

TOWN OF AUSTERLITZ

Columbia County
New York

Deborah Lans

Planning Board Chairman

Planning Board Meeting
April 6, 2023, 2023
7:00 p.m.

*****AGENDA*****

1.) Public Hearing

A.) Stone/Jensen PL-2023-01 Site Plan Review

2.) Call Planning Board Meeting to Order

3.) Roll Call

4.) Minutes

5.) Old Business

A.) Stone/Jensen PL-2023-01 Site Plan Review

B.) Gellert PL-2023-04 Minor Subdivision

C.) LeBlanc PL-2023-02 Boundary Line Adjustment

6.) New Business

A.) Spencertown Country Store Acquisition LLC PL-2023-05 Site Plan

B.) Yaghoobzadeh/Schwarcz PL-2023-06 Minor Subdivision

C.) Ghent Southeast PL-2023-07 Site Plan

D.) Crown Castle PL-2023-08 Site Plan

7.) Public Comment

8.) Adjournment

Stone/Jensen

88.-2-5

PL-2023-01

Site Plan Review

Public Hearing

Amended

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



Application Date: 01/19/2023

Approval Request for: (check all that apply)

Site Plan ☐ Site Plan Amendment ☐ Special Use Permit ☒

Reference Material

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

Planning Board Meeting

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.**

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

Re

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

- ☐ 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

Applicants Signature: Mohamed Z. El-Sayed Date: 1/19/2023

_____ Approved with conditions _____ Denied

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

Planning Board Meeting

AFFIDAVIT OF PUBLICATION
Hudson Register Star

State of New York,

County of, Columbia,

The undersigned is the authorized designee of **Hudson Register Star**, a **Daily Newspaper** published in **Columbia County, New York**. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

March 18, 2023

This newspaper has been designated by the County Clerk of **Columbia County**, as a newspaper of record in this county, and as such, is eligible to publish such notices.



Signature

Eliot T. Putnam

Printed Name

Reference Material

Planning Board

Subscribed and sworn to before me,

This 22 day of March 2023



Notary Signature

MARY BETH ALESCIO WALLING
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AL5056219
Qualified in Saratoga County
My Commission Expires March 04, 2026

Notary Public Stamp

AFFIDAVIT OF PUBLICATION
Hudson Register Star

COLUMBIA COUNTY
LEGAL NOTICE
NOTICE OF PUBLIC
HEARING
TOWN OF
AUSTERLITZ
PLANNING BOARD

PLEASE TAKE
NOTICE that the
Planning Board of the
Town of Austerlitz will
hold a Public Hearing
on a special use
permit and site plan
application for
residential property
located at 104 East
Hill Road in the Town
of Austerlitz (Tax Map
#88.-2-5) owned by
Graham Stone and
Alexandra Jensen.
The applicants
propose to operate
two home-based
businesses consisting
of a a design studio
within their single-
family dwelling and a
music studio within an
existing converted
garage that also
contains an accessory
apartment. Their art
and music businesses
include clients and
collaborators visiting
their property and the
applicants propose
clearing a grass
parking area for 14
cars. They also
propose monthly
gatherings with
attendees estimated

Reference Material

Planning Board Meeting

AFFIDAVIT OF PUBLICATION
Hudson Register Star

at 30 to 40 people and one annual gathering involving a larger group of attendees. The Public Hearing on the application will be held on April 6, 2023 at 7:00 pm at the Austerlitz Town Hall located at 816 Route 203 for the purpose of providing an opportunity for all those wishing to comment on this application. Written comments will also be accepted at the hearing or prior to the hearing via email to the Planning Board Clerk at dveeder@austerlitzny.com. If you wish to review a copy of the application, please contact the Planning Board Clerk, DeeAnn Veeder, at 518-392-3260, ext 301.

By Motion of the Planning Board of the Town of Austerlitz

Reference Material

1-1-23
Planning Board Meeting

104 East Hill Road Neighbors
(sent to Graham Stone
& Alex Jensen 3/8/23 via
email)

BWV1052 LLC	228 Park Ave South Apt 57405 New York NY 10003
-------------	---

88.-1-32.200

Deirdre Fishel	406 Douglas St Brooklyn NY 11217
Allegra Fishel	406 Douglas St Brooklyn NY 11217

88.-1-32.120

Alexander H Mullen	114 State Line Rd West Stockbridge MA 01266
--------------------	--

88.-2-4.2

Robert M Lagonia	19 Hudson Ave Chatham NY 12037
Michelle M Lagonia	19 Hudson Ave Chatham NY 12037

88.-2-4.112

Aaron Gaylord	P.O. Box 241 Chatham NY 12037
---------------	----------------------------------

88.-2-4.12

E. Hill Road LLC	P.O. Box 241 Chatham NY 12037
------------------	----------------------------------

88.-2-4.111

Lisa Rugen Light	209 Harvey Mtn Rd Austerlitz NY 12017
James Light	209 Harvey Mtn Rd Austerlitz NY 12017

88.-2-45.112

Richard Light IRT	209 Harvey Mtn Rd Austerlitz NY 12017
-------------------	--

David, Lisa, James Light	209 Harvey Mtn Rd Austerlitz NY 12017
--------------------------	--

88.-2-44.100

Muriel Heather Neale	P.O. Box 27 Austerlitz NY 12017
----------------------	------------------------------------

88.-2-44.3

David P Suchomel	P.O. Box 19 Austerlitz NY 12017
Cynthia H Suchomel	P.O. Box 19 Austerlitz NY 12017

88.-2-44.4

John Cowan	13 E 3rd St Apt 2a New York NY 10003
Gale Cowan	13 E 3rd St New York NY 10003

88.-2-43

Brad E Samuelsohn	78 East Hill Rd Austerlitz NY 12017
Stephanie W Samuelsohn	78 East Hill Rd Austerlitz NY 12017

88.-2-6.200

Reference Material
Planning Board Meeting

DeeAnn Veeder

From: beth rinzier [REDACTED]
Sent: Thursday, March 16, 2023 1:09 PM
To: DeeAnn Veeder
Subject: East Hill Rd situation.

Although I don't oppose the studios, which do not alter the property , the parking lot for 14 cars gives one pause. And the larger groups visiting. East Hill Road is such a long remote road and I remember difficulties for people living there and folks on the road showing up at town hall to air problems with the the highway dept. some years back.
I wonder how the neighbors on the road feel as it would affect them most. And possibly lower their property values.

There is already a parking lot on East Hill if I recall for Millay. But that colony is historic and cultural while this feels commercial .

Also I would not like to see a positive ruling set a precedent for residential roads.

Reference Material
Planning Board Meeting

DeeAnn Veeder

From: Donald Mitchell [REDACTED]
Sent: Thursday, March 16, 2023 1:26 PM
To: dveeder@austerlitzny.com.
Subject: Stone/Jensen Special Use Permit

Dear Board,

As it is unlikely that I will get the chance to attend the meeting I just wanted to comment on the Stone/Jensen Special Use Permit. I just wanted to say that I am so excited to the possibility of this being approved. I think it was Covid that drove us out of the cities in into the country but now as the economy evolves to a new definition I would like to point out that home Buisness have always been an American Tradition. I think Austerlitz is an example of that. It is hard to find an economic city center of Austerlitz. Without home business the people of Austerlitz would not be able to survive, perhaps the exception is farming. Right now we can still see a movement out of the big cities and back to the country side. We need to encourage this trend in order to evolve our local economies. Furthermore, we are would be adding a valuable cultural event; music to our town. This excites me. Gives me hope. Previously I was a real-estate developer in NY city and I learn to always follow the artist as they build communities. Artist draw people in and these people then explore the communities and spent money which help other business. Artist help define our culture and give it purpose. It does not hurt that they also help communities prosper. We should be know as the community that wants and supports Artists. Again, My wife and I believe that the Stone/Jensen Special Use Permit should be approved.

Thank you

Best Regards
Don Mitchell
38 Knox Lane, Austerlitz
NY, 12529
646-387-6389

Reference Material
Planning Board Meeting

Town of Austerlitz
Planning Board Meeting
March 2, 2023

Reference Material
Planning Board Meeting

The Planning Board meeting was held in person.

Present: Deborah Lans, Chair; Chris Ferrone, and Steve Lobel, Members. Joseph Catalano, Attorney for the Town, and DeeAnn Veeder, Planning Board Clerk. Absent were Board Member Dale Madsen due to COVID and Board Member Eric Seiber due to mandatory Fire Department Training.

Zoning Board Members Karl Gabosh, Gerald Seligman, David Voremberg and Loren Brink were also present. Mr. Gabosh abstained from any participation except as an applicant.

Joint Public Hearing for Planning Board Application PL-2022-20 and Zoning Board of Appeals Application ZBA-2023-01, Gabosh Minor Subdivision

The Public Hearing was called to order at 7:02 p.m.

Initially, Planning Board Chair Lans explained that the application is for a subdivision of the Gabosh property on Dugway Road into two parcels for estate planning purposes. Because the subdivision would create a non-conforming lot (i.e. one lacking the required road frontage of 75'), the application was previously referred to the Zoning Board of Appeals, before which Ms. Gabosh filed an application for a variance allowing a waiver of the frontage requirement (the lot has 51' of frontage). The ZBA had deemed the application before it sufficiently complete to proceed to a public hearing. The Planning Board had done likewise as to the subdivision application before it. A decision was made in the interests of economy of action to hold a joint public hearing on the applications.

On behalf of the applicant, Karl Gabosh, explained that the subdivision was being undertaken for estate planning purposes. The subdivision entailed no change in the use of the land and the variance, if granted, would allow the existing driveway to be used for access to both parcels rather than building an additional driveway across a large field, thereby protecting a bobolink population as well as continuing to have the field hayed by a local farmer.

No members of the public were attending in relation to the applications. Planning and Zoning Board members raised various questions as to the reasons for the applications, that were answered satisfactorily. By motion of ZBA member David Voremberg , seconded by Gerald Seligman, and voted on favorably by them and member Loren Brink, the ZBA Public Hearing for the Gabosh Minor Subdivision was closed.

A motion to close the Planning Board Public Hearing for the Gabosh Minor Subdivision was made by S. Lobel and seconded by C. Ferrone. It was unanimously approved, as follows:

S. Lobel: yes

C. Ferrone: yes

D. Lans: yes

D. Madsen: absent

E. Seiber: absent

Motion carried 3:0:2

Reference Material

Planning Board Meeting

Public Hearing closed at 7:16 p.m.

Regular Meeting called to order by the Chair at 7:17 p.m.

Mr. Catalano left to join the ZBA Meeting that was occurring at the same time elsewhere in the building.

A motion was made by C. Ferrone and seconded by S. Lobel to defer approval of the February minutes until the April meeting as a quorum of those attending the February meeting was not present.

Deborah Lans: yes

Chris Ferrone: yes

Steve Lobel: yes

D. Madsen: absent

E. Seiber: absent

Motion carried 3:0:2

New Business

Planning Board Application PL-2023-02, LeBlanc Boundary Line Adjustment

Alice LeBlanc, represented by Richard Sardo, surveyor, presented an application for a boundary line adjustment for her property on Crow Hill Road. Ms. LeBlanc is swapping land with her neighbor 5100 South Street LLC (she is transferring acreage to 5100 South Street and 5100 South Street is transferring acreage to her), and two boundary lines will require adjustment as a result. No change in the use of the properties is expected. The application was deferred until an application by 5100 South Street for a boundary line adjustment is filed, both applications are signed by the counter-parties, as required, and the parties’ agreement and proposed deeds are filed with the Board.

Planning Board Application PL-2023-03, Bilotti/Williams Boundary Line Adjustment

Daniel Russell, surveyor, presented an application by Richard Bilotti and Joanne Williams to adjust the boundary line between two parcels they own at 125 and 149 Beale Road. There will be no change in the use of the property (except that tree cutting at 149 Beale Road will be restricted), and all setback and frontage requirements are met. No neighboring properties are affected.

The Board moved to classify the application as a SEQRA Type 2 application that, as such, would not require completion of a SEQRA form. C. Ferrone made the motion, it was seconded by S. Lobel and the Board passed the motion.

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion carried 3:0:2

Reference Material

Planning Board Meeting

A motion was then made by C. Ferrone and seconded by S. Lobel to deem Planning Board Application PL-2023-03 complete.

Deborah Lans: yes

Chris Ferrone: yes

Steve Lobel: yes

Dale Madsen: absent

Eric Seiber: absent

Motion carried 3:0:2

C. Ferrone made a motion seconded by S. Lobel that **Planning** Board Application PL-2023-03 does not need a public hearing.

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion **carried** 3:0:2

C. Ferrone made a **motion** seconded by S. Lobel to approve Planning Board Application PL-2023-03.

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion Carried 3:0:2

Planning Board Application PL-2023-04, Gellert Minor Subdivision

Philip Gellert, who appeared for informational purposes before the Board in February, has filed an application for a subdivision off Kern Drive in Austerlitz and Ghent. As the greater portion of the land is located in Ghent, and the application before the Austerlitz Board is for a minor subdivision, the Board resolved that the lead agency was to be the Ghent Planning Board. Members of the public were present and expressed interest in the application.

S. Lobel made a motion seconded by C. Ferrone to designate Ghent as the lead agency on Planning Board Application PL-2023-04.

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion carried 3:0:2

Old Business

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

The Board considered the Stone/Jensen application for a Site Plan approval and Special Use Permit for their East Hill Road Property. Although the applicants were not present, they did supplement their application, and the Board deemed the application sufficiently complete to move forward to a public hearing, which was scheduled for April 6, 2023.

S. Lobel made a motion seconded by C. Ferrone to deem Planning Board Application PL-2023-01 sufficiently complete to move to a public hearing. A SEQRA consideration will occur then.

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion carried 3:0:2

C. Ferrone made a motion seconded by S. Lobel to schedule the public hearing for April 6, 2023.

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion carried 3:0:2

Planning Board Application PL-2022-20, Gabosh Minor Subdivision

The Board considered the Gabosh application for a Minor Subdivision. The ZBA earlier that evening approved a variance from the road frontage requirement. The Board reviewed and completed the SEQRA form and resolved that the subdivision application presented no significant environmental impact was appropriate.

A motions was made by C. Ferrone to accept the SEQRA EAF as completed by the Board with the conclusion that the application did not result in any significant adverse environmental impacts, and seconded by S. Lobel:

Roll Call Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion carried 3:0:2

A motion was made by S. Lobel to resolve that the application of Leslie Gabosh for a 2-lot subdivision be approved as presented and to authorize the Chairperson to sign the subdivision maps as approved, and seconded by C. Ferrone:

Roll Call Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion carried 3:0:2

Public Comments

None

Adjournment

S.Lobel made a motion seconded by C. Ferrone to adjourn the Planning Board at 8:13.

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Absent

Eric Seiber: Absent

Motion carried 3:0:2

Respectfully Submitted,

DeeAnn Veeder, Planning Board Clerk

Reference Material

Planning Board Meeting

Phil Gellert

104.-1-26.121

PL-2023-04

Minor Subdivision

LAW OFFICES OF
GUTERMAN SHALLO & ALFORD, PLLC
21 NORTH SEVENTH STREET
HUDSON, NEW YORK 12534

THEODORE GUTERMAN II
SCOTT D. SHALLO
NELSON R. ALFORD, JR.
MATTHEW D. CABRAL

Telephone: (518) 828-5400
Fax: (518) 828-2686
(FAX OR E-MAIL OF SERVICE OF PROCESS NOT ACCEPTED)
www.gsalawfirm.com

Reference Material
March 2023
Planning Board Meeting

March 24, 2023

VIA MAIL & EMAIL
(dlans@austerlitzny.com)

Town of Austerlitz Planning Board
c/o Deborah E. Lans, Chair
P.O. Box 238
Austerlitz, New York 12165

TOWN OF AUSTERLITZ
RECEIVED
APR 03 2023
PLANNING
BOARD
COLUMBIA COUNTY

RE: Subdivision of Land Located in the Towns of Ghent and Austerlitz
Notice of Intent to Establish Lead Agency – Planning Board
Town of Ghent, Columbia County

Dear Chair Lans:

As we have discussed, the Town of Ghent Planning Board is considering a four-lot residential subdivision of lands located partially in the Town of Ghent and partially in the Town of Austerlitz. The matter is an unlisted action for purposes of SEQR and coordinated review is not required. Nevertheless, because both Ghent and Austerlitz must grant subdivision approval for the project, it has been decided that coordinated review is appropriate under the circumstances.

At its regular monthly meeting on March 1, 2023, the Town of Ghent Planning Board initiated the SEQR act procedure in this matter, classified the action as an Unlisted Action, and voted to seek lead agency status in a coordinated review. You are receiving this correspondence because the Town of Austerlitz Planning Board is an involved agency entitled to notification as part of the coordinated review process.

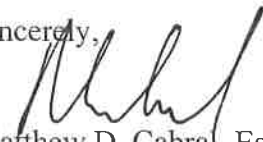
Enclosed for your review in connection with this matter please find the following items:

1. Notice of Intent to Serve as Lead Agency
2. Application for Planning Board Review
3. Agricultural Data Statement
4. Applicable Deed Information
5. Short Environmental Assessment Form
6. Correspondence from Columbia County Department of Health
7. Proposed Subdivision Map
8. Proposed Private Road Maintenance Agreement

Please review the enclosed documents and provide any comments that you may have in connection with the SEQR coordinated review. A link to these materials, and any further documents that may be submitted in connection with this matter, can be found on the Town of Ghent website (www.townofghent.org/current-applications).

Should you require any additional information, or have questions or concerns, please feel free to contact me.

Sincerely,


Matthew D. Cabral, Esq.

Reference Material
2023-03-23
Planning Board Meeting

Cc: Joe Catalano, Esq. (via email)

NOTICE OF INTENT TO SERVE AS LEAD AGENCY UNDER SEQRA

Lead Agency Must Be Designated Within Thirty (30) Days

This Notice is issued pursuant to Part 617, Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) for the purpose of designating a lead agency for a coordinated environmental quality review of the following proposed action:

Name of Action or Project: Lakeshore Drive Subdivision
Project Location: Off Kern Drive in Towns of Ghent and Austerlitz, Tax ID # 104.-1-3.21
County of Columbia
SEQRA Status: Unlisted Action



Project Description:

The Town of Ghent is considering a four-lot residential subdivision application to lands located partially in the Town of Ghent and partially in the Town of Austerlitz consisting of approximately 34.41 acres.

Declaration of Intent to Serve as Lead Agency:

Please take notice that, under the applicable standards of Title 6 Part 617.6 NYCRR, the Town of Ghent Planning Board has classified this action as Unlisted but nevertheless elected to pursue coordinated environmental review. In connection with such review, the Town of Ghent Planning Board seeks to serve as lead agency.

This Notice, accompanied by the Part 1 of the Short EAF and other coordination materials, is being sent to you and all other identified involved agencies with a request for consent, in writing, to the Town of Ghent Planning Board serving as lead agency. Should you not respond within thirty (30) days, it will be interpreted as consent that the Town of Ghent Planning Board serve as lead agency.

Should you not agree with the designation of the Town of Ghent Planning Board as lead agency, please follow the procedures outlined in Title 6 Part 617.6(b) NYCRR. In addition to your consideration of lead agency designation, the Town Board welcomes any comments you may have regarding the proposed action. Receipt of these comments within thirty (30) calendar days would be appreciated.

The final determination of this action will be published in the New York State Department of Environmental Conservation Environmental Notice Bulletin.



TOWN OF GHENT – PLANNING BOARD

[GPB500 - REV 01-10-2022]

P. O. BOX 98, 2306 STATE ROUTE 66
GHENT, NY 12075-0098

APPLICATION FOR PLANNING BOARD REVIEW

PLEASE CHECK:

- ☐ MAJOR SUBDIVISION (5 or more lots, since 1990, see § 156-31)
☒ MINOR SUBDIVISION (up to 4 lots)
☐ LOT LINE ADJUSTMENT



CURRENT ZONING DISTRICT: PLEASE CHECK:

- | | | |
|---|---|-----------------------------|
| <input type="checkbox"/> RRA-1 | <input checked="" type="checkbox"/> RRA-2 | <input type="checkbox"/> C1 |
| <input type="checkbox"/> VB - Village Business | <input type="checkbox"/> HB- Hamlet Business | <input type="checkbox"/> C2 |
| <input type="checkbox"/> VR - Village Residence | <input type="checkbox"/> HR- Hamlet Residential | <input type="checkbox"/> C3 |

TAX PARCEL I.D. #

104.-13.21

PROJECT NAME:

Fern Hill

PROPERTY OWNER NAME:

Phil Geller

PROPERTY STREET ADDRESS:

Kern Drive / Ghent
Private Drive off of

PROPERTY OWNER #2:

IF LOT LINE ADJUSTMENT:

ADDRESS:

APPLICANT NAME:

APPLICANT MAILING ADDRESS:

524 Colville St

PHONE NUMBER:

518 822 1806

APPLICANT EMAIL:

Philgeller@verizon.net

APPLICANT'S AGENT:

NA

LETTER OF DESIGNATION PROVIDED? ☐ YES ☐ NO

AGENT'S RELATIONSHIP TO APPLICANT:

MAILING ADDRESS:

PHONE NUMBER:

AGENT'S EMAIL:

TOWN OF AUSTERLITZ
RECEIVED

APR 03 2023

PLANNING
BOARD
COLUMBIA COUNTY

Reference Material

APR 03 2023

Planning Board Meeting

The following information and documentation is standard and necessary. Further information may be requested at any time during the application and review process. The Town of Ghent Planning Board reserves the right to hire outside experts, at the applicant's expense, when deemed necessary. The Town of Ghent Planning Board's regular meeting is held on the first Wednesday of every month. An original application, plus seven (7) copies must be filed with the zoning enforcement officer (ZEO) ten days prior to the meeting in order to be considered for the next regular meeting. Digital versions of the application and any maps must also be provided. Incomplete applications may be held over or returned. The Applicant will reimburse the Town of Ghent for all notification and publication costs.

