------------|----------------|
| SEQRA Desig | SEQRA Determination | | |

Reference Material

MAR 02 2023

Planning Board Meeting



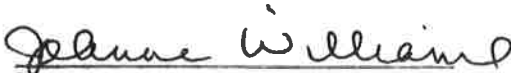
February 15, 2023

TO THE AUSTERLITZ PLANNING BOARD:

**We, the owners of 149 and 125 Beale Road in the Town of Austerlitz (Tax Map
Parcels 77.-1-10.112 and 77.-1-9 respectively) authorize Daniel J. Russell, Land
Surveyor to appear on our behalf before the Planning Board in connection with a
Boundary Line Adjustment between the two above referenced properties.**

Sincerely,

x 
Richard A. Bilotti, Jr.


Jo-Anne Williams

Reference Material
MAR 02 2023
Planning Board Meeting

Subject 770-1-9

TOWN OF AUSTERLITZ
RECEIVED

FEB 16 2027

PLANNING BOARD
COLUMBIA COUNTY

Reference Material

Planning Board Meeting

285 511

Form 15870 N.Y. DEED - Conveyance Against Grant with Lien Coverage

Recordation Stamp

This Indenture,

Made the 10th day of November
Nineteen Hundred and Ninety-six

Between **EDWARD L. WAX**, having a Post Office address of
34 Gramercy Park East, New York City, New York
10003,

party of the first part, and

RICHARD A. BILOTTI, JR. and JO-ANNE WILLIAMS,
husband and wife, both having a Post Office address of
279 Central Park West, Apt. 11C, New York City,
New York 10024,

Witnesseth that the party of the first part, in consideration of
ONE AND 00/100THS Dollar (\$ 1.00)
lawful money of the United States, and other good and valuable consideration
paid by the parties of the second part, does hereby grant and release unto the
parties of the second part, their heirs, grantees and assigns forever, all

those two certain tracts or parcels of land, together with the buildings and improvements
thereon, situate, lying and being in the Town of Austerlitz, Columbia County, New York,
bounded and described as follows:

PARCEL 1:

BEGINNING at a point in the center line of a town road known as Beale Road (formerly
Spence Hill Road, said point being the northeasterly corner of the parcel herein conveyed
and is the division line between these premises and lands now or formerly of William Guild,
and running thence along the center line of Beale Road South 39° 47' West, 60.00 feet,
South 29° 46' 50" West, 156.04 feet, South 30° 26' 10" West, 152.79 feet and South 42°
30' 20" West, 32.00 feet; thence leaving said town road and running along lands now or
formerly of Moore North 69° 05' West, 66.00 feet to the center line of a severed portion
of the former town road (Spence Hill Road); thence partly along the center line of said
former town road South 20° 35' West, 138.0 feet to the center line of Beale Road; thence
along said center line of Beale Road South 53° 11' 40" West, 84.18 feet and South 59° 22'
30" West, 142.91 feet; thence leaving said town road and running North 32° 04' 10" West,
25.0 feet to an iron pipe; thence along lands now or formerly of Robert Arnold and along
remains of a wire fence North 32° 04' 10" West, 150.92 feet and North 26° 36' 20" West,
241.08 feet to an iron rod; thence along lands now or formerly of Robert Arnold and along
remains of a stone wall and wire fence North 29° 36' 50" East, 84.83 feet, North 22° 01'
30" East, 168.70 feet, North 22° 20' 20" East, 275.75 feet to an angle iron; thence South
84° 42' East, 238.69 feet to an iron pipe; thence South 45° 30' East, 316.94 feet to an iron
pipe and South 47° 13' 20" East, 58.73 feet to the point or place of beginning.

CONTAINING 8.18 acres and being shown and designated as "Parcel #1" on the hereinafter
referenced survey map.

BEING the same premises conveyed by Pia L. Knigin to Edward L. Wax by deed dated July
7, 1986 and recorded July 14, 1986 in the Columbia County Clerk's Office in Book 591 of
Deeds, at Page 996.