FOR SUBDIVISIONS, PLEASE COMPLETE THE FOLLOWING:

Total acreage of parent parcel to be subdivided 27.2± + 5.9±
Parcel will be divided 3 times Ghent Town of Austell
33.1± A
Total

Acreage of each subdivided parcel:

- #1 10.01±
- #2 5.01± Portion of which
- #3 7.14± Town of Austell
- #4 _____

Reference Material
2023
Planning Board Meeting

(Major Subdivision is 5 or more new lots)

SITE INFORMATION:

Current use of site: Vacant residential

Brief description of site location - include roads bordering property and proximity to major road intersections [attach additional paperwork if necessary]

Private Roadway off of Ken Drive
(also a private road) which is off of the
Highway Road

Character and uses of surrounding lands - (wooded, rolling, farm, residential, etc.):

wooden residential

Anticipated increase in traffic: Number of: NA 2 vehicles/dwelling
times/day vehicles per hour, and 12± per day

MANIC

1. *Introduction*
 2. *Methodology*
 3. *Results*
 4. *Discussion*
 5. *Conclusion*
 6. *References*
 7. *Appendix*
 8. *Index*
 9. *Table of Contents*
 10. *Table of Figures*
 11. *Table of Tables*
 12. *Table of Equations*
 13. *Table of Symbols*
 14. *Table of Abbreviations*
 15. *Table of Acronyms*
 16. *Table of Units*
 17. *Table of Constants*
 18. *Table of Variables*
 19. *Table of Parameters*
 20. *Table of Functions*
 21. *Table of Operators*
 22. *Table of Symbols*
 23. *Table of Abbreviations*
 24. *Table of Acronyms*
 25. *Table of Units*
 26. *Table of Constants*
 27. *Table of Variables*
 28. *Table of Parameters*
 29. *Table of Functions*
 30. *Table of Operators*
 31. *Table of Symbols*
 32. *Table of Abbreviations*
 33. *Table of Acronyms*
 34. *Table of Units*
 35. *Table of Constants*
 36. *Table of Variables*
 37. *Table of Parameters*
 38. *Table of Functions*
 39. *Table of Operators*
 40. *Table of Symbols*
 41. *Table of Abbreviations*
 42. *Table of Acronyms*
 43. *Table of Units*
 44. *Table of Constants*
 45. *Table of Variables*
 46. *Table of Parameters*
 47. *Table of Functions*
 48. *Table of Operators*
 49. *Table of Symbols*
 50. *Table of Abbreviations*
 51. *Table of Acronyms*
 52. *Table of Units*
 53. *Table of Constants*
 54. *Table of Variables*
 55. *Table of Parameters*
 56. *Table of Functions*
 57. *Table of Operators*
 58. *Table of Symbols*
 59. *Table of Abbreviations*
 60. *Table of Acronyms*
 61. *Table of Units*
 62. *Table of Constants*
 63. *Table of Variables*
 64. *Table of Parameters*
 65. *Table of Functions*
 66. *Table of Operators*
 67. *Table of Symbols*
 68. *Table of Abbreviations*
 69. *Table of Acronyms*
 70. *Table of Units*
 71. *Table of Constants*
 72. *Table of Variables*
 73. *Table of Parameters*
 74. *Table of Functions*
 75. *Table of Operators*
 76. *Table of Symbols*
 77. *Table of Abbreviations*
 78. *Table of Acronyms*
 79. *Table of Units*
 80. *Table of Constants*
 81. *Table of Variables*
 82. *Table of Parameters*
 83. *Table of Functions*
 84. *Table of Operators*
 85. *Table of Symbols*
 86. *Table of Abbreviations*
 87. *Table of Acronyms*
 88. *Table of Units*
 89. *Table of Constants*
 90. *Table of Variables*
 91. *Table of Parameters*
 92. *Table of Functions*
 93. *Table of Operators*
 94. *Table of Symbols*
 95. *Table of Abbreviations*
 96. *Table of Acronyms*
 97. *Table of Units*
 98. *Table of Constants*
 99. *Table of Variables*
 100. *Table of Parameters*
 101. *Table of Functions*
 102. *Table of Operators*
 103. *Table of Symbols*
 104. *Table of Abbreviations*
 105. *Table of Acronyms*
 106. *Table of Units*
 107. *Table of Constants*
 108. *Table of Variables*
 109. *Table of Parameters*
 110. *Table of Functions*
 111. *Table of Operators*
 112. *Table of Symbols*
 113. *Table of Abbreviations*
 114. *Table of Acronyms*
 115. *Table of Units*
 116. *Table of Constants*
 117. *Table of Variables*
 118. *Table of Parameters*
 119. *Table of Functions*
 120. *Table of Operators*
 121. *Table of Symbols*
 122. *Table of Abbreviations*
 123. *Table of Acronyms*
 124. *Table of Units*
 125. *Table of Constants*
 126. *Table of Variables*
 127. *Table of Parameters*
 128. *Table of Functions*
 129. *Table of Operators*
 130. *Table of Symbols*
 131. *Table of Abbreviations*
 132. *Table of Acronyms*
 133. *Table of Units*
 134. *Table of Constants*
 135. *Table of Variables*
 136. *Table of Parameters*
 137. *Table of Functions*
 138. *Table of Operators*
 139. *Table of Symbols*
 140. *Table of Abbreviations*
 141. *Table of Acronyms*
 142. *Table of Units*
 143. *Table of Constants*
 144. *Table of Variables*
 145. *Table of Parameters*
 146. *Table of Functions*
 147. *Table of Operators*
 148. *Table of Symbols*
 149. *Table of Abbreviations*
 150. *Table of Acronyms*
 151. *Table of Units*
 152. *Table of Constants*
 153. *Table of Variables*
 154. *Table of Parameters*
 155. *Table of Functions*
 156. *Table of Operators*
 157. *Table of Symbols*
 158. *Table of Abbreviations*
 159. *Table of Acronyms*
 160. *Table of Units*
 161. *Table of Constants*
 162. *Table of Variables*
 163. *Table of Parameters*
 164. *Table of Functions*
 165. *Table of Operators*
 166. *Table of Symbols*
 167. *Table of Abbreviations*
 168. *Table of Acronyms*
 169. *Table of Units*
 170. *Table of Constants*
 171. *Table of Variables*
 172. *Table of Parameters*
 173. *Table of Functions*
 174. *Table of Operators*
 175. *Table of Symbols*
 176. *Table of Abbreviations*
 177. *Table of Acronyms*
 178. *Table of Units*
 179. *Table of Constants*
 180. *Table of Variables*
 181. *Table of Parameters*
 182. *Table of Functions*
 183. *Table of Operators*
 184. *Table of Symbols*
 185. *Table of Abbreviations*
 186. *Table of Acronyms*
 187. *Table of Units*
 188. *Table of Constants*
 189. *Table of Variables*
 190. *Table of Parameters*
 191. *Table of Functions*
 192. *Table of Operators*
 193. *Table of Symbols*
 194. *Table of Abbreviations*
 195. *Table of Acronyms*
 196. *Table of Units*
 197. *Table of Constants*
 198. *Table of Variables*
 199. *Table of Parameters*
 200. *Table of Functions*
 201. *Table of Operators*
 202. *Table of Symbols*
 203. *Table of Abbreviations*
 204. *Table of Acronyms*
 205. *Table of Units*
 206. *Table of Constants*
 207. *Table of Variables*
 208. *Table of Parameters*
 209. *Table of Functions*
 210. *Table of Operators*
 211. *Table of Symbols*
 212. *Table of Abbreviations*
 213. *Table of Acronyms*
 214. *Table of Units*
 215. *Table of Constants*
 216. *Table of Variables*
 217. *Table of Parameters*
 218. *Table of Functions*
 219. *Table of Operators*
 220. *Table of Symbols*
 221. *Table of Abbreviations*
 222. *Table of Acronyms*
 223. *Table of Units*
 224. *Table of Constants*
 225. *Table of Variables*
 226. *Table of Parameters*
 227. *Table of Functions*
 228. *Table of Operators*
 229. *Table of Symbols*

(Pomelo Sentences)

305 Henry St
Brooklyn NY 11201

Austerlitz

104. - 125

Mayk Feinburg

66 Kern Dr
Alhambra, CA 91801

104. - 1-20

Find the Area

155 Bernhill RD
Stop 15
of westing 120TS

104-1-24

Linda Reiss Hunter

P.O. Box 787
 Philadelphia
 19106-0787

104-1-26

00 Mark Feldman

Qwert

104-1-1.20

Patricia/Kinder
O'Callahan

17414 carlennick BO
q bet ny 12077

194-1-3.10

Daniel Galt

429 445 to Aspt 2
Brodsky 1122

104.1-3.2

Virginia Johnson

53 Ken Dine
9th May 2018

104-1-8.

WYS office & KOC

Bmp. State Plaz
Bldg One Albany
12238

Reference Material

Planning Board Meeting

(If yes, project may be referred to Columbia County Planning Board)

☒ Yes ☐ No

If yes, complete and attach **Agricultural Data Statement** (found on the Town of Ghent's Planning Board webpage, under forms: [\[GPB100-rev06.06\]](#))

☒ Yes ☐ No

Compliance with New York State Code of Ethics

Article 18 Section 809 of the General Municipal Law provides that whenever an applicant appears before a Planning or Zoning board in a matter requiring the board's approval, the applicant must disclose the name, address, and extent of any interest in the application possessed by any officer or employee of the municipality. Here, a municipal officer is deemed to have an interest in the application whenever "he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them" is (a) the applicant, or (b) is an officer, director, partner, or employee of the applicant, or (c) owns or controls corporate stock of the applicant or is a member of a partnership or association with the applicant, or (d) has made an express or implied agreement to receive any benefit that is dependent on the application being approved. This provision includes any interest of the above kind possessed by a Planning Board member.

☒ I have read Section 809 of the General Municipal Law and have presented suitable assurance and documentation of compliance to NYS Code of Ethics as relevant to this application.

☒ I declare no municipal officer to have an interest in the application.

 _____
[APPLICANT'S SIGNATURE] [DATE] 1/4/23

Reference Material
Planning Board Meeting

TOWN OF AUSTRALIA
RECEIVED
APR 03 2023
PLANNING BOARD
COLUMBIA COUNTY

LOCATION OF PROPOSED PROJECT

TAX MAP OR OTHER MAP SHOWING PROJECT SITE AND LOCATION OF AGRICULTURAL OPERATION(S) SHOULD BE ATTACHED.

IDENTIFICATION OF FARM OPERATION(S) WITHIN AGRICULTURAL DISTRICT # 58
LOCATED WITHIN 500 FEET OF BOUNDARIES OF PROPERTY ON WHICH THE PROPOSED PROJECT WILL BE SITUATED. *(Believe farm operation is in excess to 500' from property)*

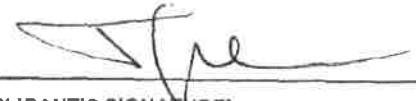
OPERATION #1: OWNER *Tax Map # 104-1-8-111 Rudolph Steiner Educational & Farming Association 327 Rt 216 Gaston, NC 28755*
ADDRESS
TYPE OF OPERATION Pasture

OPERATION #2: OWNER *Working dairy + crops on other parts of the farm operation*
ADDRESS
TYPE OF OPERATION _____

OPERATION #3: OWNER
ADDRESS
TYPE OF OPERATION _____

OPERATION #4: OWNER
ADDRESS
TYPE OF OPERATION _____

Reference Material
Planning Board Meeting


[APPLICANT'S SIGNATURE]

1/4/23
[DATE]

TOWN OF GHENT PLANNING BOARD
2306 STATE ROUTE 66 ~ P. O. BOX 98
GHENT, NY 12075

AGRICULTURAL DATA STATEMENT

TAX PARCEL # 104-1-3-21
APPLICANT NAME Philip Geller
PROPERTY ADDRESS Kent Drive/Ghent
Private Drive off 2

AUTHORIZED REP _____
CONTACT PHONE _____
CONTACT E-MAIL _____
AG DISTRICT # _____

Reference Material

174 0 3 2023
Planning Board Meeting

TOWN OF AUSTRIAN
RECEIVED
APR 0 3 2023
PLANNING
BOARD
COLUMBIA COUNTY

TYPE OF APPLICATION SUBMITTED

- | | |
|---|--|
| <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> SITE PLAN REVIEW |
| <input type="checkbox"/> AREA VARIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> USE VARIANCE | <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MAJOR
SUBDIVISION APPROVAL |

DESCRIPTION OF PROPOSED PROJECT AND ACREAGE INVOLVED

SINGLE FAMILY DWELLING, MULTI-FAMILY DEVELOPMENT, COMMERCIAL OR INDUSTRIAL FACILITY, ETC. 3 lot Subdivision

Chris Keefe

From: Carl S. Matuszek <csmatuszek@fairpoint.net>
Sent: Tuesday, January 31, 2023 10:13 AM
To: Christopher Keefe
Cc: philgellert@verizon.net
Subject: Kern Drive Description
Attachments: Deed Bk. 598, Pg. 286.pdf; DEED.pdf

Chris: The attached page Bk. 598, Pg. 286 seems to be what you are looking for. You should already have the remainder of the deed which starts on Bk. 598, Pg. 277, P. Manning Goodwin to Joan Gellert Oct. 28, 1986. These lands were then conveyed to Phil Gellert in (Bk.) Cartridge 284, (Pg.) Frame 1088, from Joan Gellert Oct. 31, 1996. This later deed is on microfilm cartridges, thus the reference to Cartridge and Frame. Carl.

Sent from [Mail](#) for Windows

Reference Material

APR 30 2023

Planning Board Meeting

TOWN OF AUSTRALITE
RECEIVED
APR 03 2023
PLANNING
BOARD
COLUMBIA COUNTY

Reference Material

Planning Board Meeting

TOWN OF AUSTIN
RECEIVED
APR 03 2023
PLANNING
BOARD
COLUMBIA COUNTY

P. MANNING GOODWIN
TO
JOAN GELLERT

SUBJECT to rights, easements and covenants of record.

SUBJECT to the rights of others in and to the right of way leading to the premises from Columbia County Route 21.

Also conveying all right, title and interest in and to rights of way reserved in Liber 545 at page 436, Liber 553 at page 286, Liber 556 at page 642 and Liber 564 at page 643.

Reserving to P. Manning Goodwin, the grantor herein, his successors and assigns, a right of way in common with others for purposes of ingress, egress and public utilities over the fifty (50) foot wide right of way running easterly from Columbia County Route 21 and the sixty (60) foot wide right of way and cul-de-sac running in a northwesterly direction from the aforesaid fifty (50) foot wide right of way for access to lands of P. Manning Goodwin on the northwesterly boundary of said sixty (60) foot wide right of way and cul-de-sac.

Also conveying to Joan Gellert, the grantee herein, her successors and assigns, and reserving to P. Manning Goodwin, the grantor herein, his successors and assigns, a right of way in common with others for purposes of ingress, egress and public utilities over the fifty (50) foot wide right of way and cul-de-sac known as Studio Road as shown on survey map entitled "PORTION OF LANDS OF P. MANNING GOODWIN" prepared by Robert J. Ihlenburg on June 02, 1986, and revised on October 7, 1986 and intended to be filed simultaneously herewith in the Columbia County Clerk's Office.

Reserving to P. Manning Goodwin, his heirs and assigns, the right to have access to and use and enjoy Lake St. John subject to reasonable rules and regulations.

Reserving to P. Manning Goodwin, his successors and assigns, a right of way in common with others for purposes of ingress, egress and public utilities over the fifty (50) foot wide right of way running easterly and northeasterly from Columbia County Route 21 and the thirty-five (35) foot wide right of way running easterly therefrom to the 1.44 acre parcel retained.

284 1085

Standard N.Y.B.T.U Form 8007-10M - Bargain and Sale Deed, with Covenant
against Grantor's Acts - Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE
USED BY LAWYERS ONLY

THIS INSTRUMENT, made the 31st day of October, Nineteen Hundred
and Ninety-Six;

BETWEEN

JOAN GELLERT
residing at 23 Sir William Farm Road
Hillsdale, New York 12529

Reference Material

party of the first part, and

PHILIP D. GELLERT
residing at 23 Sir William Farm Road
Hillsdale, New York 12529

Planning Board Meeting

party of the second part,

WITNESSETH, that the party of the first part, in consideration of
One (\$1.00)----- Dollar, lawful
money of the United States, and other valuable considerations
paid by the party of the second part, does hereby grant and
release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of vacant land,
situate lying and being partly in the Town of Austerlitz and
partly in the Town of Ghent, County of Columbia, State of New
York, more particularly described in a deed to the party of the
first part (Joan Gellert), recorded in the Columbia County
Clerk's Office in Liber 598 of Deeds at Page 277;

SAVING AND EXCEPTING all parcels heretofore sold of record.

SUBJECT TO all covenants and restrictions of record.

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

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

TO HAVE AND TO HOLD the premises herein granted unto the party of
the second part, the heirs or successors and assigns of the party
of the second part forever.

AND the party of the first part covenants that the party of the
first part has not done or suffered anything whereby the said
premises have been incumbered in any way whatever, except as

Bargain & Sale Deed 1

aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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.

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

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE ~~of~~ Reference Material

10/31/96
Planning Board Meeting
JOAN GELLERT
Joan Gellert

STATE OF NEW YORK, COUNTY OF COLUMBIA, SS:

On the 31st day of October, 1996, before me personally came JOAN GELLERT to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

Zandra D. Boice
NOTARY PUBLIC

ZANDRA D. BOICE
NOTARY PUBLIC, NEW YORK STATE
QUALIFIED IN DUTCHESS COUNTY
REG. NO. 01805053831
COMMISSION EXPIRES 12/26/97

Record & Return to:
Andrew J. Baldwin, Jr.
Attorney at Law
P.O. Box 248
Hillsdale, N.J. 12529

Stanza

OWN OF AUSTERLITZ
RECEIVED
APR 03 2023
PLANNING
BOARD
COLUMBIA COUNTY
Reference Material

Planning Board Meeting

১৯৮৩

party of the first part, and

party of the second part.

ALL that certain piece or parcel of land, situate, lying and being in the Town of Austerlitz, County of Columbia, State of New York, more particularly bounded and described as follows:

BEGINNING at a point formed by the intersection of the southerly line of Studio Road with the westerly line of Kijk Uit Laan. Being the northeasterly corner of this lot.

Proceed along the southerly line of Studio Road

South 84 deg. 40 min. 0 sec. West for 211.32 feet

Thence along a curve to the right having a radius of 196.93 feet and an arc length of 80.09 feet, being subtended by a chord of North 83 deg. 41 min. 0 sec. West for 79.54 feet

North 72 deg. 1 min. 55 sec, West for 8.80 feet to a point near the end of a stone wall. Continue along the remains of a stone wall along other lands of Goodwin

South 23 deg. 5 min. 5 sec. West for 493.70 feet

South 25 deg. 25 min. 5 sec. West for 196.12 feet to lands now or formerly of Schmitt. Continue along lands of Schmitt

South 39 deg. 29 min. 5 sec. East for 161.16 feet

South 31 deg. 34 min. 40 sec. East for 112.02 feet to the
southwesterly corner of lands now or formerly of Warsaw. |

Continue along the lands of Warsaw

North 32 deg. 30 min. 10 sec. East for 134.98 feet
South 79 deg. 6 min. 50 sec. East for 71.37 feet
North 48 deg. 13 min. 20 sec. East for 167.44 feet

REF JAN 27 1989

REPORT. MEYERS, GRIFFEN &
WHITBECK, ESQs.
436 UNION STREET
HUDSON, NY 12534

RECEIVED
5 exempt
REAL ESTATE
DEC 30 1988
TRANSFER TAX
COLUMBIA
COUNTY

State of New York }
County of Albany }
City of Albany }
I, the undersigned, Clerk of the Court of Sessions for the County of Albany, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same is now on file in the office of the Clerk of the Court of Sessions for the County of Albany.

30 Dec 1980

at Leeds

1712 36 68

16. 10. 82. 966

North 38 deg. 15 min. 30 sec. East for 154.44 feet
 South 75 deg. 20 min. 30 sec. East for 60.09 feet to the
 westerly line of Kijk Uit Laan. Continue along the westerly side
 of Kijk Uit Laan

North 5 deg. 54 min. 10 sec. East for 18.00 feet
 North 8 deg. 22 min. 20 sec. West for 81.22 feet
 North 0 deg. 47 min. 10 sec. East for 228.34 feet
 North 5 deg. 16 min. 10 sec. East for 217.51 feet to the
 point or place of beginning. Being Lot "E" on a map entitled
 "PORTION OF LANDS OF P. MANNING GOODWIN" prepared by Robert J.
 Ihlenburg on June 30, 1986.

Together with and subject to covenants, easements and
 restrictions of record.

Said property contains 7.078 acres more or less.

BEING a portion of the premises as conveyed by P. Manning
 Goodwin to Joan Gellert by deed dated October 28, 1986 and
 recorded in the Columbia County Clerk's Office on February 10,
 1987 in Liber 598 at page 277.

TOGETHER with the appurtenances and all the estate and
 rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the
 party of the second part, its successors and assigns forever.

AND, the party of the first part covenants that she has
 not done or suffered anything whereby the said premises have
 been encumbered in any way whatever.

AND That, in Compliance with Section 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 of the first part has
 hereunto set her hand and seal the day and year first above
 written.

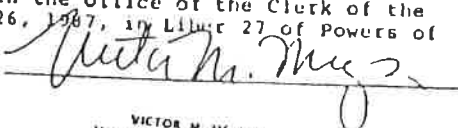
IN PRESENCE OF


 JOAN GELLERT, by PHILIP D. GELLERT, L.S.
 attorney-in-fact

STATE OF NEW YORK

COUNTY OF COLUMBIA SS:

On this 5th day of August, 1980, before me personally came
 PHILIP D. GELLERT, to me known to be the individual described in,
 and who executed the foregoing instrument, and to me known to be
 the Attorney-in-Fact of JOAN GELLERT, the individual described
 in, and who by his attorney-in-fact executed the same, and
 acknowledged that he executed said instrument as the act and deed
 of said JOAN GELLERT, by virtue of a power of attorney dated
 March 26, 1987, and recorded in the office of the Clerk of the
 County of Columbia, on March 26, 1987, in Liber 27 of Powers of
 Attorney, at page 238.


 VICTOR M. MEYERS
 Notary Public, State of New York
 Qualified Columbia County, #4310766
 Commission Expires Oct. 31, 1989

Reference Material

Planning Board Meeting

THIS INDENTURE, made the 28th day of October, nineteen hundred and eighty-six
BETWEEN

P. HANNING GOODWIN, residing in West Hoathley, Sussex, England

party of the first part, and

JOAN CELLERT, residing at Hilldale, New York 12529

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----D N E----- dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Towns of Ghent and Austerlitz, County of Columbia, State of
New York, more particularly described on attached schedules of Lots "A", "B",
"D", "E" and "G", and also Road Parcel attached hereto.

Reference Material

Planning Board Meeting

R 2-10-87
Like 598 pg 277.

598/277

2/10/87

PLANNING
BOARD
COLUMBIA COUNTY

APR 9 3 2023

RECEIVED
TOWN OF AUSTRITZ

86-10254 IN JEFFERSON
HOSKINS
COLUMBIA

P. MANNING GOODWIN
TO
JOAN GELLERT
LOT "A"

ALL that certain piece or parcel of land, situate, lying and being in the Towns of Ghent and Austerlitz, County of Columbia and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of New York State (Taconic Parkway). Being the northwesterly corner of this lot and a corner of lands now or formerly of Radice.

Proceed along the lands of New York State

South 82 deg. 38 min. 40 sec. East for 734.39 feet to a monument

South 89 deg. 53 min. 10 sec. East for 425.15 feet to a corner of lands retained by Goodwin. Continue through the lands of Goodwin

South 15 deg. 15 min. 10 sec. East for 465.13 feet to the center of the cul-de-sac of Studio Road. Continue

South 35 deg. 47 min 20 sec. West for 50.00 feet to the westerly line of Studio Road. Leave the road and continue

South 83 deg. 48 min. 55 sec. West for 367.72 feet to a point in Lake St. John. Continue through the lake

South 19 deg. 54 min. 35 sec. East for 20.59 feet turn and leave the lake

North 83 deg. 48 min. 55 sec. East for 380.15 feet to the westerly side of Studio Road. Continue along the Road

Then along a curve to the right having a radius of 25.00 feet and an arc length of 11.80 feet, being subtended by a chord of South 6 deg. 35 min. 40 sec. East for 11.69 feet

South 83 deg 4 min. 10 sec. East for 25.00 feet to the center of the Road. Continue along the Road center

South 6 deg. 55 min. 55 sec. West for 64.59 feet

Then along a curve to the left having a radius of 155.00 feet and an arc length of 6.15 feet, being subtended by a chord of South 5 deg. 47 min. 30 sec. West for 6.15 feet to a 5.5 acre parcel conveyed by Goodwin. Continue along the 5.5 acre parcel

South 54 deg. 34 min. 55 sec. West for 473.88 feet to a point in Lake St. John. Continue

South 26 deg. 20 min. 50 sec. East for 268.97 feet to a corner of Goodwin and Mays. Continue along Goodwin and cross a 35 feet wide right of way

South 44 deg. 15 min. 35 sec. West for 39.76 feet

South 17 deg. 10 min. 10 sec. West for 106.16 feet to a corner of lands now or formerly of Malina. Continue along the lands of Malina

Reference Material

Planning Board Meeting

North 82 deg. 58 min. 25 sec. West for 214.91 feet to the easterly side of a 50 feet wide right of way. Continue along the right of way on the west and lands of Malina on the east

South 50 deg. 9 min. 15 sec. West for 175.37 feet
 South 33 deg. 54 min. 55 sec. West for 85.01 feet
 South 33 deg. 54 min. 55 sec. West for 184.00 feet
 South 46 deg. 21 min. 5 sec. West for 52.69 feet
 South 24 deg. 18 min. 35 sec. West for 245.00 feet to the southwesterly corner of lands of Malina. Cross the right of way and continue

North 89 deg. 51 min. 20 sec. West for 52.00 feet

North 20 deg. 24 min. 25 sec. West for 49.80 feet to a pipe found at a corner of lands of Burns. Continue along the lands of Burns along the remains of a wire fence and stone wall

North 16 deg. 44 min. 35 sec. West for 55.24 feet
 North 31 deg. 30 min. 20 sec. West for 194.49 feet
 North 38 deg. 32 min. 30 sec. West for 158.02 feet
 North 18 deg. 42 min. 40 sec. West for 194.04 feet to an 8.004 acre parcel of land of Goodwin; Lot "C". Continue along Lot "C"

North 59 deg. 9 min. 35 sec. East for 408.71 feet to the westerly side of a 60 feet wide right of way. Continue along the right of way

North 20 deg. 30 min. 30 sec. West for 25.00 feet

Then along a curve to the left having a radius of 89.97 feet and an arc length of 68.91 feet, being subtended by a chord of North 42 deg. 27 min. 5 sec. West for 67.23 feet to a point or reverse curve. Continue

Then along a curve to the right having a radius of 75.00 feet and an arc length of 78.69 feet, being subtended by a chord of North 34 deg. 20 min. 15 sec. West for 75.13 feet to a corner of Lot "C". Continue along Lot "C"

North 49 deg. 54 min. 10 sec. West for 709.65 feet to the lands now or formerly of Radice. Continue along the lands of Radice

North 30 deg. 53 min. 20 sec. East for 614.13 feet to the point or place of beginning. Being Lot "A" on a map entitled "PORTION OF LANDS OF P. MANNING GOODWIN" prepared by Robert J. Ihlenburg on June 02, 1986 revised on October 7, 1986.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 37.944 acres more or less.

Reference Material
 Planning Board Meeting

Reference 11

P. MANNING GOODWIN
TO
JOAN GELLERT

Planning Board

LOT "B"

ALL that certain piece or parcel of land situate, lying and being in the Town of Austerlitz, County of Columbia and State of New York, more particularly bounded and described as follows:

BEGINNING at a point formed by the intersection of the Westerly side of Kijk Uit Laan with the southerly line of Studio Road. Also being the northerly line of the land known as the "common lands" or Lot "E".

Proceed along the southerly line of Studio Road along the "common lands"

South 84 deg. 40 min. 0 sec. West for 231.32 feet

Then along a curve to the right having a radius of 196.93 feet and an arc length of 80.09 feet, being subtended by a chord of North 83 deg. 41 min. 0 sec. West for 79.54 feet

North 72 deg. 1 min. 55 sec. West for 8.80 feet to the northwesterly corner of the "common land". Leave the Road and continue along the "common lands" along the remains of a stone wall

South 23 deg. 5 min. 5 sec. West for 493.70 feet

South 25 deg. 25 min. 5 sec. West for 196.12 feet to lands now or formerly of Schmidt. Continue along the lands of Schmidt

North 39 deg. 33 min. 15 sec. West for 3.64 feet to a pipe found at a corner of lands of now or formerly of Mays.

Continue along the lands of Mays

North 74 deg. 2 min. 55 sec. West for 109.02 feet

North 61 deg. 50 min. 25 sec. West for 99.44 feet to a corner of a 5.5 acre parcel of land formerly of Goodwin. Continue along the lands formerly of Goodwin

North 11 deg. 8 min. 25 sec. East for 633.46 feet to the center of Studio Road. Continue along the road

North 85 deg. 54 min. 25 sec. West for 1.00 feet to a corner of lands retained by Goodwin. Continue along lands retained by Goodwin

North 0 deg. 58 min. 5 sec. East for 773.92 feet to the southerly line of lands of New York State (Taconic State Parkway). Continue along the lands of New York State

North 82 deg. 20 min. 20 sec. East for 347.37 feet to a monument

North 82 deg. 26 min. 50 sec. East for 108.43 feet to a pin set at a corner of lands now or formerly of Canary. Continue along the lands of Canary

South 2 deg. 2 min. 30 sec. West for 866.60 feet to the northerly line of Studio Road. Continue along the northerly line of the road

North 84 deg. 40 min. 0 sec. East for 240.69 feet to the westerly side of Kijk Uit Laan. Continue along the westerly side of Kijk Uit Laan

South 5 deg. 15 min. 10 sec. West for 50.86 feet to the point or place of beginning. Being Lot "B" on a map entitled "PORTION OF LANDS OF P. MANNING GOODWIN" prepared by Robert J. Ihlenburg on June 02, 1986 revised October 7, 1986.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 13.20 acres more or less.

Reference Material

Planning Board Meeting

P. MANNING GOODWIN
TO
JOAN GELLEERT
LOT "D"

ALL that certain piece or parcel of land situate, lying and being in the Town of Austerlitz, County of Columbia and State of New York, more particularly bounded and described as follows:

BEGINNING at an iron pipe found on the westerly side of Kijk Uit Laan and being the northeasterly corner of this lot. Referenced as being the southeasterly corner of Lot 10 of the Kijk Uit Subdivision.

Proceed along the westerly line of Kijk Uit Laan

South 24 deg. 19 min. 10 sec. West for 358.09 feet

Then along a curve to the left having a radius of 138.47 feet and an arc length of 82.51 feet, being subtended by a chord of South 7 deg. 15 min. 10 sec. West for 81.31 feet to the lands of Anthroposophical Society as described in Liber 575 of Deeds at page 390. Continue along the Anthroposophical Society

South 78 deg. 2 min. 10 sec. West for 331.12 feet to a pipe found in a stone wall. Continue along the stone wall and partly along the line of an irregular wire fence

North 48 deg. 7 min. 55 sec. West for 98.19 feet to an iron pipe found

North 0 deg. 31 min. 40 sec East for 85.43 feet

North 2 deg. 54 min. 5 sec. East for 97.62 feet

North 3 deg. 32 min. 0 sec. East for 442.70 feet to the lands now or formerly of Schmitt. Continue partly along the lands of Schmitt and partly along Lot 10

South 67 deg. 38 min. 0 sec. East for 564.22 feet to the point or place of beginning. Being Lot "D" on a map entitled "PORTION OF LANDS OF P. MANNING GOODWIN" prepared by Robert J. Ihlenburg on June 30, 1986.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 5.900 acres more or less.

Reference Material

Planning Board Meeting

P. MANNING GOODWIN
TO
JOAN GELLERT
LOT "E"

Planning Board

All that certain piece or parcel of land, situate, lying and being in the Town of Austerlitz, County of Columbia, State of New York, more particularly bounded and described as follows:

BEGINNING at a point formed by the intersection of the southerly line of Studio Road with the westerly line of Kijk Uit Laan. Being the northeasterly corner of this lot.

Proceed along the southerly line of Studio Road

South 84 deg. 40 min. 0 sec. West for 231.32 feet

Thence along a curve to the right having a radius of 196.93 feet and an arc length of 80.09 feet, being subtended by a chord of North 83 deg. 41 min. 0 sec. West for 79.54 feet

North 72 deg. 1 min. 55 sec. West for 8.80 feet to a point near the end of a stone wall. Continue along the remains of a stone wall along other lands of Goodwin

South 23 deg. 5 min. 5 sec. West for 493.70 feet

South 25 deg. 25 min. 5 sec. West for 196.12 feet to lands now or formerly of Schmitt. Continue along lands of Schmitt

South 39 deg. 29 min. 5 sec. East for 161.16 feet

South 31 deg. 34 min. 40 sec. East for 112.02 feet to the southwesterly corner of lands now or formerly of Warsaw.

Continue along the lands of Warsaw

North 32 deg. 30 min. 10 sec. East for 134.98 feet

South 79 deg. 6 min. 50 sec. East for 71.37 feet

North 48 deg. 13 min. 20 sec. East for 167.44 feet

North 38 deg. 15 min. 30 sec. East for 154.44 feet

South 75 deg. 20 min. 30 sec. East for 60.09 feet to the westerly line of Kijk Uit Laan. Continue along the westerly side of Kijk Uit Laan

North 5 deg. 54 min. 10 sec. East for 18.00 feet

North 8 deg. 22 min. 20 sec. West for 81.22 feet

North 0 deg. 47 min. 10 sec. East for 228.34 feet

North 5 deg. 16 min. 10 sec. East for 217.51 feet to the

point or place of beginning. Being Lot "E" on a map entitled "PORTION OF LANDS OF P. MANNING GOODWIN" prepared by Robert J. Ihlenburg on June 30, 1986.

Together with and subject to covenants, easements and restrictions of record.

Said property contains 7.078 acres more or less.

P. MANNING GOODWIN
TO
JOAN GELLERT
ROAD PARCEL

ALL that certain piece or parcel of land, situate, lying and being in the Town of Ghent, County of Columbia and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the easterly right of way line of Col. Co. Rte. 21, which point marks the southwesterly corner of the parcel conveyed herein and the northwesterly corner of lands now or formerly of Rudolf Steiner Educational & Farming Association Inc., thence along lands aforesaid S 83° 35' 10" E 72.76 feet to a point, thence continue N 89° 38' 05" E 542.55 feet to a point, thence continue S 86° 22' 25" E 246.86 feet to a point, thence continue N 24° 18' 40" E 9.27 feet to a point, thence along lands now or formerly of P. Manning Goodwin N 89° 51' 20" W 52.00 feet to a point, thence continue N 20° 24' 25" W 48.71 feet to a point, which point is located at the southeasterly corner of lands now or formerly of Eugene A. Burns, Jr., thence continue along aforesaid lands N 86° 22' 25" W 180.14 feet to a point, thence continue S 89° 38' 05" W 541.33 feet to a point, thence continue N 83° 35' 10" W 94.21 feet to a point, which point is the southwest corner of lands of Burns aforesaid and is located on the easterly right of way line of Col. Co. Rte. 21, thence along the easterly right of way line of Col. Co. Rte. 21 S 19° 36' 20" E 55.64 feet to the point of beginning.

Reference Material

Planning Board Meeting

Reference Material . .

P. MANNING GOODWIN
TO
JOAN GELLERT

Planning Board Meeting

SUBJECT to rights, easements and covenants of record:

SUBJECT to the rights of others in and to the right of way leading to the premises from Columbia County Route 21.

Also conveying all right, title and interest in and to rights of way reserved in Liber 545 at page 436, Liber 553 at page 286, Liber 556 at page 642 and Liber 564 at page 643.

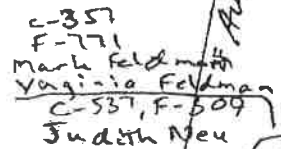
Reserving to P. Manning Goodwin, the grantor herein, his successors and assigns, a right of way in common with others for purposes of ingress, egress and public utilities over the fifty (50) foot wide right of way running easterly from Columbia County Route 21 and the sixty (60) foot wide right of way and cul-de-sac running in a northwesterly direction from the aforesaid fifty (50) foot wide right of way for access to lands of P. Manning Goodwin on the northwesterly boundary of said sixty (60) foot wide right of way and cul-de-sac.

Also conveying to Joan Gellert, the grantee herein, her successors and assigns, and reserving to P. Manning Goodwin, the grantor herein, his successors and assigns, a right of way in common with others for purposes of ingress, egress and public utilities over the fifty (50) foot wide right of way and cul-de-sac known as Studio Road as shown on survey map entitled "PORTION OF LANDS OF P. MANNING GOODWIN" prepared by Robert J. Ihlenburg on June 02, 1986, and revised on October 7, 1986 and intended to be filed simultaneously herewith in the Columbia County Clerk's Office.

Reserving to P. Manning Goodwin, his heirs and assigns, the right to have access to and use and enjoy Lake St. John subject to reasonable rules and regulations.

Reserving to P. Manning Goodwin, his successors and assigns, a right of way in common with others for purposes of ingress, egress and public utilities over the fifty (50) foot wide right of way running easterly and northeasterly from Columbia County Route 21 and the thirty-five (35) foot wide right of way running easterly therefrom to the 1.44 acre parcel retained.

Planning Board Meeting



PLANNING
BOARD
COLUMBIA COUNTY

TOWN OF AUSTERLITZ
RECEIVED

Standard N.Y.B.T.U Form 8007-10M - Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INSTRUMENT, made the 31st day of October, Nineteen Hundred and Ninety-Six;

BETWEEN

JOAN GELLERT
residing at 23 Sir William Farm Road
Hillsdale, New York 12529

party of the first part, and

PHILIP D. GELLERT
residing at 23 Sir William Farm Road
Hillsdale, New York 12529

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One (\$1.00) Dollar, lawful money of the United States, and other valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of vacant land, situate lying and being partly in the Town of Austerlitz and partly in the Town of Ghent, County of Columbia, State of New York, more particularly described in a deed to the party of the first part (Joan Gellert), recorded in the Columbia County Clerk's Office in Liber 598 of Deeds at Page 277;

SAVING AND EXCEPTING all parcels heretofore sold of record.

SUBJECT TO all covenants and restrictions of record.

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

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

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as

aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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.

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

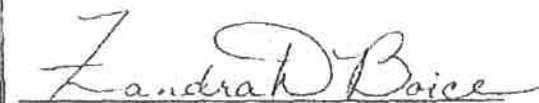
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF


JOAN GELLERT

STATE OF NEW YORK, COUNTY OF COLUMBIA, SS:

On the 31st day of October, 1996, before me personally came JOAN GELLERT to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.


NOTARY PUBLIC

ZANDRA D. BOICE
NOTARY PUBLIC, NEW YORK STATE
QUALIFIED IN DUTCHESS COUNTY
REG. NO. 01805053831
COMMISSION EXPIRES 12/26/97

Record & Return to:
Andrew J. Baldwin, Jr.
Attorney at Law
P.O. Box 248
Hillsdale, N.J. 12529

Reference Material
Planning Board Meeting

Short Environmental Assessment Form Part 1 - Project Information



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.