PARCEL 2:

BEGINNING at a point in the southeasterly line of the aforementioned town road known
as Beale Road at the northeasterly corner of lands now or formerly of Enid Moore; proceeding
thence along the southeasterly right-of-way line of said Beale Road North 34° 12' 35" East,
424.59 feet to a point; thence North 58° 29' 05" East, 86.02 feet to a point; thence North
67° 44' 00" East, 61.82 feet to a point, and North 77° 12' 00" East, 47.37 feet to a point;
proceeding thence along lands now or formerly of Joanne Mealey South 17° 12' 50" East,
217.04 feet to an iron rod, South 51° 47' 55" East, 404.91 feet to a point, South 11° 38'
40" West, 118.35 feet to a point, and South 37° 07' 55" West, 373.69 feet to a point in the
northeasterly line of the lands now or formerly of said Moore; proceeding thence along
the lands now or formerly of Moore, North 52° 50' 45" West, 123.79 feet to a point; thence

Parcel 1
on map

Town of Austerlitz

South of
Beale Rd
73.7

285 51'

North 57° 05' 05" West, 510.84 feet to a point, and North 13° 11' 45" West, 91.62 feet to the point or place of beginning.

CONTAINING 8.514 acres and being shown as "Parcel #2" on the hereinafter referenced survey map.

THE above described "Parcel 2" is conveyed subject to the following Restrictive Covenants:

1. The premises shall not be further subdivided.
2. No residential buildings or structures shall be placed or constructed upon the premises. This restriction shall expire on the earlier of:

(a) The conveyance by Willard G. Ulmer, the grantor herein, of all his right, title and interest to all of Parcels 1, 2, 3, 4 and 6, as shown on the survey.

(b) Ten years from November 18, 1986.

3. No mobile homes or house trailers shall be placed or maintained upon the premises.
4. At the expiration of the period for which residential construction upon the premises is prohibited under Paragraph 2 above, the following Restrictive Covenant shall apply to the premises:

(a) No garage or other accessory buildings shall be erected prior to the erection thereon of a single-family dwelling house, and in no event shall any such garage or other accessory building be used as a place for human occupancy or habitation.

(b) No building shall be finished on the exterior with tar paper, rolled brick siding or other similar materials.

(c) No dwelling shall be erected within fifty feet (50') of any lot boundary line.

BEING the same premises conveyed by Willard G. Ulmer to Edward L. Wax by deed dated November 18, 1986 and recorded November 20, 1986 in the Columbia County Clerk's Office in Book 595 of Deeds, at Page 620.

BOTH parcels herein are conveyed together with and subject to utility company easements and rights-of-way of record, if any, to the extent that the same may affect the premises above described.

TOGETHER with all right, title and interest of the Grantor in and to the use of any highway or thoroughfare, public, private or abandoned, abutting or running through the premises, to the centerline thereof, subject however, to the rights of others in and to and to the use of the same.

THE two parcels herein conveyed are the same as shown on a certain survey map entitled "Property to be Conveyed to Richard A. Bilotti, Jr. and Jo-Anne Williams from Edward L. Was as located in the Town of Austerlitz, Col. Co., N.Y.", made by Cynthia K. Elliott, N.Y.P.L.S. #49608 and dated 10/17/96.

Reference Material

Planning Board Meeting



COLUMBIA COUNTY – STATE OF NEW YORK

HOLLY C. TANNER, COUNTY CLERK
560 Warren Street, Hudson, New York 12534

TOWN OF AUSTERLITZ
RECEIVED

FEB 16 2022

PLANNING
BOARD
COLUMBIA COUNTY

COUNTY CLERK'S RECORDING PAGE

*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 827 / 1686
INSTRUMENT #: 20160005977

Receipt#: 421415
Clerk: CC
Rec Date: 06/27/2016 10:58:10 AM
Doc Grp: D
Descrip: DEED (RES)
Num Pgs: 4
Rec'd Frm: PAC PARAMOUNT ABSTRACT CORP

Party1: FABRY THOMAS L
Party2: BILOTTI RICHARD A JR
Town: AUSTERLITZ
77-1-10.112

77-1-10.112
(portion)

Recording:

| | |
|---------------------------|--------|
| Cover Page | 5.00 |
| Recording Fee | 35.00 |
| Cultural Ed | 14.25 |
| Records Management - Coun | 1.00 |
| Records Management - Stat | 4.75 |
| TP584 | 5.00 |
| CC Supplemental Tax Form | 5.00 |
| RP5217 Residential/Agricu | 116.00 |
| RP5217 - County | 9.00 |

Sub Total: 195.00

| | |
|---------------------------|---------|
| Transfer Tax | |
| Transfer Tax - State | 2160.00 |
| Transfer Tax - Columbia C | 780.00 |

Sub Total: 2940.00

Total: 3135.00

**** NOTICE: THIS IS NOT A BILL ****

******* Transfer Tax *******

Transfer Tax #: 2037
Transfer Tax - One Family Residence
Consideration: 540000.00

| | |
|---------------------------|---------|
| Transfer Tax - State | 2160.00 |
| Transfer Tax - Columbia C | 780.00 |

Total: 2940.00

Reference Material

MAR 02 2022

Planning Board Meeting

Record and Return To:

CARMI RAPPORT ESQ
RAPPORT MEYERS LLP
436 UNION STREET
HUDSON, NY 12534
BOX 10

WARNING***

**** Information may change during the verification process and may not be reflected on this page.**

Holly C. Tanner

Holly C. Tanner
Columbia County Clerk

MAR 02 2023

Planning Board Meeting

TOWN OF AUSTRUP
RECEIVED

FEB 16 2023

PLANNING
BOARD
SOUTHARD
COUNTY

THIS INDENTURE,

Made the 24th day of June, 2016

BETWEEN,

THOMAS L. FABRY and ILONA P. FABRY, his wife, residing at 1199 Park Avenue, New York, New York 10128, the parties of the first part,

AND

RICHARD A. BILOTTI, JR. and JO-ANNE WILLIAMS, residing at 1185 Park Avenue, Apartment 5A, New York, New York 10128-1354, the parties of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, distributees and assigns forever, the premises described hereafter in Schedule A.

Schedule A attached

BEING the same premises conveyed to Thomas L. Fabry and Ilona P. Fabry, his wife, by Deed from William E. Guild, dated February 7, 1997, and recorded in the Columbia County Clerk's Office on February 7, 1997, in Book 288 of Land Records at Page 1917.

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party(ies) of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party(ies) of the second part, their heirs, distributees and assigns forever.

AND the party(ies) of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatsoever.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

AND That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party(ies) of the first part has hereunto set his hand and seal the day and year first above written.

THOMAS L. FABRY

By: Thomas L. Fabry by Ilona P. Fabry
ILONA P. FABRY, his Agent *agent*
Ilona P. Fabry
ILONA P. FABRY

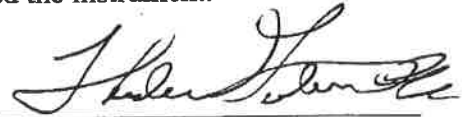
STATE OF NEW YORK)

)

ss.:

COUNTY OF COLUMBIA)

On the 24th day of June, in the year 2016 before me, the undersigned, personally appeared, **Thomas L. Fabry, by Ilona P. Fabry, his Agent, and Ilona P. Fabry**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.



Signature and Office of Individual
taking acknowledgment

THEODORE GUTERMAN II
NOTARY PUBLIC, State of New York
Qualified in Columbia County
Commission Expires 2-28-19

Reference Material
MAR 02 2013
Planning Board Meeting

Record & Return To:
Carmi Rapport, Esq.
Rapport Meyers, LLP
436 Union Street
Hudson, New York 12534
Paramount Box 10

SCHEDULE A
Paramount Abstract Title # P-18656

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being on the northerly side of Beale Road in the Town of Austerlitz, Columbia County, New York, bounded and described as follows:

BEGINNING at a point on the northerly side of the aforementioned Beale Road and being the southwesterly corner of the parcel herein described and the south-easterly corner of lands formerly of Mickle; thence along lands formerly of J. Warren Braley and Myrtle E. Braley, the following four courses and distances:

- 1) N. 43° 43' 23" W. 347.88 feet to an iron pin recovered,
- 2) N. 15° 42' 00" E. 131.55 feet to an iron pin,
- 3) N. 29° 16' 00" E. 146.41 feet through a 16" ash tree,
- 4) N. 41° 52' 00" E. 465.76 feet to an iron pin and thence still along lands formerly of J. Warren Braley and Myrtle E. Braley the following three courses:

- 1) N. 86° 57' 40" E. 112.02 feet to an iron pin set,
- 2) S. 10° 59' 00" E. 534.00 feet,
- 3) S. 03° 25' 50" E. 227.74 feet to an iron pin set on the northerly side of Beale Road and being the southeasterly corner of the parcel herein described; thence along Beale Road the following four courses:

- 1) S. 87° 06' 49" W. 169.43 feet,
- 2) S. 77° 12' 00" W. 87.00 feet,
- 3) S. 67° 44' 00" W. 70.00 feet,
- 4) S. 58° 30' 00" W. 100.83 feet to the point of beginning and containing 8.073 acres and as all is shown on a map entitled "Survey Map of the Land of J. Warren & Myrtle E. Braley to be conveyed to Joanne M. & Dennis J. Loehner, Town of Austerlitz, Col. Co., NYS", made by Frank F. Ambrosio, LS 48971 and dated November 9, 1981 and filed as map 7425.

TOGETHER with the use of a right of way or easement, in common with others, sixty (60) feet in width and adjoining the entire easterly boundary of the within described premises.

Reference Material

MAR 02 2020

Planning Board Meeting



COLUMBIA COUNTY – STATE OF NEW YORK

HOLLY C. TANNER, COUNTY CLERK
560 Warren Street, Hudson, New York 12534

TOWN OF AUSTERLITZ
RECEIVED
FEB 16 2022
PLANNING BOARD
COLUMBIA COUNTY

COUNTY CLERK'S RECORDING PAGE

*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 898 / 1339
INSTRUMENT #: 20200000726

Receipt#: 513023
Clerk: JL
Rec Date: 01/24/2020 03:16:30 PM
Doc Grp: D
Descrip: DEED (NON RES)
Num Pgs: 5
Rec'd Frm: SNEERINGER MONAHAN PROVOST
REDGRAVE

Party1: HJB HOLDINGS LLC
Party2: BILOTTI RICHARD A
Town: AUSTERLITZ
77.-1-10.111

*Now merged with
77.-1-10.112
as a single parcel.*

Recording:

| | |
|---------------------------|--------|
| Cover Page | 5.00 |
| Recording Fee | 40.00 |
| Cultural Ed | 14.25 |
| Records Management - Coun | 1.00 |
| Records Management - Stat | 4.75 |
| TP584 | 5.00 |
| CC Supplemental Tax Form | 5.00 |
| RP5217 All others - State | 241.00 |
| RP5217 - County | 9.00 |

Sub Total: 325.00

| | |
|---------------------------|---------|
| Transfer Tax | |
| Transfer Tax - State | 1250.00 |
| Transfer Tax - Columbia C | 625.00 |

Sub Total: 1875.00

Total: 2200.00

**** NOTICE: THIS IS NOT A BILL ****

******* Transfer Tax *******

Transfer Tax #: 1081
Transfer Tax
Consideration: 312500.00

| | |
|---------------------------|---------|
| Transfer Tax - State | 1250.00 |
| Transfer Tax - Columbia C | 625.00 |

Total: 1875.00

Reference Material

MAR 02 2023

Planning Board Meeting

Record and Return To:

DEVINE SNYDER & BRUNO LLP
52 CORPORATE CIRCLE SUITE 207
ALBANY NY 12203
BOX 17

WARNING***

**** Information may change during the verification process and may not be reflected on this page.**

Holly C. Tanner

Holly C. Tanner
Columbia County Clerk

THIS INDENTURE, made the / 4 day of January, 2020

BETWEEN HJB HOLDINGS LLC aka HJB HOLDINGS, LLC, 61 Flints Crossing Road,
Canaan, NY 12029

grantor,

and RICHARD A. BILOTTI and JO-ANNE WILIAMS, husband and wife, 1185 Park Avenue,
New York, NY 10128,

grantee.

WITNESSETH, that the grantor, in consideration of TEN (\$10.00) Dollars, paid by the grantee, hereby grants and releases unto the grantee, and the heirs or successors and assigns of the grantee forever,

ALL that real property described on the attachment hereto. It is the intent of the grantee that the real property described on the attachment hereto be merged with other lands of grantee shown as Parcel B (8.331 acres) on filed map 20190218.

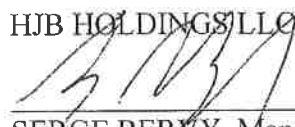
TOGETHER with all right, title and interest, if any, of the grantor in and to any streets and roads abutting the above described premises to the center lines thereof, and together with the appurtenances and all the estate and rights of the grantor in and to said premises.