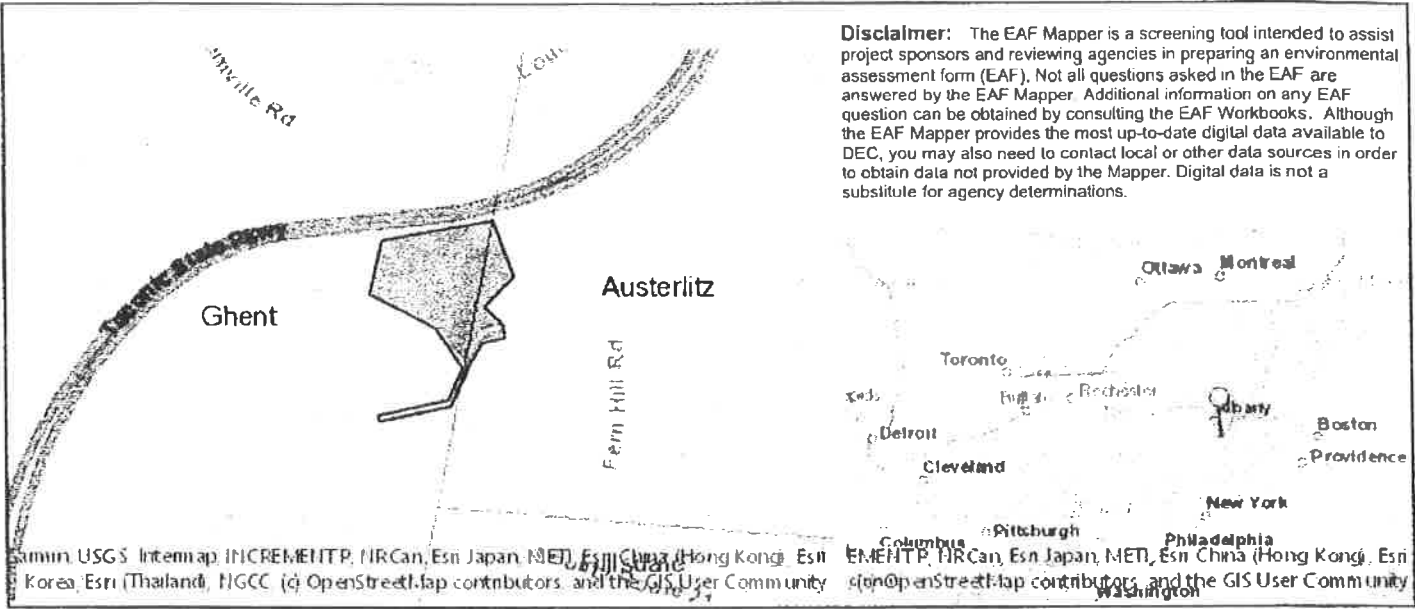
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		Reference Material
Name of Action or Project: Fern H.M.		
Project Location (describe, and attach a location map): Kern Drive (Private Road off 1) / gher		Planning Board Meeting
Brief Description of Proposed Action: To subdivide 3 parcels from 27.2±A Acres 10.01± 5.01± 7.14± small portions in abutting Town of Austerville 5.9± Acres 33.1±		
Name of Applicant or Sponsor: Paula Geller	Telephone: 516-822-1806	
	E-Mail: Paulgeller@verizon.net	
Address: 23 Str. William Farm Rd		
City/PO: Hillsdale	State: NY	Zip Code: 12529
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	YES
	<input checked="" type="checkbox"/>	<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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	33.1± acres NA acres 33.1± 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities?	NO	YES	
	If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input 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 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: see enclosed letter from NYS DEC (NYSDEC)			

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 checked="" type="checkbox"/> Wetland <input checked="" 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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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>John Geller</u> Date: <u>1/17/23</u>		
Signature: <u>[Signature]</u> Title: _____		

Reference Material
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]	Yes No
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]	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

TOWN OF AUSTERLITZ
RECEIVED
APR 03 2023
PLANNING BOARD
COLUMBIA COUNTY

New York State Department of Environmental Conservation

Division of Fish, Wildlife and Marine Resources, Region 4

1150 North Westcott Road, Schenectady, New York 12306-2014

Phone: (518) 357-2156 • FAX: (518) 357-2460

E-Mail: nxheasli@gw.dec.state.ny.us Website: www.dec.state.ny.us



Erin M. Crotty
Commissioner

WETLAND DELINEATION REPORT

Inquiry number: 411-04-0020

County: Columbia

Town: Ghent

Wetland: CH-13

Date: November 4, 2004 Material

Mr. Phillip Gellert
23 Sir William Farm Road
Hillsdale, NY 12529

Planning Board Meeting



Dear Mr. Gellert:

On November 3, 2004, I had an opportunity to visit your approximately 33 acre parcel off of what's identified as Kern Road on the county road map. Wetland CH-13 is the only wetland on the Final Freshwater Wetland Map for Columbia County in the immediately vicinity of the parcel and only the very northwest corner of the property contains a portion of the 100 foot adjacent area of Wetland CH-13. I have shown on the attached map the approximate location and extent of the property subject to regulation under Environmental Conservation Law, Article 24, the Freshwater Wetlands Act.

I also observed other wetlands on the property that are not part of DEC regulated wetland, but are under the jurisdiction of the U S Army Corps of Engineers. The diked pond on the east side of the property as well as other wetland at the north end of the property just east of the pond are regulated by the USACOE and any actions involving disturbance to these wetland areas would require prior approval from the USACOE. There may be additional wetland on the property as well.

I did not visit the two other parcels identified on the attached map because they are clearly far enough away from any wetland shown on the Final Freshwater Wetland Map for Columbia County that any wetland on them is not under DEC jurisdiction. If wetlands occur on those properties, however, it is very likely that they are regulated by the USACOE.

In summary, only the very northwest corner of the approximately 33 acre parcel shown on the attached map is regulated by the DEC under Article 24 because it is within 100 feet of the boundary of Wetland CH-13. Any other wetland on this or the other properties is regulated by the USACOE. Prior approval from that agency would be required before disturbing these wetlands. Please contact Andy Dangler at 518-270-0588 for information about the USACOE wetland regulatory program.

Permits may be required

Please be advised that permits are required to conduct any regulated activity in the wetland or its 100 foot adjacent area. Activities requiring wetlands permits are listed in Freshwater Permit Requirements Regulations (6NYRR Part 663). Any questions concerning permits or the application process should be directed to the Division of Environmental Permits at this office, phone (518) 357-2069.

Sincerely,

Nancy Heaslip
Senior Wildlife Biologist

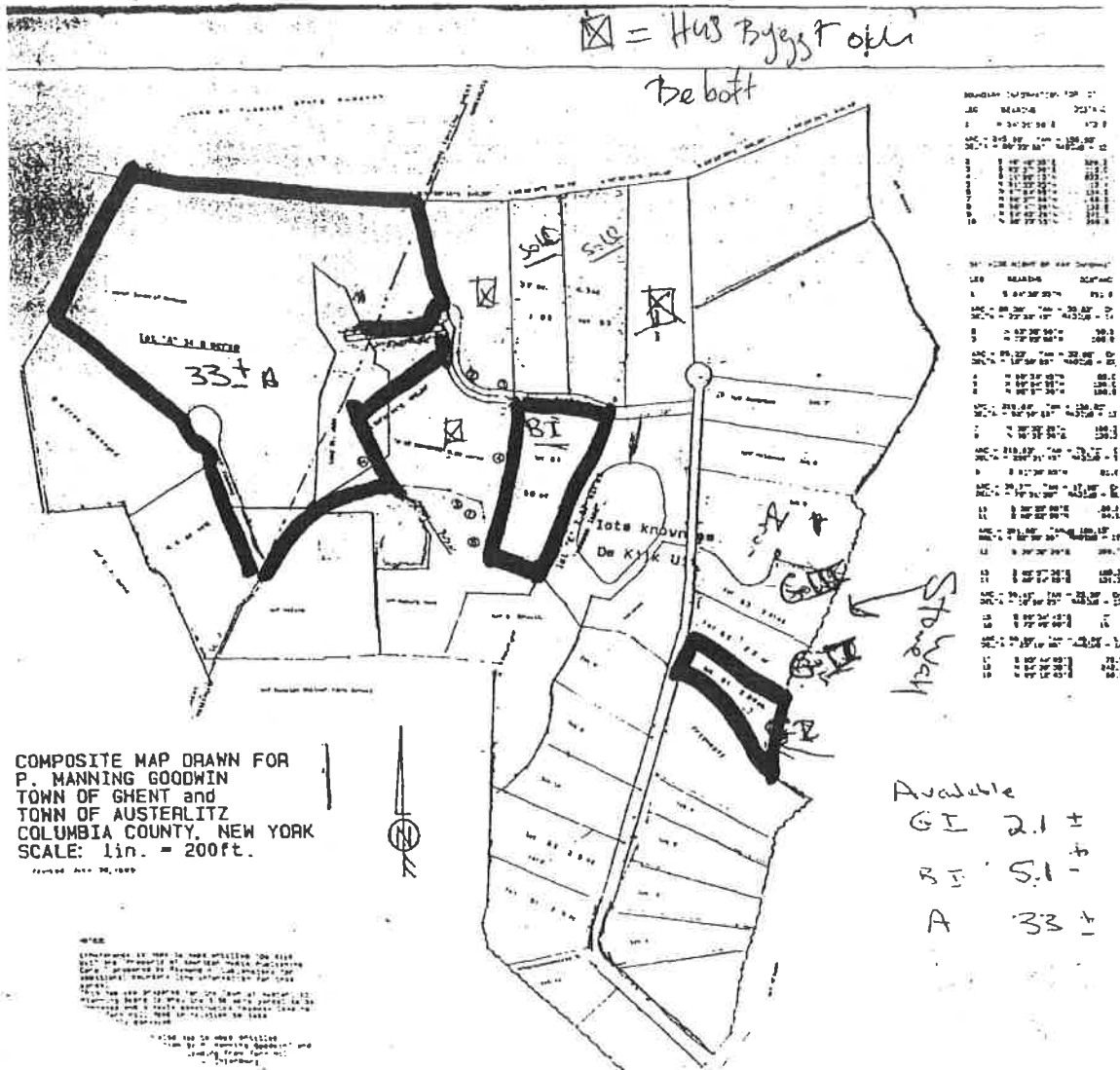
cc: DEP

Reference Material

Planning Board Meeting

PLANNING BOARD
COLUMBIA COUNTY
APR 13 2003
RECEIVED
TOWN OF AUSTERLITZ

☒ = Has Byggs Topli
Beboft



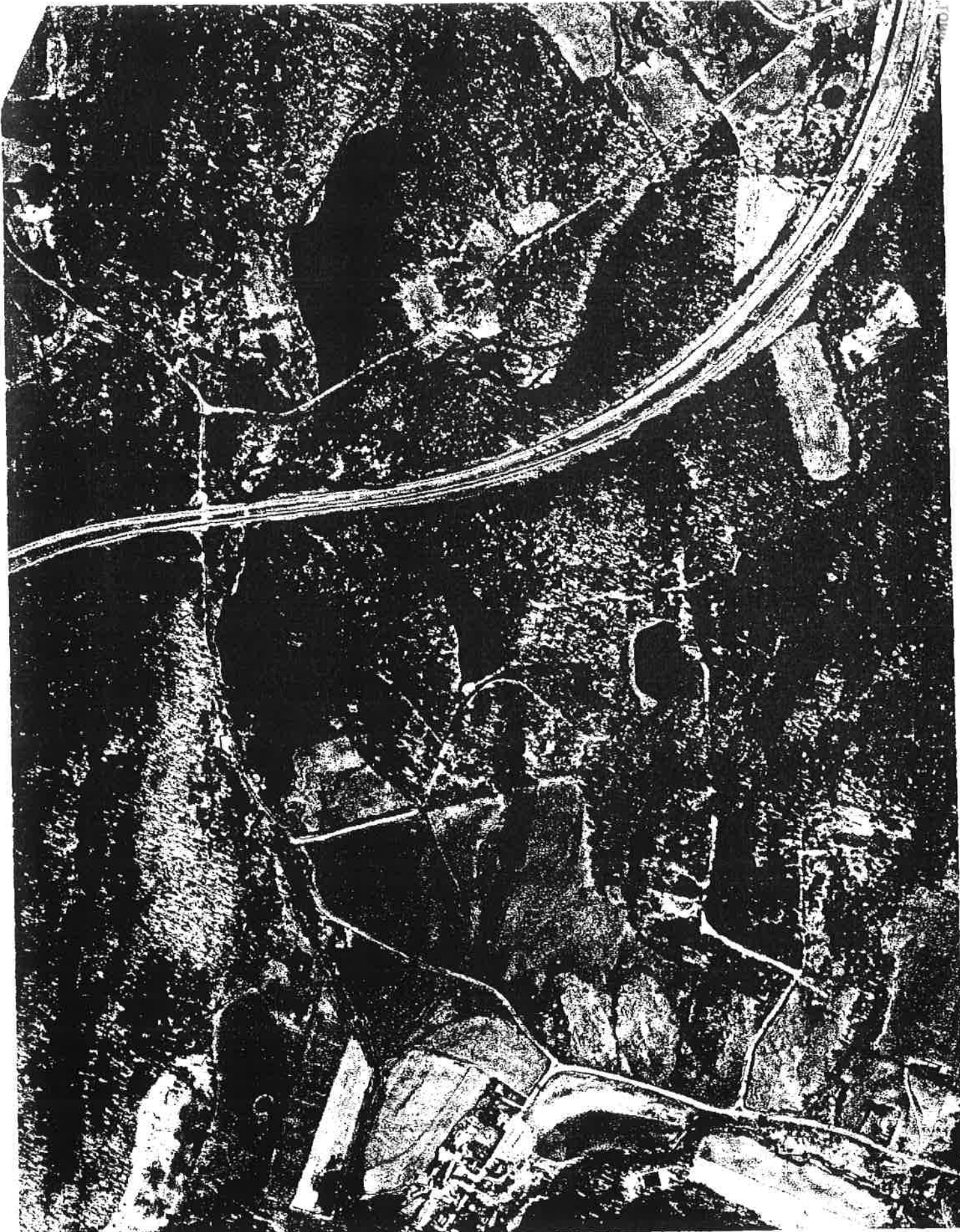
Parcel No.	Area (Ac.)	Value
33	1.1	110.0
31	1.1	110.0
32	1.1	110.0
34	1.1	110.0
35	1.1	110.0
36	1.1	110.0
37	1.1	110.0
38	1.1	110.0
39	1.1	110.0
40	1.1	110.0
41	1.1	110.0
42	1.1	110.0
43	1.1	110.0
44	1.1	110.0
45	1.1	110.0
46	1.1	110.0
47	1.1	110.0
48	1.1	110.0
49	1.1	110.0
50	1.1	110.0

Parcel No.	Area (Ac.)	Value
51	1.1	110.0
52	1.1	110.0
53	1.1	110.0
54	1.1	110.0
55	1.1	110.0
56	1.1	110.0
57	1.1	110.0
58	1.1	110.0
59	1.1	110.0
60	1.1	110.0
61	1.1	110.0
62	1.1	110.0
63	1.1	110.0
64	1.1	110.0
65	1.1	110.0
66	1.1	110.0
67	1.1	110.0
68	1.1	110.0
69	1.1	110.0
70	1.1	110.0

Available
GI 2.1 ±
BI 5.1 ±
A 33 ±

OCT 14 2004

APR 12 1968
PLANNING
BOARD
COLUMBIA COUNTY



- 100 foot adjacent area



Columbia County Department of Health

325 Columbia Street, Suite 100, Hudson, NY 12534
(518) 828-3358 Fax (518) 828-2666
www.columbiacountyny.com

Victoria McGahan, MS
Public Health Director

January 13, 2023

Mr. Phil Gellert
524 Columbia Street
Hudson, NY 12534

Reference Material

Planning Board Meeting



Re: Proposed (3) Lot Minor Subdivision
Tax Map # 104.-1-3.21 (27.2 Acres) T/O Ghent
Tax Map # 104.-1-26.121 (5.9 Acres) T/O Austerlitz
Private Entrance (to be named Lake Drive) off Kern Drive
T/O Ghent

Dear Mr. Gellert,

This letter is a follow-up to our site evaluation at your above-referenced property on October 27, 2022 to determine the suitability for onsite wastewater treatment systems (OWTS) to serve a proposed three (3) lot subdivision at the above-referenced property.

As shown on the survey map completed by Carl Matuszek, PLS, PE dated January 2023, two of the proposed lots (2 & 3) are split between two townships (Ghent and Austerlitz)

The results of the soil tests are summarized below:

Lot 1 (10.01 Acres)

The deep-hole tests were prepared on sloping to moderately level wooded terrain with a potential house site located above the test area on a knoll.

The results of the deep tests indicated 12 -16" of permeable topsoil overlying denser silt loam soils with mottling noted at 2 feet below grade in the lower test pits and roots noted to approximately 20 inches below grade.

Based upon the above, it appears that the area tested could support the design of a 4 foot deep raised bed system.

Lot 2 (5.01 Acres) & Lot 3 (7.14 Acres)

Deep hole tests were witnessed on a moderately level wooded terrain in close proximity to the proposed access road/cul de sac.

The results of the deep tests indicated 12 inches of topsoil overlying dense mottled silt clay loam soils to approximately 3 feet below grade.

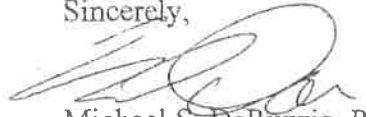
Based upon the above, four foot deep raised bed fill systems with consideration of up-hill curtain drains could be designed for each of these parcels

For department approval we require that you retain the services of a NYS professional engineer to develop site specific OWTS design plans for each of the proposed building lots.

In addition, given the potential area of disturbance for the development of these parcels additional NYSDEC Storm-water permitting may be required.

If you should have any further questions, please call me at (518) 828-7011 Ext. 2112.

Sincerely,



Michael S. DeRuzzio, P.E.
Environmental Health Engineer

CC: Carl Matuszek, PLS, PE, NYS Licensed Surveyor
Christopher Keefe, Ghent Building Inspector/CEO
Erin Reis, Austerlitz Building Inspector/CEO

Reference Material

Planning Board Meeting

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: esmatuszek@fairpoint.net
February 20, 2023

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

Reference Material

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

Planning Board Meeting

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,



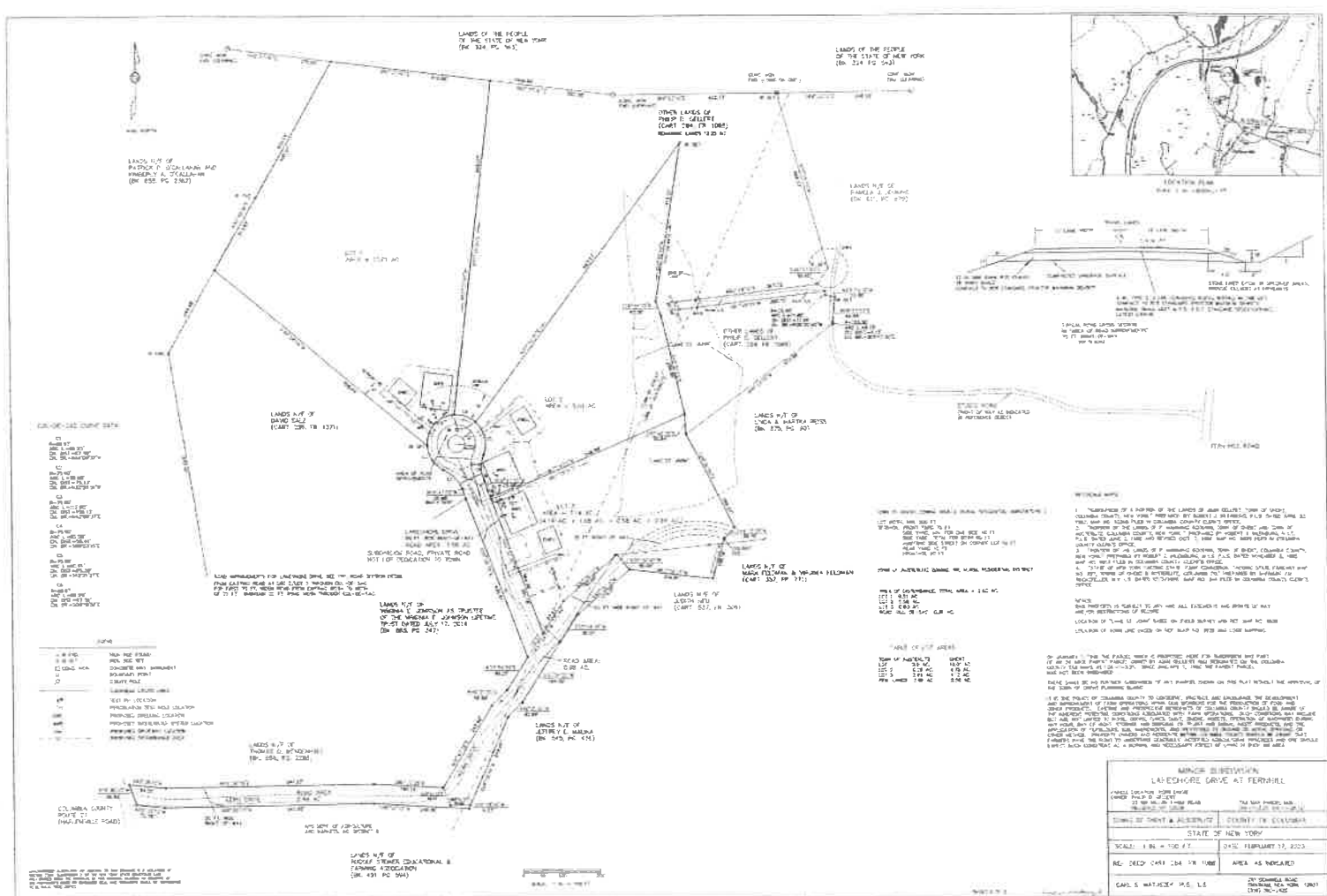
Carl S. Matuszek, P.E., L.S.

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

Reference Material
Planning Board Meeting

Reference Material
Planning Board Meeting

PLANNING BOARD
COLUMBIA COUNTY
APR 03 2023
TOWN OF AUSTERLITZ
RECEIVED



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

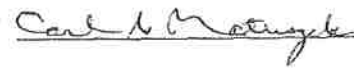
Town of Ghent Planning Board
Town Hall
P.O. Box 98
Ghent, New York 12075

RE: Lakeshore Drive at Fernhill Subdivision
Kern Dr. & Lakeshore Dr., Town of Ghent
Columbia County, New York

Dear Planning Board Members:

The monuments (iron rod set) depicted on the survey map that I prepared titled "Minor Subdivision, Lakeshore Drive at Fernhill, Towns of Ghent and Austerlitz, County of Columbia, State of New York" dated February 17, 2023 have been set as of February 6, 2023. These iron rods are indicated as "IR SET" on the survey map. Tax map parcel nos. 104.-1-3.21 and 104.-1-26.121.