SUBJECT to all covenants, restrictions, conditions, easements and other matters of record.

BEING a portion of the premises conveyed to the grantor by deed dated November 18, 2019 from Gary W. Rushneck and Susan Spano as Trustees of the Article Third Trust under the will of Ronald B. Rushneck, deceased, f/b/o Winifred J. Rushneck, recorded in the Columbia County Clerk's office on November 19, 2019 in Book 894, page 2272.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

HJB HOLDINGS LLC
By:  L.S.
SERGE BERVY, Manager

STATE OF NEW YORK
COUNTY OF COLUMBIA SS.:

On this / 4 day of January, 2020, before me, the undersigned, a Notary Public in and for the said State, personally appeared Serge Bervy, personally known to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within

instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

FRANCIS J. ROCHE
Notary Public, State of New York
No. 31-4560785
Qualified in Columbia County
Commission Expires March 30, 2023

R+R
Michael Bruno, Esq
Box 17

SMPR Title Agency, Inc.
800-724-7856

Title No:

m074365

Reference Material

MAR 02 2023

Planning Board Meeting

SURVEY DESCRIPTION

ALL that piece or parcel of vacant land situate in the Town of Austerlitz, Columbia County, New York bounded and described as follows:

BEGINNING at a point marked by an iron rod recovered in the westerly line of a 60 ft. wide right of way on lands of HJB Holdings, LLC, said point is the northeasterly corner of lands of Richard A. Bilotti, Jr. and Jo-Anne Williams and is the southeasterly corner of the herein described parcel, all as shown on the below referenced map; proceeding thence along lands of Bilotti and Williams (Parcel B on the below referenced map to which the herein described Parcel A2 is to be merged) S70°52'19"W 112.02 feet to a metal fence post, S25°34'33"W 465.76 feet to an 18" stump with wire fence in it, S13°25'39"W 146.41 feet to a metal fence post and S00°21'09"E 131.06 feet to an iron pipe found; thence along other lands of Bilotti and Williams S80°30'01"W 238.72 feet to an iron rod set, S09°47'05"W 39.31 feet, S08°12'54"W 116.02 feet, S07°25'07"W 132.11 feet, S08°41'01"W 144.70 feet along stone wall and S11°09'47"W 96.76 feet along stone wall to a metal fence post; thence along lands of Bridget M. Arnold and Robert A. Arnold and along a wire fence N25°38'26"W 149.68 feet to a 24" maple tree, N25°57'29"W 150.05 feet, N32°52'49"W 79.84 feet, N34°56'24"W 230.78 feet, N43°49'50"W 132.19 feet, N48°11'44"W 243.91 feet and N48°55'44"W 167.60 feet to an iron rod set; thence along Parcel A1, other lands of HJB Holdings, LLC N71°58'06"E 686.19 feet to an iron rod set, N66°08'54"E 717.51 feet to an iron rod set and S27°04'21"E 117.32 feet to the point of beginning.

Reference Material

CONTAINING 15.000 acres of land and shown as Parcel A2 on a map entitled "BOUNDARY LINE ADJUSTMENT MAP, PARCEL A1 AND A2 LANDS OF HJB HOLDINGS, LLC, PARCEL B LANDS OF RICHARD A. BILOTTI, JR. AND JO-ANNE WILLIAMS, PARCEL A2 TO BE MERGED WITH PARCEL B, TOWN OF AUSTERLITZ, COLUMBIA COUNTY, NEW YORK", said map was prepared by Daniel J. Russell, LS and is dated December 30, 2019 and is filed map # 20190218.

Reference Material

MAR 02 2023

Planning Board Meeting

Short Environmental Assessment Form

Part 1 - Project Information

TOWN OF AUSTERLITZ
RECEIVED
FEB 18 2009
PLANNING BOARD
COLUMBIA COUNTY

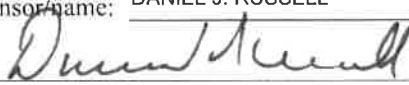
Instructions for Completing

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.

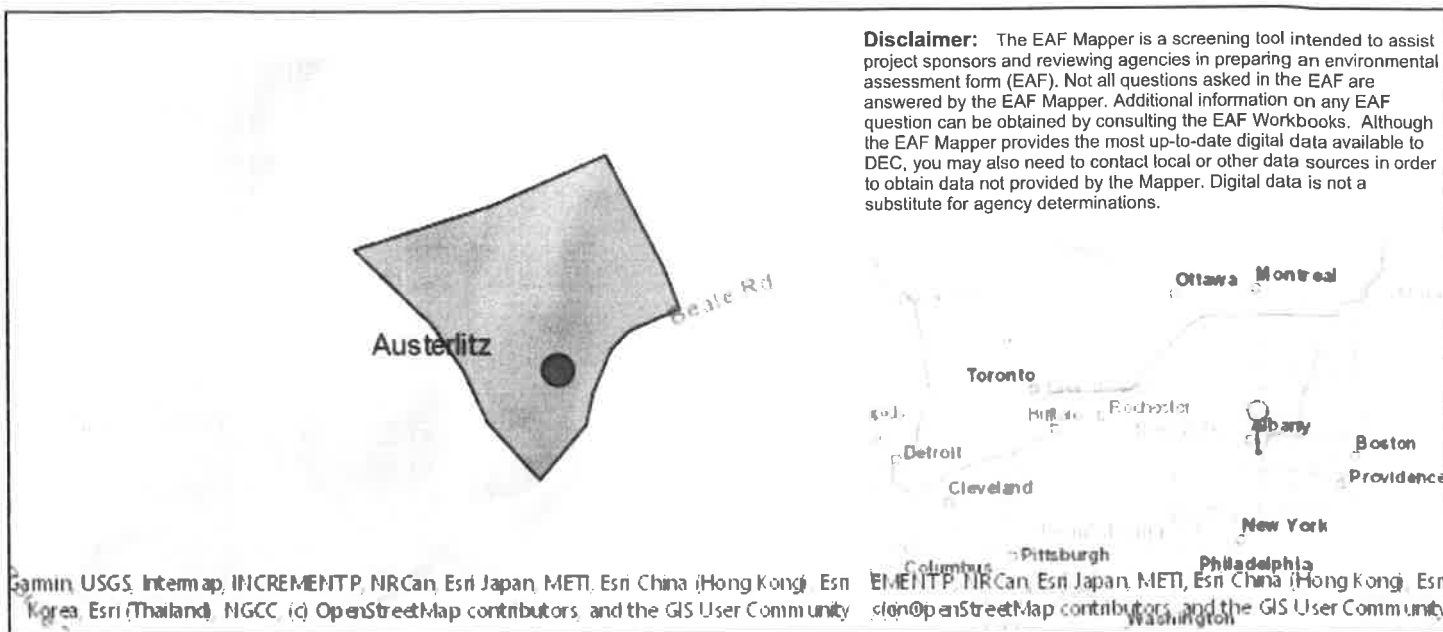
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|--|--|
| Part 1 – Project and Sponsor Information | | | |
| Bilotti Boundary Line Adjustment - 125 and 149 Beale Road, Town of Austerlitz, Columbia County, NY | | | |
| Name of Action or Project: Bilotti Boundary Line Adjustment | | | |
| Project Location (describe, and attach a location map): 149 Beale Road and 125 Beale Road, Town of Austerlitz, Columbia County, New York | | | |
| Brief Description of Proposed Action: Property line between two contiguous parcels owned by Richard A. Bilotti Jr. and Jo-Anne Williams, located at 125 Beale Road and 149 Beale Road is to be adjusted. | | | |
| Reference Material  | | | |
| Name of Applicant or Sponsor: Daniel J. Russell | | Telephone: 518-828-2700, ext. 1150 E-Mail: drussell@crawfordandassociates.com | |
| Address: 4411 Route 9 | | | |
| City/PO: Hudson | | State: NY | Zip Code: 12534 |
| 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 checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Austerlitz Planning Board for Boundary Line Adjustment | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 31.5 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? | | 40 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | NO | YES | |
| | <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? | NO | YES | |
| 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| 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? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input type="checkbox"/> | <input checked="" 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? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> Agricultural/grasslands <input checked="" 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? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <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, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> <hr/> | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| 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"/> |
| <hr/> | | |
| 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"/> |
| <hr/> | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>DANIEL J. RUSSELL</u> Date: <u>02/15/2023</u> | | |
| Signature: <u></u> Title: <u>SURVEYOR</u> | | |

Reference Material
10/10/2023
Planning Board Meeting



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| Part 1 / Question 20 [Remediation Site] | No |

Reference Material

Planning Board Meeting

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Reference Material

11/12/2013

Planning Board Meeting

Part 2 is to be completed by the Lead Agency.