Reference Material



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

Planning Board Meeting



Reference Material

Planning Board Meeting



LAKE SHORE DRIVE SUBDIV., GHENT



February 12, 2023

- Wetlands**
- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Reference Material
Planning Board Meeting



PRIVATE ROAD MAINTENANCE AGREEMENT

An Agreement made this day of February, 2023, applicable to the undersigned parcel owners and users,

Recitals

Whereas, Lakeshore Drive, at Fernhill, is a private road located in Fernhill Development, said Development situated in the Towns of Ghent and Austerlitz, Columbia County, New York, and

Whereas, Lakeshore Drive abuts three parcels of land as shown on a survey map entitled Lands of Gellert, January, 2023, a copy of which is attached hereto, for reference, and

Whereas, the said three parcels of land are noted on said survey map, as Lot 1 (10.01 acres +/-), Lot 2 (5.01 acres +/-) and Lot 3 (7.14 acres +/-), together with other remaining lands of Gellert, and

Whereas, the present owner, Philip D. Gellert, desires to sell one or more of the parcels (Lots 1, 2 and 3), as noted heretofore, subject to a private road maintenance agreement, and

Whereas, other parcels of land, abutting Lake Shore Drive at Frenhill, have been conveyed heretofore, and not being subject to this private road maintenance agreement, and

Whereas, it is understood and agreed that all future conveyances, including Lots 1, 2 and 3 noted heretofore, shall be conveyed subject to the private road maintenance agreement, said agreement to run with the land, it is hereby agreed as follows:

1. The roadway known as Lakeshore Drive, at Fernhill, shall be subject to perpetual, non-exclusive easement, for ingress and egress, granting access to all of the parcel owners and their occupants, employees, agents, guests and service providers.
2. The roadway property shall be subject to perpetual, non-exclusive public utility easements for the purpose of permitting above and below ground public utilities to be installed and maintained.
3. Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles.
4. It is understood and agreed that owners of other parcels of land situate at Fernhill Development and who have not signed a copy of this said agreement, shall not be bound by its terms. It is understood and agreed that all owners of parcels of land situate at Fernhill Development, who have signed this agreement or purchased real property after the date of the signing, shall be bound by its terms.

- 5. Cost of the maintenance of the private road, including cost of maintenance and snow plowing during the winter months, shall be born by the parties to this agreement.
- 6. For the safety of the residents, no machinery, trailers, vehicles or other property may be stored, or parked upon the private roadway, except parking of vehicles for limited periods of time.
- 7. This agreement shall be perpetual, and shall encumber and run with the land as long as the road remains private.
- 8. This agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators, and assigns.

Philip D. Gellert
Planning Board Meeting

State of New York
County of Columbia

On this day of , 2023, before me, the undersigned, personally appeared Philip D. Gellert, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Alice LeBlanc

86.-2-37

PL-2023-02

Boundary Line Adjustment



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

Application Date 3/6/2023

Project No. PL-2023-02

Owner of Donor Parcel: Name 5100 SOUTH STREET LLC - FIVE STAR -
Mailing Address P.O. Box 151
SPENCERTOWN NY 12165
Email Address _____
Preferred Phone _____

Owner of Receiving Parcel (If Different): Name ALICE M. LE BLANC
Mailing Address P.O. Box 253
SPENCERTOWN NY 12165
Email Address alice.m.leblanc@verizon.net
Preferred Phone 301-602-2979

Surveyor/Engineer: Name RICHARD SARDO
Mailing Address 135 GEORGE ROAD
CHENY NY 12075
Email Address rsardopl@caol.com
License No. 050560
Preferred Phone 518-821-9547

Reference Material

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

Planning Board Meeting

Attach letter from owner authorizing representative to appear

Project Information: Donor Parcel:
Tax Map No(s) 86.00-2-36 Acreage 22.12

Receiving Parcel:
Tax Map No(s) 86.00-2-37 Acreage 3.271

Location of Project: EAST SIDE OF COUNTY ROUTE 7 SOUTH OF RUNSIT RD.

Reason(s) for requested change: TO IMPROVE BUILDING SETBACK
ON LE BLANC PROPERTY

(Boundary Line App.p.2)

Anticipated Change(s) in Property Use: NONE

Jack Shear
Applicant's Signature
5100 South Street LLC
by Jack Shear member

7 March 2023
Date

Donor Parcel Owner Signature (if
Different)

Date

Alice M. LeBlanc

March 8, 2023

Receiving Parcel Owner Signature
(if Different)

Date

Alice M. LeBlanc

Reference Material

Planning Board Meeting

REV'D 9/06/22

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

TOWN OF AUSTERLITZ
RECEIVED

MAR 29 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. PL-2023-02

Owner of Donor Parcel: Name Alice M. LeBlanc
Mailing Address P.O. Box 253
SPENCERTOWN, NY 12165
Email Address alicemleblanc@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 SARDO
Mailing Address 135 GEORGE ROAD
GHEENT NY 12075
Email Address rsardopl@aol.com
License No. 050560
Preferred Phone 518-821-9547

Reference Material

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

Planning Board Meeting

Attach letter from owner authorizing representative to appear

Project Information: Donor Parcel:
Tax Map No(s) 86.00-2-37 Acreage 3.271

Receiving Parcel:
Tax Map No(s) 86.00-2-36.1 Acreage 22.12

Location of Project: EAST SIDE OF COUNTRY ROUTE 7 SOUTH OF PUNSET RD

Reason(s) for requested change: TO IMPROVE BUILDING SETBACK
ON LeBlanc property

Anticipated Change(s) in Property Use: NONE

March 8, 2023
Date

Date _____

Date 7 March 2023

Planning Board Meeting

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





135 George Road, Ghent, NY 12075 (518) 821-9547
Dba R. Sardo Land Surveying Services, PLLC

"We Monument"

Reference Material

TOWN OF AUSTERLITZ
RECEIVED

MAR 29 2023

PLANNING
BOARD
COLUMBIA COUNTY

5100 SOUTH STREET, LLC TO LeBLANC

Description:

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

BEGINNING at an iron rod found said iron rod being on the dividing line of lands of Diane D. Benney Kern to the south, the lands of Alice M. LeBlanc to the west and the lands of 5100 South Street, LLC. to the north being the southwest corner of the herein described parcel; thence along said lands of Alice M. LeBlanc N 5-23-24 W 291.74 feet to a point; thence through lands of 5100 South Street along a line of no physical bounds N 84-36-36 E 75.00 feet, S 5-23-24 E 280.00 feet to a point; thence along lands of Margaret F. Wenk and aforementioned lands of Diane D. Benney Kern S 75-42-46 W 75.91 feet to the point or place of BEGINNING

Containing 0.492 Acres

All as shown on as Parcel-2 on a survey map entitled "PROPOSED LOT LINE ADJUSTMENT PARCEL-1 PORTION OF PROPERTY OF ALICE M. LeBLANC PARCEL-2 PORTION OF PROPERTY OF 5100 SOUTH STREET, LLC TO BE CONVEYED TO ALICE M. LeBLANC PARCEL-3 PORTION OF PROPERTY OF ALICE M. LeBLANC TO BE CONVEYED TO 5100 SOUTH STREET, LLC" dated 3 January 2023 by R. Sardo Land Surveying Services, PLLC

LeBLANC TO 5100 SOUTH STREET, LLC

Description:

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

BEGINNING at an iron rod found said iron rod being on the easterly right-of-way of County Route 7 on the dividing line of lands of 5100 South Street LLC to the north and lands of Alice M. LeBlanc to the south being the northwesterly corner of the herein described parcel; thence along said lands of 5100 South Street, LLC N 84-58-06 E 255.50 feet and S 5-23-24 E 100.00 feet to a point; thence through the lands of Alice M. LeBlanc along a line of no physical bounds S 84-58-06 W 268.06 feet to a point; thence along aforementioned easterly right-of-way of County Route 7 N 9-03-12 E 12.94 feet and N 0-42-24 E 87.89 feet to the point or place of BEGINNING

Containing 0.599 Acres

All as shown on as Parcel-3 on a survey map entitled "PROPOSED LOT LINE ADJUSTMENT PARCEL-1 PORTION OF PROPERTY OF ALICE M. LeBLANC PARCEL-2 PORTION OF PROPERTY OF 5100 SOUTH STREET, LLC TO BE CONVEYED TO ALICE M. LeBLANC PARCEL-3 PORTION OF PROPERTY OF ALICE M. LeBLANC TO BE CONVEYED TO 5100 SOUTH STREET, LLC" dated 3 January 2023 by R. Sardo Land Surveying Services, PLLC

CONTRACT FOR SALE
OF
REAL PROPERTY



THIS AGREEMENT, made this 12 day of December, 2022, between **5100 SOUTH STREET LLC**, having an address of P. O. Box 151, Spencertown, New York 12165, as the Seller, and **ALICE M. LeBLANC**, having an address of 5086 County Route 7, Spencertown, New York 12165, as the Purchaser,

1. PROPERTY

The Seller agrees to sell and convey, and the Purchaser agrees to purchase ALL that certain tract or parcel of vacant land, situate, lying and being in the Town of Austerlitz, County of Columbia and State of New York, being a portion of Town of Austerlitz Tax Map #86.-2-36.100, and shown as "Parcel 1" on the attached "SCHEDULE A", further being a portion of the premises conveyed by Ralph Loffredo and Donna Nadeau to 5100 South Street LLC, by Deed dated February 15, 2019 and recorded in the Columbia County Clerk's Office on February 19, 2019 in Book 880 of Official Records, at Page 1892.

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

Subject to covenants, restrictions, easements and rights-of-way of record, if any, to the extent that the same may affect the premises herein described.

The premises to be conveyed shall be merged with existing lands of the Grantee and are not to be considered a separate parcel.

a. This Contract is contingent on the closing of title on "Parcel 2" pursuant to a separate Contract for Sale between the parties bearing the same date as this Agreement.

2. PURCHASE PRICE

The purchase price is **\$1.00** payable at the time of closing.

Reference Material

Planning Board Meeting

3. CLOSING, TITLE AND POSSESSION

a. The closing shall be held and the Deed delivered at the office of Flint Law Firm P.C., Attorney for the Seller, 75 Main Street, Chatham, New York, on or about **20 days after municipal approval**, or at such other time and place as may be mutually agreed upon; or, at the election of the Seller, the parties hereby agree that a closing shall be completed by way of mail, with net closing proceeds to be wired to Flint Law Firm P.C., Attorney Trust Account-IOLA. After confirmation of receipt of wired funds, the Purchaser's attorney or title company will be authorized by the Seller's attorney to release and record executed transfer documents.

b. The Deed shall be the usual Bargain and Sale With Covenants Against Grantors Acts and shall contain the clause specified in Sub-division 5 of Section 13 of the Lien Law. It shall be duly executed and acknowledged by the Seller so as to convey to the Purchaser the fee simple of the premises, in such form as will be accepted and insured, without material exception, by any reputable title insurance company doing business in the State of New York. The Seller shall pay the New York State and Columbia County transfer taxes.

c. Possession of the premises shall be delivered at the time of closing.

d. In the event the Purchaser's title company charges a mortgage pickup fee, the Seller agrees to pay the same not to exceed \$150.00 per mortgage. If the Purchaser's title company charges more than \$150.00, then this additional expense shall be borne solely by the Purchaser.

4. MUNICIPAL APPROVAL

The obligations of the Purchaser are contingent upon it obtaining, at its sole cost and expense, all requisite municipal approval for this conveyance. The cost of the survey and municipal application shall be paid for solely by the Purchaser.

5. MORTGAGE CONTINGENCY

This transaction is not contingent on the Purchaser obtaining mortgage financing.

Reference Material

6. APPORTIONMENTS

Taxes are to be apportioned as of the date of closing.

Planning Board Meeting

7. DEFAULTS AND REMEDIES

If the Purchaser defaults hereunder, the Seller's sole remedy shall be to receive and retain the downpayment as liquidated damages, it being agreed that the Seller's damages in case of the Purchaser's default might be impossible to ascertain, and that the downpayment constitutes a fair and reasonable amount of damages under the circumstances and is not a penalty. If the Seller defaults hereunder, the Purchaser shall have such remedies as the Purchaser shall be entitled to at law or in equity, including, but not limited to, specific performance.

8. PURCHASER'S LIEN

All sums paid on account of this Contract, and the reasonable expense of the examination of the title to said premises, are hereby made liens thereon, but such liens shall not continue after default by the Purchaser under this Contract.

Reference Material
Planning Board Meeting

9. BUILDING & ZONING LAWS

The premises will be conveyed subject to environmental laws and regulations, and building and zoning laws and regulations, if any, provided the same are not violated by the existing use of the premises.

**10. NOTICE REGARDING UTILITY
ELECTRIC SERVICE
(\$242 REAL PROPERTY LAW)**

The Purchaser is hereby notified that the real property that is the subject of this sale is not currently provided with utility electric service. The Seller shall have no obligation to provide utility electric service to the property.

**11. AGRICULTURAL DISTRICT DISCLOSURE
(\$333-c REAL PROPERTY LAW)**

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies or may lie partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

12. BROKER

The parties hereto agree that no real estate broker negotiated or assisted in the consummation of this transaction, nor is any such broker entitled to a commission therefor.

13. ASSIGNMENT

The stipulations herein shall bind the heirs, executors, administrators, successors and assigns of the respective parties, but neither party may assign their rights or obligations hereunder without the consent of the other.

The Purchaser may assign all rights under this agreement to a corporation, limited liability company, or other entity in which the Purchaser has majority control.

14. NOTICES

Any notice or other formal communication required by the Contract shall be deemed sufficiently given if delivered by any one of the following methods: (i) personal delivery to any party or to his or her attorney; (ii) mailing by certified or registered mail, return receipt requested, or by Federal Express or other nationally recognized courier service providing written evidence of delivery to the address indicated at the introductory paragraph herein or to the party's attorney at his or her principal office address; (iii) facsimile transmission to the parties' attorney; or (iv) email transmission to the parties' attorney. Notice to either party shall be sent to:

Attorney for Seller:

Paul G. Flint, Esq.
Flint Law Firm P.C.
75 Main Street, P.O. Box 363
Chatham, New York 12037
Telephone: (518) 392-2555
Fax: (518) 392-2578
Email: pflint@flintlawfirm.com

Attorney for Purchaser:

Mitchell Khosrova, Esq.
20 Park Row
Chatham, New York 12037
Telephone: (518) 392-3329
Fax: (518) 392-0766
Email: mitch@mknynlaw.com

Reference Material

Planning Board Meeting

15. EXECUTION

This agreement shall not be binding until it has been signed by both the Seller and Purchaser, and signed copies have been duly delivered to the attorney for each party by mail, facsimile transmission or electronic mail. The Seller reserves the right to modify, amend or withdraw this agreement until it has been signed by the Seller. If the Purchaser's downpayment check is returned for insufficient funds, the Seller shall have the right to terminate this agreement. This agreement, or any amendment thereof, shall be valid and enforceable when containing signatures transmitted by facsimile or electronic mail.

16. DEATH OF SELLER OR PURCHASER

In the event of the death of any Seller or Purchaser named herein, then a legal representative of their estate shall have the right to terminate this Contract, and a full refund of the downpayment shall be given, at which point, the parties shall have no further obligation to the other.

17. ENTIRE AGREEMENT, MODIFICATION & SURVIVAL

This Agreement constitutes the entire agreement between the parties and may not be modified, altered or amended unless by writing signed by both parties hereto. The parties hereby agree that their attorney may extend contingency dates and agree to inspection credits on their behalf. None of the representations, warranties, covenants or other obligations of the Seller hereunder shall

survive the closing, except as expressly provided herein. Acceptance of the Deed by the Purchaser shall be deemed full and complete performance and discharge of every agreement and obligation of the Seller hereunder, except those, if any, which expressly are stated herein to survive the closing.

IN WITNESS WHEREOF, the parties hereto have signed this Contract as of the day and year first above written.


Seller – Jack Shear, Member

DocuSigned by:

4710105FE8E113E 12/8/2022
Purchaser – Alice M. LeBlanc

Reference Material

Planning Board Meeting

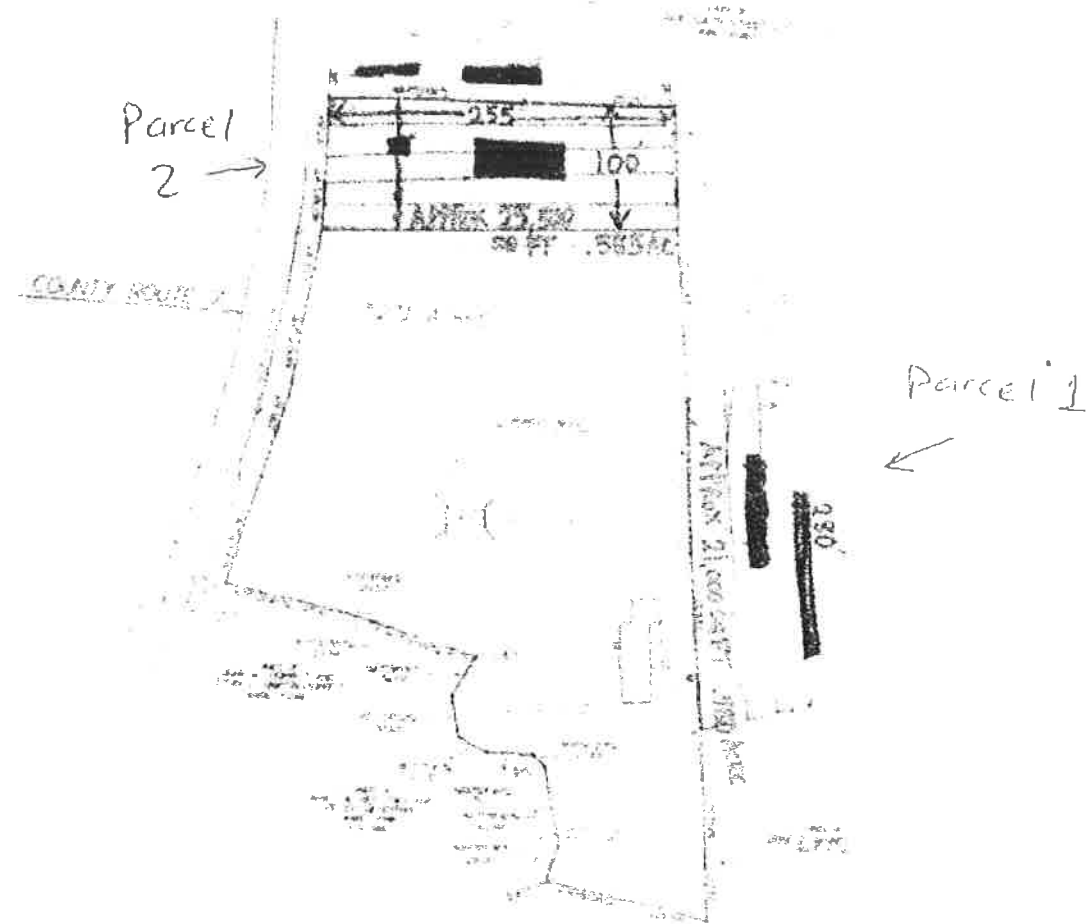
FLINT LAW FIRM P.C.
75 Main Street, P. O. Box 363
Chatham, New York 12037
Tel: (518) 392-2555 / Fax: (518) 392-2578

www.flintlawfirm.com

Reference Material



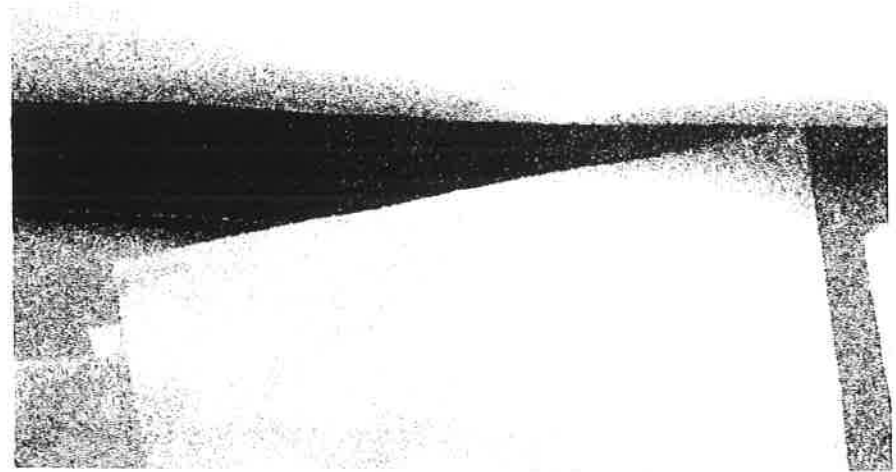
Planning Board Meeting



LICE M LEBLANC 20210174

Reference Material

Planning Board Meeting



JS

PURCHASER RIDER TO THE CONTRACT OF SALE BETWEEN
5100 SOUTH STREET LLC, SELLER AND
ALICE M. LEBLANC, PURCHASER

This Rider is attached to and made a part of the above referenced Contract of Sale. In the event of any conflict between the terms of this Rider and the terms of the Contract of Sale, the terms of this Rider shall govern and control.