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 type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | <input type="checkbox"/> | <input type="checkbox"/> |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input 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 type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

Project: _____

Date: _____

Short Environmental Assessment Form

Part 3 Determination of Significance

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.

Reference Material

MAR 02 2003

Planning Board Meeting

- ☐ 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.
- ☐ 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 FORM**

~~SAMPLE~~Town of AUSTERLITZ Agricultural Data Statement

NYS Town Law Section §283-a

Planning Board Meeting



Instructions: The reviewing body shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district.

An Agricultural Data Statement shall be submitted for any application for: Special Use Permit, Site Plan Approval, Use Variance, or Subdivision Approval that would occur on property within an agricultural district containing a farm operation or on property with boundaries within 500' of a farm operation located in an agricultural district.

NOTE TO REFERRAL AGENCY:

Columbia County Planning Board (CCPB) review is required for applications for Site Plan Review, Special Use Permit and Use Variance. (General Municipal Law §239-l, 239-m). Subdivisions are not referable actions as the CCPB is not authorized to review subdivisions pursuant to NYS General Municipal Law §239-n. A copy of the Agricultural Data Statement must be submitted along with the referral to the (CCPB).

1. Application # _____ Date: _____
☐ Special Use Permit ☐ Site Plan Approval ☐ Use Variance ☒ Subdivision BOUNDARY LINE ADJ.
2. Tax Map #: 77-1-9 AND 10.112 Parcel Area (Acres): 30.5
3. Applicant: Daniel Russell
Address: 4411 ROUTE 9
HUDSON NY 12534
4. Owner (if different from applicant): Richard Bilotti, JR and Jo-Anne Williams
Address: 1185 Park Avenue, APT. 5A
New York, NY 10128
5. Project Description: Boundary Line Adjustment (NO CONSTRUCTION, SOIL DISTURBANCE OR NEW PARCELS)
6. Project location/address: 125 AND 149 BEALE RD.
7. Is this parcel within an Agricultural District? ☐ NO ☒ YES Ag District #: 10
8. Is this parcel actively farmed? ☒ NO ☐ YES
9. List all farm operations located in an agricultural district within 500 feet of this parcel:
Tax Map #: 77-1-7.111 and 8
Name: BRIDGET M. ARNOLD
Address: 73 BEALE RD
CHATHAM NY 12037
- Tax Map #: 77-1-71
Name: DEBORAH LANS AND SHARON GRUBIN
Address: PO BOX 174
SPENCERTOWN NY 12165
- Tax Map #: 77-1-10.4 AND 67-1-22.3
Name: TYCHO AND MICHELLE PETERSON
Address: 175 RIVERSIDE DRIVE APT 3-FM
NEW YORK, NY 10024

Agricultural Data Statement

Tax Map #: _____

Name: _____

Address: _____

Tax Map #: _____

Name: _____

Address: _____

Tax Map #: _____

Name: _____

Address: _____

10. Signature Applicant: David M. Hall

Owner (if other than applicant) _____

11. Reviewed by: _____

Signature of Municipal Official _____ Date: _____

Attach to this form a copy of a tax map showing the location of the proposed project in relation to the farm operations identified above.

Reference Material

11/10/02

Planning Board Meeting

PLANNING BOARD
COLUMBIA COUNTY

RECEIVED
SEP 18 2007
339.7A

12.112

Reference Material

Planning Board Meeting

53.0A
22.3

TYCHO PETERSON
(AGRIC. PROPERTY)

50.4A
10.4

20-37
AD 10

DEROBEH L. PAULS
SHARON G. ROSS
HERCULTON PROPERTY
10.1A
71
84.76

BRIDGET M. ARNOLD
AGRICULTURAL
PROPERTY

60.9A

07.111

19-218

23.3A
10.112

149 Beale

466.66

452.34

427.26

488.74

140.23

17-110

7.4A

83

6

2.2A
97

5

8.8A

73.112

4

20.0A

8.2A

09

125 Beale

19.0A
22.4A(C)