1. The Seller represents that, to the best of his/her knowledge, the portion of the premises being transferred contains approximately 0.48 acres, to be defined per survey.

2. Paragraph 4 of the Contract is amended so that both parties agree to cooperate and execute any documents that may be reasonably necessary to obtain municipal approval.

3. In the event there is a mortgage encumbering the Premises, this sale is contingent upon Seller obtaining a partial release from the lender for the portion of the Premises being transferred. Seller shall apply for the partial release within five (5) days of receipt of the fully-executed contract.

4. The parties hereby agree that their attorneys shall have the authority to agree, on behalf of Seller and Purchaser, to extensions of time for any contingencies set forth herein and Notice may be sent by either attorney via email.

5. If a title examination discloses judgments, bankruptcies or other returns against persons having names the same as or similar to that of Seller, Seller shall deliver a detailed affidavit at Closing satisfactory to Purchaser's title company showing that they are not against Seller.

6. Nothing set forth in this Rider shall survive closing unless expressly stated to do so.

7. This Rider and Contract may be executed with original, faxed, photographic or emailed signatures in one or more counterparts, each of which shall be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same contract for all purposes and binding on each party hereto.

IN WITNESS WHEREOF, Seller and Purchasers have duly executed this Rider as of the date written adjacent their signatures.

20 Dec
Date: _____, 2022

12/8/2022

Date: _____, 2022


5100 SOUTH STREET LLC,
BY: Jack Shear, Member, Seller

ALICE M. LEBLANC, Purchaser

Reference Material

Planning Board Meeting

Reference Material

Planning Board Meeting

CONTRACT FOR SALE
OF
REAL PROPERTY



THIS AGREEMENT, made this 26 day of December, 2022, between **ALICE M. LeBLANC**, having an address of 5086 County Route 7, Spencertown, New York 12165, as the Seller, and, **5100 SOUTH STREET LLC**, having an address of P. O. Box 151, Spencertown, New York 12165, as the Purchaser,

1. PROPERTY

The Seller agrees to sell and convey, and the Purchaser agrees to purchase ALL that certain tract or parcel of vacant land, situate, lying and being in the Town of Austerlitz, County of Columbia and State of New York, being a portion of Town of Austerlitz Tax Map #86.-2-37, and shown as "Parcel 2" on the attached "SCHEDULE A", further being a portion of the premises conveyed by James R. Antos and Margaret H. Antos to Alice M. LeBlanc, by Deed dated September 10, 2020 and recorded in the Columbia County Clerk's Office on September 21, 2020 in Book 912 of Official Records, at Page 2148.

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

Subject to covenants, restrictions, easements and rights-of-way of record, if any, to the extent that the same may affect the premises herein described.

The premises to be conveyed shall be merged with existing lands of the Grantee and are not to be considered a separate parcel.

a. This Contract is contingent on the closing of title on "Parcel 1" pursuant to a separate Contract for Sale between the parties bearing the same date as this Agreement.

2. PURCHASE PRICE

The purchase price is **\$1.00** payable at the time of closing.

3. CLOSING, TITLE AND POSSESSION

a. The closing shall be held and the Deed delivered at the office of Flint Law Firm P.C., Attorney for the Seller, 75 Main Street, Chatham, New York, on or about **20 days after municipal approval**, or at such other time and place as may be mutually agreed upon; or, at the election of the Seller, the parties hereby agree that a closing shall be completed by way of mail, with net closing proceeds to be wired to Flint Law Firm P.C., Attorney Trust Account-IOLA. After confirmation of receipt of wired funds, the Purchaser's attorney or title company will be authorized by the Seller's attorney to release and record executed transfer documents.

b. The Deed shall be the usual Bargain and Sale With Covenants Against Grantors Acts and shall contain the clause specified in Sub-division 5 of Section 13 of the Lien Law. It shall be duly executed and acknowledged by the Seller so as to convey to the Purchaser the fee simple of the premises, in such form as will be accepted and insured, without material exception, by any reputable title insurance company doing business in the State of New York. The Seller shall pay the New York State and Columbia County transfer taxes.

c. Possession of the premises shall be delivered at the time of closing.

d. In the event the Purchaser's title company charges a mortgage pickup fee, the Seller agrees to pay the same not to exceed \$150.00 per mortgage. If the Purchaser's title company charges more than \$150.00, then this additional expense shall be borne solely by the Purchaser.

4. MUNICIPAL APPROVAL

The obligations of the Purchaser are contingent upon it obtaining, at its sole cost and expense, all requisite municipal approval for this conveyance. The cost of the survey and municipal application shall be paid for solely by Seller.

5. MORTGAGE CONTINGENCY

Reference Material

This transaction is not contingent on the Purchaser obtaining mortgage financing.

6. APPORTIONMENTS

Planning Board Meeting

Taxes are to be apportioned as of the date of closing.

7. DEFAULTS AND REMEDIES

If the Purchaser defaults hereunder, the Seller's sole remedy shall be to receive and retain the downpayment as liquidated damages, it being agreed that the Seller's damages in case of the Purchaser's default might be impossible to ascertain, and that the downpayment constitutes a fair and reasonable amount of damages under the circumstances and is not a penalty. If the Seller defaults hereunder, the Purchaser shall have such remedies as the Purchaser shall be entitled to at law or in equity, including, but not limited to, specific performance.

8. PURCHASER'S LIEN

All sums paid on account of this Contract, and the reasonable expense of the examination of the title to said premises, are hereby made liens thereon, but such liens shall not continue after default by the Purchaser under this Contract.

9. BUILDING & ZONING LAWS

The premises will be conveyed subject to environmental laws and regulations, and building and zoning laws and regulations, if any, provided the same are not violated by the existing use of the premises.

Reference Material

10. NOTICE REGARDING UTILITY
ELECTRIC SERVICE
(§242 REAL PROPERTY LAW)

Planning Board Meeting

The Purchaser is hereby notified that the real property that is the subject of this sale is not currently provided with utility electric service. The Seller shall have no obligation to provide utility electric service to the property.

11. AGRICULTURAL DISTRICT DISCLOSURE
(§333-c REAL PROPERTY LAW)

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies or may lie partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

12. BROKER

The parties hereto agree that no real estate broker negotiated or assisted in the consummation of this transaction, nor is any such broker entitled to a commission therefor.

13. ASSIGNMENT

The stipulations herein shall bind the heirs, executors, administrators, successors and assigns of the respective parties, but neither party may assign their rights or obligations hereunder without the consent of the other.

The Purchaser may assign all rights under this agreement to a corporation, limited liability company, or other entity in which the Purchaser has majority control.

14. NOTICES

Any notice or other formal communication required by the Contract shall be deemed sufficiently given if delivered by any one of the following methods: (i) personal delivery to any party or to his or her attorney; (ii) mailing by certified or registered mail, return receipt requested, or by Federal Express or other nationally recognized courier service providing written evidence of delivery to the address indicated at the introductory paragraph herein or to the party's attorney at his or her principal office address; (iii) facsimile transmission to the parties' attorney; or (iv) email transmission to the parties' attorney. Notice to either party shall be sent to:

Attorney for Seller:

Paul G. Flint, Esq.
Flint Law Firm P.C.
75 Main Street, P.O. Box 363
Chatham, New York 12037
Telephone: (518) 392-2555
Fax: (518) 392-2578
Email: pflint@flintlawfirm.com

Attorney for Purchaser:

Mitchell Khosrova, Esq.
20 Park Row
Chatham, New York 12037
Telephone: (518) 392-3329
Fax: (518) 392-0766
Email: mitch@mknynlaw.com

Reference Material

Planning Board Meeting

15. EXECUTION

This agreement shall not be binding until it has been signed by both the Seller and Purchaser, and signed copies have been duly delivered to the attorney for each party by mail, facsimile transmission or electronic mail. The Seller reserves the right to modify, amend or withdraw this agreement until it has been signed by the Seller. If the Purchaser's downpayment check is returned for insufficient funds, the Seller shall have the right to terminate this agreement. This agreement, or any amendment thereof, shall be valid and enforceable when containing signatures transmitted by facsimile or electronic mail.

16. DEATH OF SELLER OR PURCHASER

In the event of the death of any Seller or Purchaser named herein, then a legal representative of their estate shall have the right to terminate this Contract, and a full refund of the downpayment shall be given, at which point, the parties shall have no further obligation to the other.

17. ENTIRE AGREEMENT, MODIFICATION & SURVIVAL

This Agreement constitutes the entire agreement between the parties and may not be modified, altered or amended unless by writing signed by both parties hereto. The parties hereby agree that their attorney may extend contingency dates and agree to inspection credits on their behalf. None of the representations, warranties, covenants or other obligations of the Seller hereunder shall

survive the closing, except as expressly provided herein. Acceptance of the Deed by the Purchaser shall be deemed full and complete performance and discharge of every agreement and obligation of the Seller hereunder, except those, if any, which expressly are stated herein to survive the closing.

IN WITNESS WHEREOF, the parties hereto have signed this Contract as of the day and year first above written.

DocuSigned by:
Alice M. LeBlanc 12/8/2022
Seller – Alice M. LeBlanc

Jack Shear
Purchaser – Jack Shear, Member

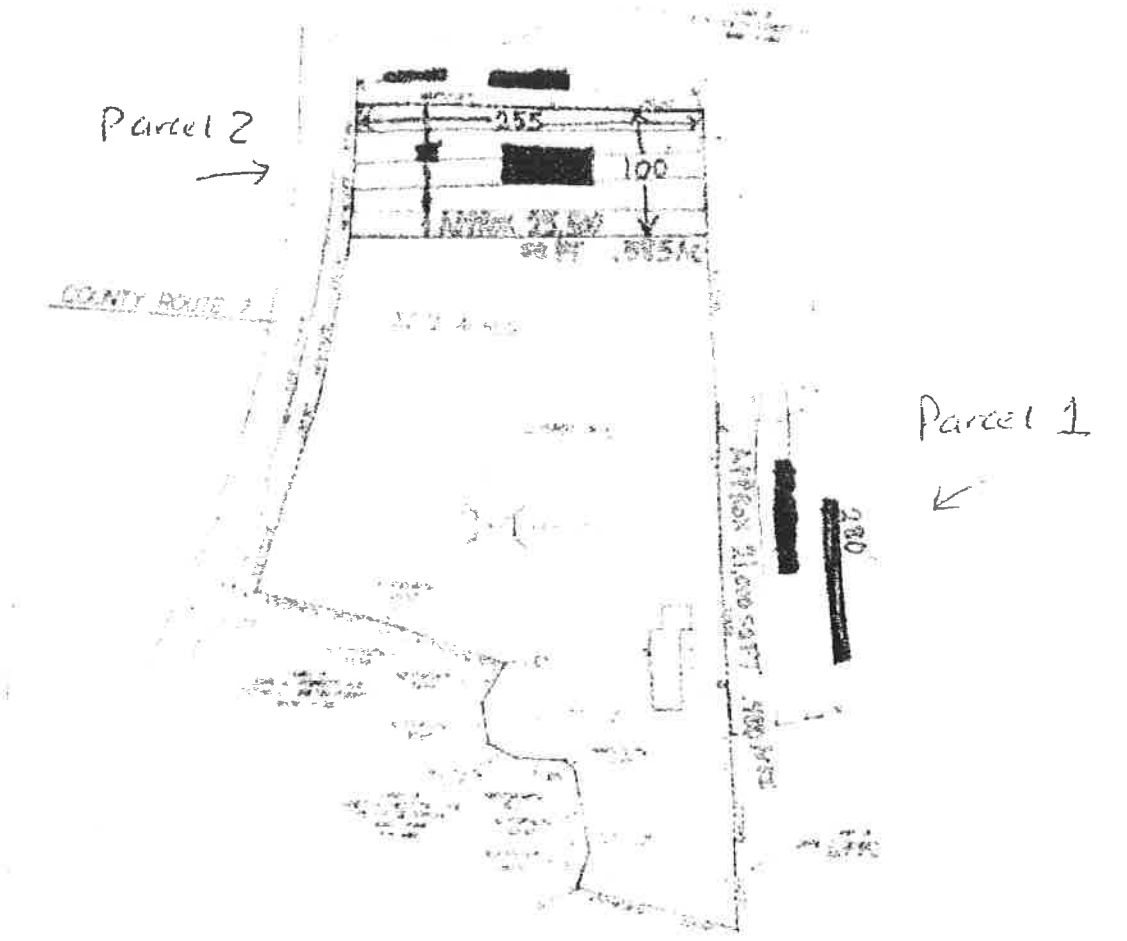
Reference Material

Planning Board Meeting

FLINT LAW FIRM P.C.
75 Main Street, P. O. Box 363
Chatham, New York 12037
Tel: (518) 392-2555 / Fax: (518) 392-2578

www.flintlawfirm.com

Reference Material
Planning Board Meeting

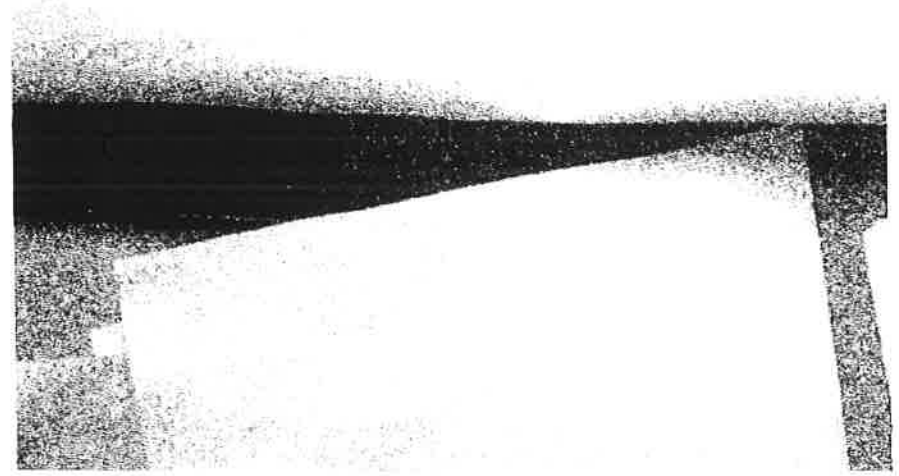


LICE M LeBLANC 20210174



Reference Material

Planning Board Meeting



**SELLER RIDER TO THE CONTRACT OF SALE BETWEEN
ALICE M. LEBLANC, SELLER AND
5100 SOUTH STREET LLC, PURCHASER**

This Rider is attached to and made a part of the above referenced Contract of Sale. In the event of any conflict between the terms of this Rider and the terms of the Contract of Sale, the terms of this Rider shall govern and control.

1. The Seller represents that, to the best of his/her knowledge, the portion of the premises being transferred contains approximately 0.585 acres, to be defined per survey.
2. Paragraph 4 of the Contract is amended so that both parties agree to cooperate and execute any documents that may be reasonably necessary to obtain municipal approval.
3. This sale is contingent upon Seller obtaining a partial release from the lender for the portion of the Premises being transferred. Seller shall apply for the partial release within five (5) days of receipt of the fully-executed contract.
4. The parties hereby agree that their attorneys shall have the authority to agree, on behalf of Seller and Purchaser, to extensions of time for any contingencies set forth herein and Notice may be sent by either attorney via email.
5. If a title examination discloses judgments, bankruptcies or other returns against persons having names the same as or similar to that of Seller, Seller shall deliver a detailed affidavit at Closing satisfactory to Purchaser's title company showing that they are not against Seller.
6. Nothing set forth in this Rider shall survive closing unless expressly stated to do so.
7. This Rider and Contract may be executed with original, faxed, photographic or emailed signatures in one or more counterparts, each of which shall be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same contract for all purposes and binding on each party hereto.

IN WITNESS WHEREOF, Seller and Purchasers have duly executed this Rider as of the date written adjacent their signatures.

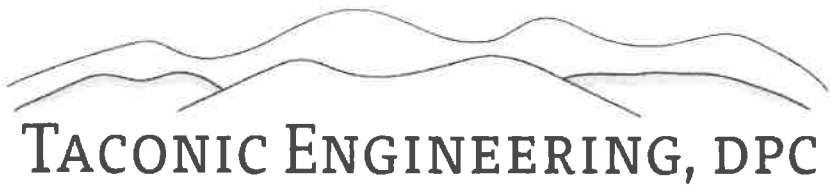
12/8/2022
Date: _____, 2022

20 Dec
Date: _____, 2022

DocuSigned by:
Alice M. LeBlanc
471619EFC0E143E
ALICE M. LEBLANC, Seller
Jack Shear
5100 SOUTH STREET LLC,
BY: Jack Shear, Member, Purchaser

Reference Material
Planning Board Meeting

Spencertown Country Store
Acquisition LLC
Alan Phillips/Elana Carlson
86.1-1-10
PL-2023-05
Site Plan

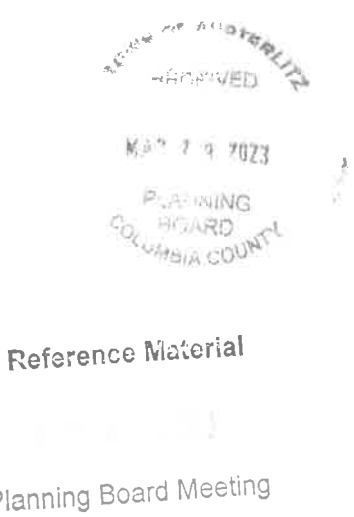


P O Box 272
Chatham NY 12037
(518) 392-6660
Info@taconicengineering.com

LETTER OF TRANSMITTAL (LOT)

Project: **825 Route 203, Austerlitz, NY 12037**
Project #: **23036**
Date: **3/27/23**
To: **DeeAnn Veeder**
 Town of Austerlitz Planning Board Clerk

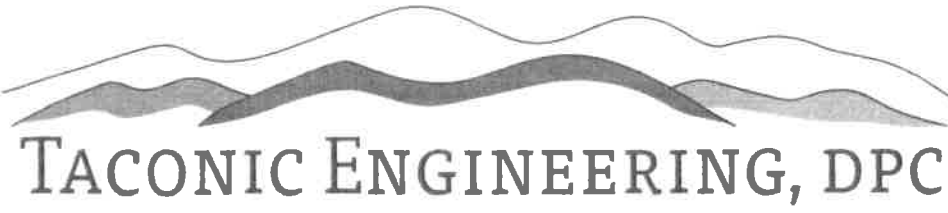
From: **Chad Lindberg, PE**
 Taconic Engineering, DPC



	For File		For Approval	X	For Review
	For Reference/Use		For Confirmation		For Permit

Qty.	Sheet #	Document Description
3		Letter of Agent
3		Town of Austerlitz Planning Board Site Plan Application
3		Short Environmental Assessment Form
3		Site Plan
1		Application Fee


Comments & Notes



P.O.Box 272
Chatham NY 12037
(518) 392-6660
Info@taconicengineering.com

LETTER OF AGENT

I (We), Spencer Town Country Store Acquisition LLC, c/o Alan Phillips am (are) the owner(s) of the property located at 825 State Route 203 in the Town of Austerlitz , Tax Map Designation Section 86.1, Block 1, Lot 10. I (We) hereby authorize the firm Taconic Engineering, DPC, and Elana Carlson to act as my (our) agent to represent my interest in applying to the Town of Austerlitz Planning Board and/or Zoning Board of Appeals for Site Plan Approval .

DocuSigned by:

04E48AD7E927AD9
Signature

3/24/2023
Date

Reference Material

Planning Board Meeting

Signature

Date

TOWN OF AUSTERLITZ
RECEIVED
MAR 29 2023
PLANNING
BOARD
COLUMBIA COUNTY

TOWN OF AUSTERLITZ PLANNING BOARD
APPLICATION FOR SITE PLAN REVIEW/SPECIAL USE PERMIT

TOWN OF AUSTERLITZ
RECEIVED
MAR 29 2023
PLANNING
BOARD
COLUMBIA COUNTY

Application Date: 3/27/2023

Project No. PL-2023-05

Approval for (check all that apply)

Site Plan X Site Plan Amendment _____ Special Use Permit X

Property Owner: Name Spencer Town Country Store Acquisition LLC, c/o Alan Phillips

Mailing Address 470 Harrington Dr, Austerlitz NY 12017

Email Address: _____

Phone Number: _____

Surveyor or Engineer: Name Taconic Engineering, DPC, c/o Chad Lindberg

Email Address chad@taconicengineering.com

Phone Number (518) 392-6660

License Number 090819

Representative (if any): Name Elana Carlson

Email Address elana@fantzye.com

Phone Number 978-460-1779

Project related mailing address:

PO Box 172

Spencertown NY 12165

Please provide owner's letter of authorization

Reference Material

Property Address: 825 State Route 203

Tax Map Number: 86.1-1-10 and 86.1-1-8.200

Parcel Acreage: 0.141 and 0.849

Current Use of Land:

Vacant. Previously the site of Spencertown General Store

Planning Board Meeting

Character/Use of Abutting Lands:

Residential, light use commercial

Easements or Restrictions: Yes, access easement for 86.1-1-8.200

Ag. District: Yes (No)

Proposed Use of Site: Utilities _____ Multifamily project _____

In-Home Business _____ Commercial Project X Other _____

Use Category SP (See Town Law §195-13) Restaurant
(bagel cafe)

(Site Plan/Special Use Permit App. P. 2)

Detailed Description of proposed use, including primary and secondary uses (use additional sheet if necessary):

Proposed use is restaurant (cafe) and grocery store.