08

BEALE

9.3A

32.121

9.0A

32.122

8.7A

10.2

525.79

50.55

1080(S)

1069.66

1375(S)

112.85

500'

1

76

Gellert

Site Plan/Special Use Permit

PL-2023-04

CARL S. MATUSZEK, P.E., L.S.
241 SCANNELL ROAD
CHATHAM, NEW YORK 12037



CONSULTANT ENGINEER
CIVIL & ENVIRONMENTAL
LICENSED LAND SURVEYOR
PHONE: (518) 392-2425
EMAIL: csmatuszek@fairpoint.net
February 20, 2023

Town of Austerlitz Planning Board
816 Route 203
P.O. Box 238
Spencertown, New York 12165

RE: Lakeshore Drive at Fernhill
Minor Subdivision
Off Kern Dr., Towns of Ghent & Austerlitz
Columbia County, NY

Dear Planning Board Members:

On behalf of Mr. Philip Gellert, attached are five prints for the proposed minor subdivision and a copy of the letter sent to the Town of Ghent Planning Board which addresses their previous comments. Included with the subdivision plan is an "Erosion & Sediment Control Plan". The subdivision plan indicates the amount of land affected in the Towns of Ghent and Austerlitz for each lot.

I appreciate your review of these plans and await your final approval. Please contact me if you have any questions regarding this submittal.

Sincerely,

Carl S. Matuszek, P.E., L.S.

encl. Design Plans, 2 sheets
Transmittal letter to T. of Ghent PB

Reference Material

FEB 22 2023

Planning Board Meeting

CARL S. MATUSZEK, P.E., L.S.
241 SCANNELL ROAD
CHATHAM, NEW YORK 12037

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February 20, 2023

Town of Ghent Planning Board
Town Hall
P.O. Box 98
Ghent, New York 12075

Reference Material
MAR 14 2023
Planning Board Meeting

RE: Lakeshore Drive at Fernhill
Minor Subdivision
Off Kern Dr., Towns of Ghent & Austerlitz
Columbia County, NY

Dear Planning Board Members:

Your review comments of February 2023 for this minor subdivision are addressed as follows:

1. Road Name – The subdivision road name is “Lakeshore Drive”.
2. Lot lines for Lot 2 and “Other Lands of Philip Gellert” have been changed such that the “Other Lands of Philip Gellert” is one contiguous parcel.
3. The proposed dwelling, wastewater treatment system, and driveway areas are indicated for each lot.
4. The anticipated total area of disturbance is approximately 2 acres. As the planned construction is for single family residences, an “Erosion & Sediment Control Plan” is required which constitutes the Stormwater Pollution Prevention Plan. This plan is included as sheet no. 2. A “Notice of Intent” will be submitted by the owner to the New York State Dept. of Environmental Conservation (NYSDEC) for a “General Permit for Storm Water Discharge” prior to the start of construction. Existing drainage at the cul-de-sac will be improved and include a stone lined ditch as indicated. Driveway culverts will be installed at the time of lot development. Minimal grading is proposed for the driveways as they will be constructed to match the existing land slope, as much as possible, and generally run with the land contours.
5. Road Improvements – The subdivision plan states “Subdivision Road, Private Road, Not For Dedication To Town”. The area of road widening and construction of the cul-de-sac are delineated on the plan sheet. Details are shown on plan sheet 1 and the Erosion & Sediment Control Plan”.
6. The included U.S. Fish and Wildlife, National Wetlands Inventory sheet depicts the pond (PUBHh) identified as “Lake St. John” on the subdivision drawing. It is shown in blue and identified as a “Freshwater Pond” in the National Wetlands Inventory. There are no designated wetlands in the subdivision area. Wetlands nearest the subdivision are located on the north side of the Taconic State Parkway. There are no culverts connecting the wetland areas to the pond.
7. A “Private Road Maintenance Agreement” is attached.

I appreciate your review of these plans and await your final approval. Please contact me if you have any questions regarding this submittal.

Sincerely,



Carl S. Matuszek, P.E., L.S.

encl. Design Plans, 2 sheets
National Wetlands Inventory sheet
Private Road Maintenance Agreement
"Pin Letter"

FILED
FEB 14 2023
Planning Board Meeting