Description of all buildings to be used/constructed (including height, square feet, no. of stories):

Existing building is +/- 3,000 SF, 2 stories. +/- 135 SF addition to be constructed.

Is the property within 500 feet of

A municipal boundary No

A county or state park/recreation area (existing or proposed) No

A county or state road or right of way (existing or proposed) Yes

A county or state-owned building or institution No

A stream or drainage channel owned by the county or for which channel lines have been established No

An active farm operation within an Agricultural District No

Reference Material

Planning Board Meeting

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

Please Review Articles VIII and IX of the Town Law for application requirements and Board procedures.

DocuSigned by:



651C6F81802E443...

Signature

3/24/2023

Date

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

825 NY-203

SITE PLAN

PREPARED FOR:

ELANA CARLSON
PO BOX 806
CLAVERACK, NY 12513

MARCH 2023

Reference Material

Planning Board Meeting



DRAWING SUMMARY

- C100 - TITLE
- C101 - EXISTING CONDITIONS SITE PLAN
- C102 - PROPOSED CONDITIONS SITE PLAN



TACONIC ENGINEERING, DPC
2023
SHEET 1
JANUARY 2023
JANUARY 2023

825 NY-203

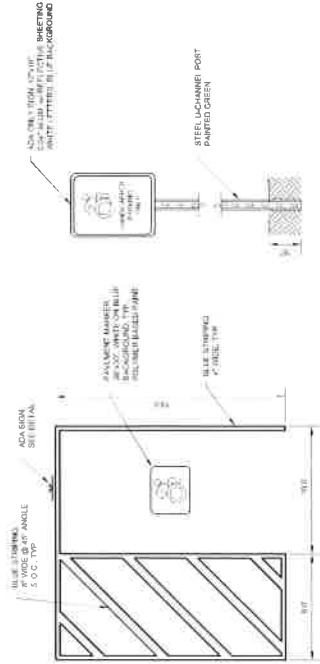
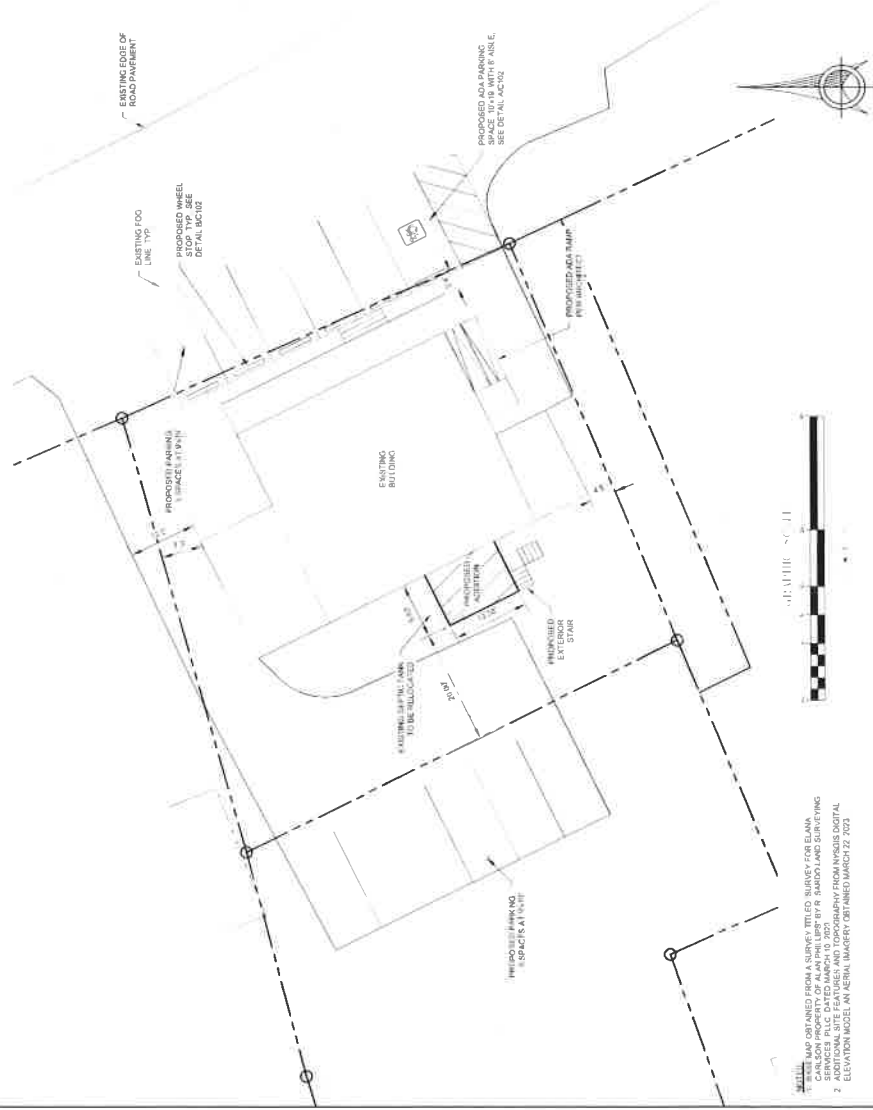
TITLE

C100

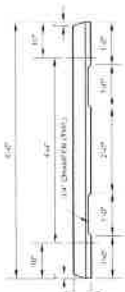
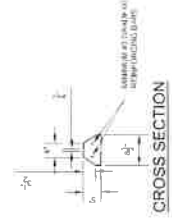
SCALE:
AS SHOWN

Planning Board Meeting

DENSITY REQUIREMENTS - ZONE S-HW (SPENCERTOWN HAMLET)									
USE	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH	MAXIMUM BUILDING HEIGHT		
REQUIRED	2.5	8.0 FT	15'	5'	75'	30'	40'		
EXISTING	NO CHANGE	8.17 (16.64 AC)	24.6 (FOOTCH)	34.5'	60.6'	75'	27.5 METERS (91 FT)		
PROPOSED	NO CHANGE	8.17 (16.64 AC)	24.6 (FOOTCH)	NO CHANGE	145 (COMPLEX)	145 (COMPLEX)	NO CHANGE		

[illegible]

NOTE: All values are approximate and may vary.



NOTES:

1. CONCRETE FOR WHEEL STOP: MINIMUM 3 000 PSI IN 28 DAYS
2. REINFORCING STEEL PER ASTM A615 GRADE 60
3. ATTACHMENT PINS SHALL HAVE 7 INCH EMBEDMENT



C102

SCALE:
AS SHOWN

PROPOSED CONDITIONS

825 NY-203

ONIC ENGINEERING, DPC

TACONIC JOB# 23716

13 SHEETS

CAL

020701

Short Environmental Assessment Form
Part 1 - Project Information



Instructions for Completing

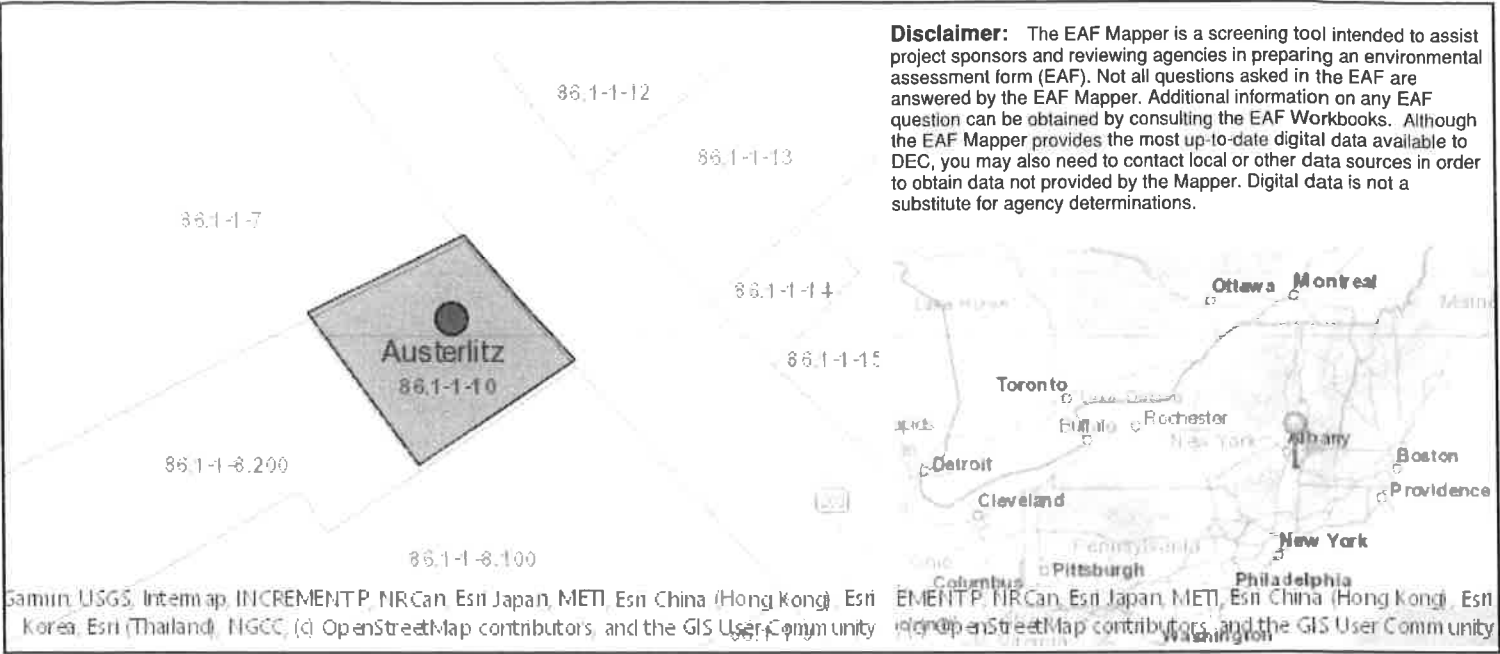
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 825 NY-203			
Project Location (describe, and attach a location map): 825 NY-203, Austerlitz, NY 12017			
Brief Description of Proposed Action: Renovation of the interior of the existing building on site. Small addition to existing building. Addition of an ADA ramp for access to front porch entry. Change in use from general store to cafe. <div>Reference: [illegible] Planning Board Meeting</div>			
Name of Applicant or Sponsor: Taconic Engineering, DPC		Telephone: 518 392-6660 ext 102 E-Mail: adidio@taconicengineering.com	
Address: 17 Railroad Ave (PO Box 272)			
City/PO: Chatham		State: NY	Zip Code: 12037
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: Town of Austerlitz Building Permit, Columbia County Department of Health Permit to Operate, Columbia County Public Water Supply		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.141 acres	
b. Total acreage to be physically disturbed?		+/-0.003 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.990 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 checked="" type="checkbox"/> Commercial <input checked="" 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			

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 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: _____ _____ _____			

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 checked="" 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" 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>Andrew Didio</u> Date: <u>3/27/23</u> Signature: <u><i>Andrew Didio</i></u> Title: <u>Consultant</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]	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

Yaghoobzadeh/Schwarcz

95.-1-31

PL-2023-06

Minor Subdivision



Crawford & Associates Engineering and Land Surveying, PC

Engineering Consultants, Planners, Geologists & Surveyors

Hudson Office – 4411 Route 9 Suite 200 • Hudson, NY 12534

Tel: (518) 828-2700 • Fax: (518) 828-2723 • www.crawfordandassociates.com

PRESIDENT

Jennifer Crawford P.E.

PRINCIPAL EMERITUS

David J. Crawford, P.E.

ASSOCIATES

Andrew P. Aubin, P.E., LEED

Daniel J. Russell, L.S.

Donna M. Verna, P.E.

VIA HAND DELIVERY

Reference Material

Planning Board Meeting

March 23, 2023

Chairwoman Deborah Lans
Town of Austerlitz Planning Board
816 Route 203
Spencertown, NY 12165

**Re: Site Plan – Yaghoobzadeh & Schwarcz Subdivision
Schoolhouse Road, Town of Austerlitz
Tax Map #95.-1-31 (62.78 Acres)
C&A# 5615.00**



Dear Chairwoman Lans,

Crawford and Associates Engineering, P.C. (C&A), on behalf of our clients Hooman Yaghoobzadeh and Robert Schwarcz (Applicants) is proposing the subdivision of a 62.78-acre parcel located on Schoolhouse Road in the Town of Austerlitz, NY. The parcel will be subdivided into two lots, Lot 1 will be 31.01 acres and Lot 2 will be 31.77 acres. Additionally, a portion (~600 feet) of the existing driveway is to be a shared driveway between the lots. The shared driveway portion will be widened to 18 feet per the Town Code and designed at minimum per NYS Fire Code for emergency vehicle access.

C&A is submitting the following information for the Town of Austerlitz Planning Board meeting on April 6, 2022.

1. Yaghoobzadeh & Schwarcz Subdivision Site Plans, dated 03/22/23 (6 copies + 1 digital copy);
2. Subdivision Application (6 copies + 1 digital copy);
3. Minor Subdivision Application Fee-Check #30389;
4. Short Environmental Assessment Form (6 copies + 1 digital copy);
5. Agricultural Data Statement (6 copies +1 digital copy);
6. Property Deed (6 copies +1 digital copy);
7. E-mail Correspondence with Columbia County Department of Health on Septic System Feasibility, dated 03/07/2023 (6 copies + 1 digital copy); and
8. Letter of Authorization dated 03/15/23 (6 copies + 1 digital copy).

We look forward to working closely with both you and the Planning Board during the subdivision approval process.

Sincerely,
Crawford & Associates Engineering & Land Surveying, P.C.
J. Zhang
Jasmine Zhang
Staff Engineer

C:\Hooman Yaghoobzadeh (digital copy)
Robert Schwarcz (digital copy)
C&A File 5615.0

H:\WORK\5615.0 Yaghoo\Corresp\2023-03-20 PB Cover Letter.docx

Reference Material
10-1-2023
Planning Board Meeting

Reference Material

Planning Board Meeting

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

Application Date: 3/23/23

Project No. PL-2023-06

Property Owner: Name Hooman Yaghoobzadeh & Robert Schwarcz

Mailing Address 9 Thomas Lane, Scarsdale NY 10583 & 22 Edgemont Circle, Scarsdale NY 10583

Email Address: hooman50@hotmail.com & rschwarca@gmail.com

Phone Number: (212) 861-3222

Surveyor or Engineer: Name Crawford & Associates Engineering, PC

Email Address andy@crawfordandassociates.com

Phone Number 518-828-2700 ext. 1117

License Number 084164

Other Representative (if any): Name Crawford and Associates Engineering Staff Member(s)

Email Address michelle@crawfordandassociates.com

Phone Number 518-828-2700 ext. 1133

Please provide owner's letter of authorization

See attached letter of authorization.

Property Address: Schoolhouse Road

Tax Map Number: 95.-1-31

Current Land Use: Vacant Lot

Number of Proposed Lots: 2

Use of Abutting Lands: Residential/Agricultural/Vacant Land

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

Date(s) of Planning Board Approvals: None

Easements or Restrictions: Yes-easement for waterline

Ag. District: Yes/No

(If yes to either, provide Ag Data Statement)

Ag. Data statement attached

Reason(s) for Proposed Subdivision: Subdivide the existing 62.78 acre parcel into two lots. Lot 1 will be 31.01 acres and Lot 2 will be 31.77 acres.

(Subdivision App. P. 2)

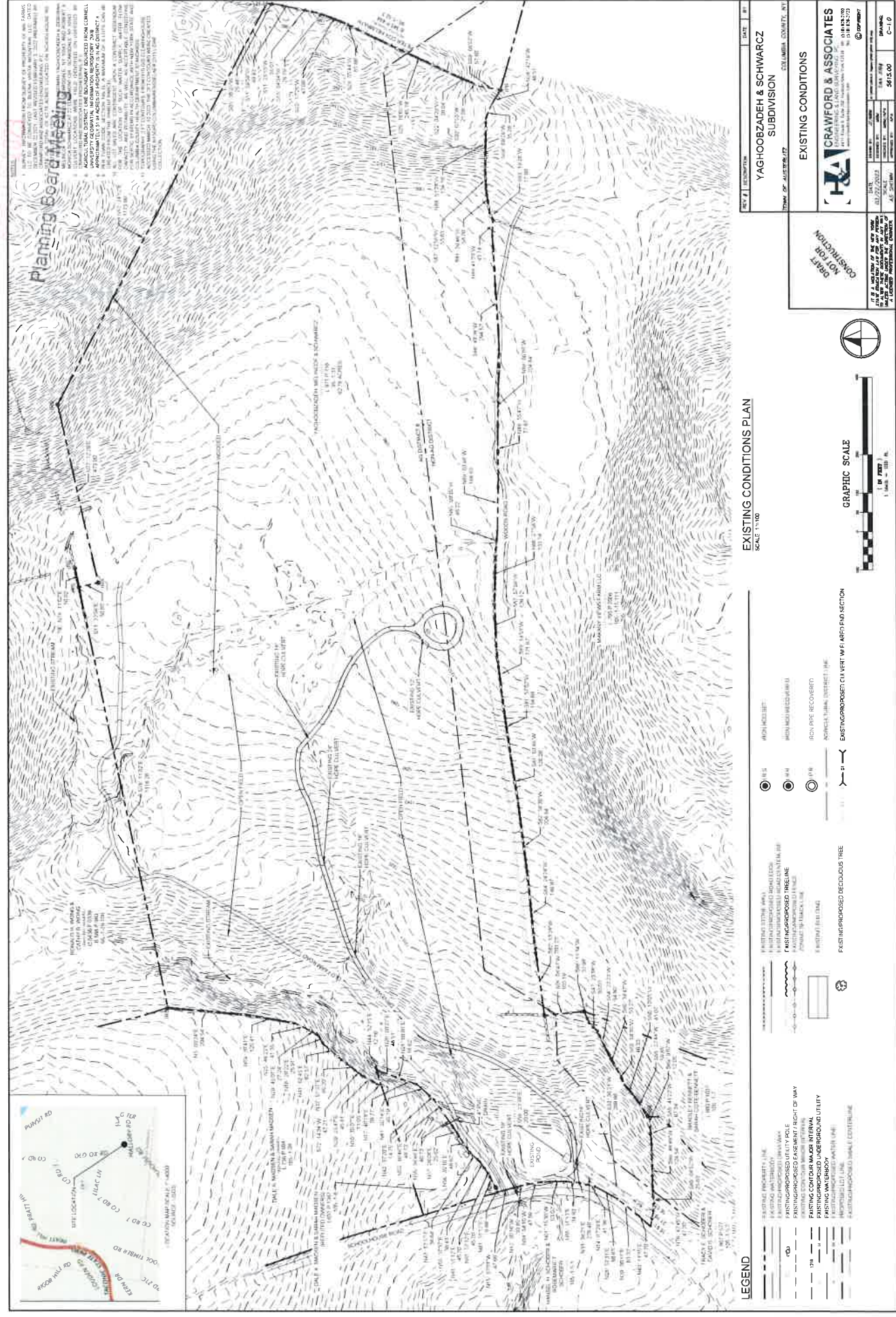

Signature

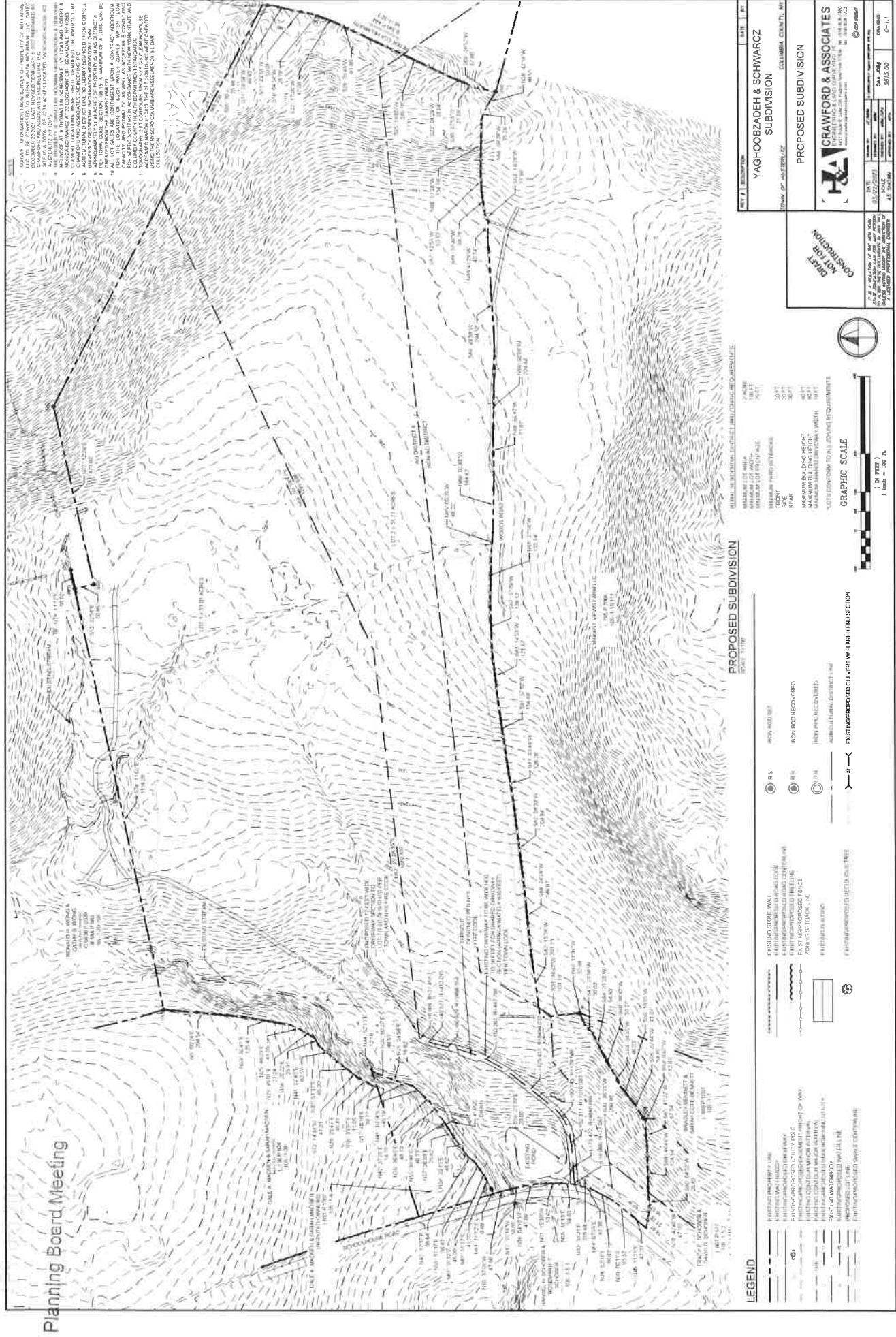
3/15/23
Date

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

Reference Material

Planning Board Meeting





Short Environmental Assessment Form
Part 1 - Project Information



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.

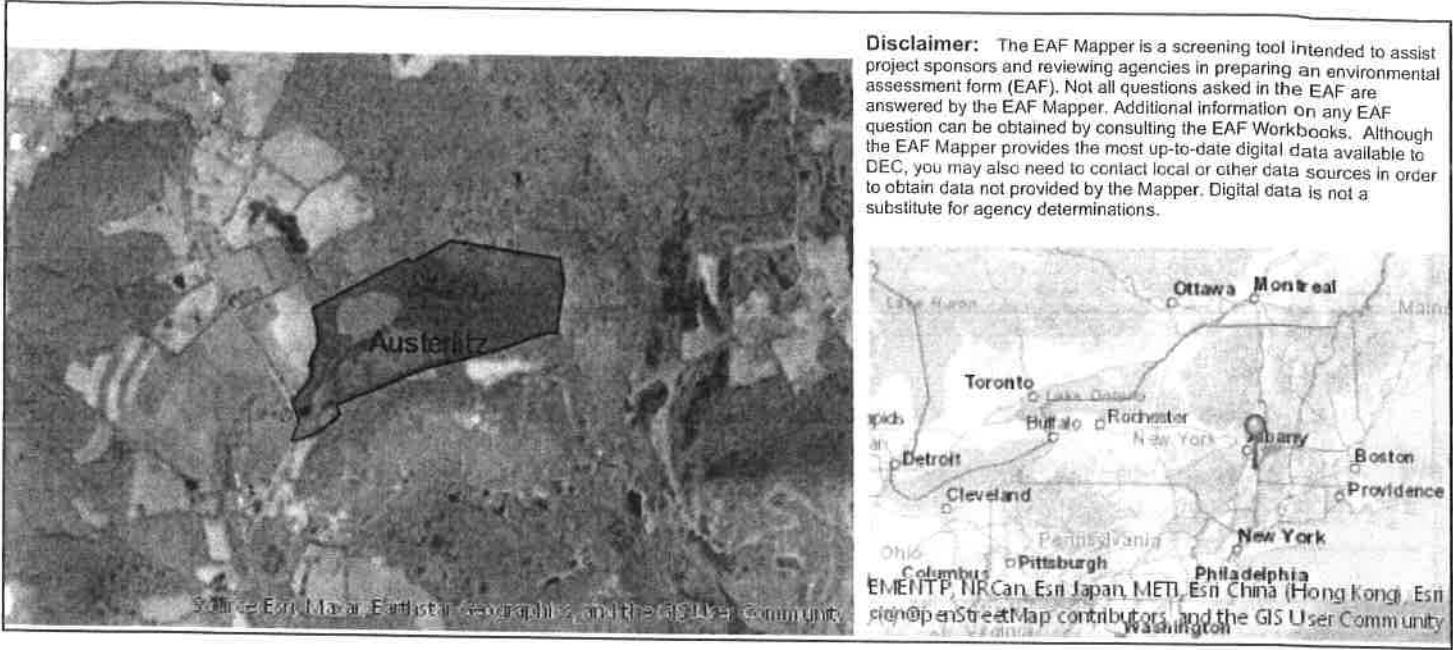
Reference Material

Part 1 – Project and Sponsor Information			
Name of Action or Project: Yaghoobzadeh & Schwarcz Subdivision			
Project Location (describe, and attach a location map): Schoolhouse Road (Tax Map #95.-1-31)			
Brief Description of Proposed Action: The applicant is proposing to subdivide a 62.78 acre parcel into two lots. Lot 1 will be 31.01 acres and Lot 2 will be 31.77 acres. A portion of the existing driveway will be a shared driveway for ~600 feet at a width of 18 feet per the Town Code. The shared driveway will be designed in accordance with NYS Fire Code. Expansion of the existing driveway for shared use will result in 0.24 acres of disturbance.			
Name of Applicant or Sponsor: Hooman Yaghoobzadeh & Robert Schwarcz		Telephone: (212) 861-3222 E-Mail: hooman50@hotmail.com;rschwarcz@gmail.c	
Address: 9 Thomas Lane & 22 Edgemont Circle			
City/PO: Scarsdale		State: NY	Zip Code: 10583
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		62.78 acres	
b. Total acreage to be physically disturbed?		0.24 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		62.78 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 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: _____ _____ <i>Reference Material</i> _____ _____	<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: _____ <i>Planning Board Meeting</i> _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input 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 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: _____ _____ _____			

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 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 type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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>Hagman Yagizoglu</u> Date: <u>3/15/23</u> Signature: <u>[Signature]</u> Title: <u>owners</u>		

Reference Material
 17-2020
 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]	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]	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

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Hooman Yaghoobzadeh & Robert Schwarcz

Mailing address: 9 Thomas Lane, Scarsdale NY 10583

22 Edgemont Circle, Scarsdale NY 10583

MAR 23 2023
PLANNING
BOARD
COLUMBIA COUNTY

B. Description of the proposed project: Subdivide a 62.78 lot into two parcels. One lot will be 31.01 acres
and the second lot will be 31.77 acres.

C. Project site address: Schoolhouse Road Town: Austerlitz

D. Project site tax map number: 95.-1-31

Reference Material

E. The project is located on property:

☒ within an Agricultural District containing a farm operation, or

☒ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 62.78 acres

Planning Board Meeting

G. Is any portion of the project site currently being farmed?

☐ Yes. If yes, how many acres _____ or square feet _____ ?

☒ No.

H. Name and address of any owner of land containing farm operations within the Agricultural District
and is located within 500 feet of the boundary of the property upon which the project is proposed.

Ronald & Cathy Wong, 324 Schoolhouse Road, Austerlitz NY (Tax Map#95.-1-29.100)

Hansel & Rosemarie Schober, 187 Schoolhouse Road, Ghent NY 12075 (Tax Map #105.-1-5.1)

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location
of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Michelle Mormile, Senior Engineer

3/20/23

Name and Title of Person Completing Form

Date

RONALD & CATHY WONG
TAX MAP #95-1-29.100

SITE

HANSEL & ROSEMARIE SCHOBER
TAX MAP #105-1-5.1

1 : 6000

Prepared by GLE, Inc. - © 2010



COLUMBIA COUNTY – STATE OF NEW YORK
HOLLY C. TANNER, COUNTY CLERK
560 Warren Street, Hudson, New York 12534

TOWN OF AUSTERLITZ
RECEIVED

MAR 23 2023

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

PLANNING
BOARD
COLUMBIA COUNTY



BOOK/PAGE: 971 / 716
INSTRUMENT #: 20220009894

Receipt#: 590964
Clerk: JL
Rec Date: 10/19/2022 09:40:54 AM
Doc Grp: D
Descrip: DEED (NON RES)
Num Pgs: 4
Rec'd Frm: SNEERINGER MONAHAN PROVOST
REDGRAVE

Party1: BUENA VISTA MOUNTAIN LLC
Party2: YAGHOOBZADEH HOOMAN
Town: AUSTERLITZ
95.-1-31

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 All others - State	241.00
RP5217 - County	9.00

Sub Total: 320.00

Transfer Tax	
Transfer Tax - State	6200.00
Transfer Tax - Columbia C	3100.00
Mansion Tax	0.00

Sub Total: 9300.00

Total: 9620.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 512
Transfer Tax
Consideration: 1550000.00

Transfer Tax - State	6200.00
Transfer Tax - Columbia C	3100.00

Total: 9300.00

Reference Material
Planning Board Meeting

Record and Return To:

SNEERINGER MONAHAN PROVOST REDGRAVE
ONE HUDSON CITY CENTRE
HUDSON NY 12534
BOX 6

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

BARGAIN AND SALE DEED

Planning Board Meeting

THIS INDENTURE made the 23rd day of September, 2022, by and between:

BUENA VISTA MOUNTAIN LLC, a Delaware limited liability company with a mailing address of 23 Old Kings Highway South, Suite 200, Darien, CT 06820,

Party of the First Part, and

HOOMAN YAGHOOBZADEH and **DEBORAH MELINCOFF**, as husband and wife (as to 50% interest) with an address of 9 Thomas Lane, Scarsdale, NY 10583, and **ROBERT SCHWARCZ** AND **MONICA SCHWARCZ**, as husband and wife, (as to 50% interest) with an address of 22 Edgemont Circle, Scarsdale, NY 10583, as tenants in common,

Party 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 Party of the Second Part, do hereby grant and release unto the Party of the Second Part, its heirs and assigns forever,

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

SEE SCHEDULE A ATTACHED HERETO

SUBJECT to all enforceable covenants, easements and restrictions of record.

BEING the same premises conveyed to the Party of the First Part by Deed from Ronald H. Wong and Cathy Bau Wong, dated February 4, 2022, and recorded in the Columbia County Clerk's Office on February 8, 2022 in Deed Book 954 at Page 1561.

TOGETHER with the appurtenances and all the estate and rights of the Party of the First Part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, its heirs and assigns forever.

AND the Party of the First Part covenants that the Party of the First Part has not done or suffered anything whereby the said premises has been encumbered in any way whatever, except as aforesaid,


AND the Party of the First Part, in compliance with Section 13 of the Lien Law, covenant that the Party of the First Part 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.

Record and Return:

Shawn B. Pratt Esq.
3304 Franklin Avenue
P.O. Box 1238
Millbrook NY 12545

clo SMPR ntu
CC Box 6

IN WITNESS WHEREOF, the Party of the First Part have hereunto set his and her hands and seals the day and year first above written.

BUENA VISTA MOUNTAIN LLC

Name: Thomas Mottola
Title: Member

STATE OF Connecticut
COUNTY OF Fairfield } ss.:

On the 16th day of September, in the year 2022, before me, the undersigned, personally appeared **THOMAS MOTTOLA**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Reference Material
Planning Board Meeting

VICTORIA L SCOSTA
NOTARY PUBLIC
State of Connecticut
My Commission Expires 10/31/2025

SMPR Title Agency, Inc.
1-800-724-7856
Title No: 84100

SCHEDULE A

Planning Board Meeting

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 in the easterly line of Schoolhouse Road, approximately 0.2 miles from its intersection with Mallory Road, said point is the southwesterly corner of the herein described parcel all as shown on the below referenced map; proceeding thence along the easterly line of Schoolhouse Road N40°11'15"E 47.20 feet, N39°00'11"E 63.32 feet, N28°52'32"E 66.63 feet, N14°07'29"E 41.36 feet, N05°31'13"E 34.93 feet, N01°15'30"W 53.02 feet, N08°04'10"W 47.09 feet, N12°35'16"W 30.85 feet and N15°37'01"W 47.66 feet; thence along lands of Dale A. Madsen and Sarah Madsen and along wire fence remains N61°51'12"E 9.69 feet to an iron rod recovered, N61°51'12"E 45.20 feet, N55°37'37"E 36.43 feet, N42°12'37"E 36.64 feet, N56°35'15"E 48.62 feet, N57°26'08"E 25.62 feet, N55°36'46"E 40.73 feet to a 30 inch hickory tree and N55°36'46"E 48.73 feet to a point in the centerline of a stream; thence continuing along the centerline of a stream and along lands of Dale A. Madsen and Sarah Madsen N42°37'20"E 14.75 feet, N41°30'14"E 45.19 feet, N17°40'18"E 39.77 feet, N21°08'06"E 16.62 feet, N20°00'27"E 46.51 feet and N44°52'15"E 12.16 feet; thence leaving the centerline of said stream and continuing along lands of Dale A. Madsen and Sarah Madsen S72°14'34"W 47.21 feet; thence along lands of Ronald H. Wong and Cathy Bau Wong partly along wire fence remains and partly along a stone wall N10°35'07"E 11.05 feet, N29°25'47"E 45.81 feet, N37°51'37"E 65.20 feet, N41°02'45"E 62.57 feet, N58°20'22"E 25.91 feet, N29°45'01"E 27.24 feet, N25°48'23"E 41.37 feet, N09°30'41"E 125.41 feet and N05°00'24"E 204.54 feet to an iron rod set; thence continuing along Ronald H. Wong and Cathy Bau Wong N78°11'02"E 1116.28 feet partly along a stone wall to an iron rod set, S13°22'56"E 50.85 feet to an iron rod set, N77°12'29"E 473.00 feet to an iron rod set and S62°24'12"E 1173.99 feet to a 12 inch oak tree; thence along lands of Peter Cox Helmrath and partly along wire fence remains and partly along a stone wall S05°30'35"W 25.48 feet to a 12 inch oak tree, S11°59'59"W 49.93 feet, S11°23'13"W 55.01 feet, S18°04'54"W 28.79 feet, S22°17'26"W 47.09 feet, S26°05'44"W 81.86 feet, S25°16'05"W 245.78 feet, S22°04'29"W 38.04 feet, S30°07'53"W 21.08 feet to a 24 inch oak tree and S09°06'52"W 57.80 feet to an iron pipe recovered; thence along lands of Makany Views Farm LLC along a stone wall and stone wall remains N58°42'19"W 46.51 feet to a 16 inch oak tree, N68°09'29"W 35.28 feet, N88°51'28"W 134.16 feet, S87°12'56"W 53.63 feet, S81°26'46"W 58.76 feet, S63°19'28"W 17.99 feet, N88°41'29"W 43.74 feet, S86°49'38"W 294.52 feet, N89°00'06"W 224.84 feet, S88°55'47"W 77.67 feet to a 14 inch ash tree, N89°03'48"W 164.63 feet, N85°00'35"W 48.22 feet, N88°27'58"W 133.14 feet, S87°57'09"W 129.12 feet, S83°14'53"W 121.67 feet, S81°57'02"W 154.69 feet, S81°03'48"W 126.26 feet, S82°58'30"W 204.84 feet, S84°24'24"W 146.97 feet, S82°13'28"W 203.23 feet to an iron rod set and S06°06'42"E 103.19 feet to an iron rod recovered; thence along lands of Bradley Bennett and Sarah Cote-Bennett partly along a stone wall and partly along wire fence remains S66°11'34"W 32.98 feet, S47°23'38"W 30.03 feet, S64°23'23"W 54.80 feet, S60°36'42"W 53.27 feet, S63°58'35"W 46.33 feet, S50°10'05"W 41.07 feet and S56°22'44"W 59.85 feet to an iron rod recovered, thence along lands of David Schober and Tracy E. Schober and along wire fence remains S69°57'07"W 12.05 feet to a 30 inch oak tree, S85°41'22"W 67.34 feet to a 36 inch cherry tree, S88°46'46"W 124.54 feet to a 24 inch oak tree, S80°04'52"W 25.63 feet to an iron rod recovered and N79°42'45"W 57.20 feet to the point and place of beginning.

CONTAINING 62.78 acres. Tax Parcel #: 95.-1-31

Letter of Authorization



Municipality: Town of Austerlitz

Re: Yaghoobzadeh & Schwarcz Minor Subdivision

Address: Schoolhouse Road, Tax Map ID: 95.-1-31.

Hooman Yaghoobzadeh & Robert Schwarcz (referred to as "Owners") are the Owners of the property located on Schoolhouse Road in the Town of Austerlitz, Columbia County, State of New York, Tax Map No. 95.-1-31("Property"). The Owners do hereby authorize Crawford and Associates Engineering, PC (C&A) and its employees, consultants, and representatives to act as the Owner's agent for the purpose of completing and filing all applications with the Town of Austerlitz for minor subdivision/site plan review (collectively "Approvals")

This Letter of Authorization shall apply to any and all boards with permitting jurisdiction over the proposed minor subdivision/site plan, including the Austerlitz Planning Board.

Property Owner: Hooman Yaghoobzadeh

Address: 9 Thomas Lane, Scarsdale, NY 10583

Signature: [Handwritten Signature]

Date: 3/15/23

Reference Material
Planning Board Meeting

Property Owner: Robert Schwarcz

Address: 22 Edgemont Circle, Scarsdale, NY 10583

Signature: [Handwritten Signature]

Date: 3/17/23

Ghent Southeast

94.-1-18.-2

PL-2023-07

Site Plan

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

Reference Material
JUN 15 2023
Planning Board Meeting

Application Date: 4 / 4 / 2023

Approval Request for: (check all that apply)

Site Plan ☒ Site Plan Amendment ☐ Special Use Permit ☐

Applicant: Name: Elana Reichenbach Email: elana.reichenbach@gdit.com
Mailing Address: 11249 West 130th St
City: North Royalton State: OH Zip: 44133 Telephone: 610.233.1740

Owner: If different than applicant, if more than one owner provide information for each on separate sheet
Name: American Tower Corp Email: _____
Street Address: 10 Presidential Way
City: Woburn State: MA Zip: 01801 Telephone: _____

Project Information: Tax Map Number: SBL:94-1-18-2 Parcel Acreage _____

Location of Project/Street Address: 77 Loudon Rd, Ghent, NY 12075

Current Land Use of Site: Telecommunication site

Current Condition of Site: _____

Character of abutting parcels: _____

Reference Material

Proposed Use(s) of site:

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

Planning Board Meeting

Detailed Description of Proposed Use, including primary and secondary uses (use separate sheet if necessary):

REMOVE EXISTING CONCRETE PAD AND INSTALL NEW GENERAC
30KW DIESEL GENERATOR ON NEW CONCRETE PAD. INSTALL NEW
AUTOMATIC TRANSFER SWITCH (ATS) ON SHELTER EXTERIOR.

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

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: Elana Roichenbach Date: 4/4/23

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

Reference Material

APR 11 8 30 23
Planning Board Meeting

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			
Ghent Southeast			
Name of Action or Project: 77 Loudon Rd, Ghent, NY 12075			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: REMOVE EXISTING CONCRETE PAD AND INSTALL NEW GENERAC 30KW DIESEL GENERATOR ON NEW CONCRETE PAD. INSTALL NEW AUTOMATIC TRANSFER SWITCH (ATS) ON SHELTER EXTERIOR. INTEGRATE EXISTING ALARM AND ELECTRICAL CONNECTIONS WITH NEW EQUIPMENT.			
Name of Applicant or Sponsor: Elana Reichenbach		Telephone: 610.233.1740	
		E-Mail: elana.reichenbach@gdit.com	
Address: 11249 West 130th St			
City/PO: North Royalton		State: OH	Zip Code: 44133
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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?	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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? Reference Material If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? Planning Board Meeting If No, describe method for providing wastewater treatment: _____	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 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 checked="" 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 checked="" 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>Elana Reichenbach</u> Date: <u>4/4/23</u> Signature: <u>Elana Reichenbach</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 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? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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.

Reference Material
APR 11 2023
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)



Ghent Southeast

FA#: 10064586

USID: 99165

Planning Board Meeting

LANDLORD: ATC

678-418-4049

77 LOUDEN ROAD

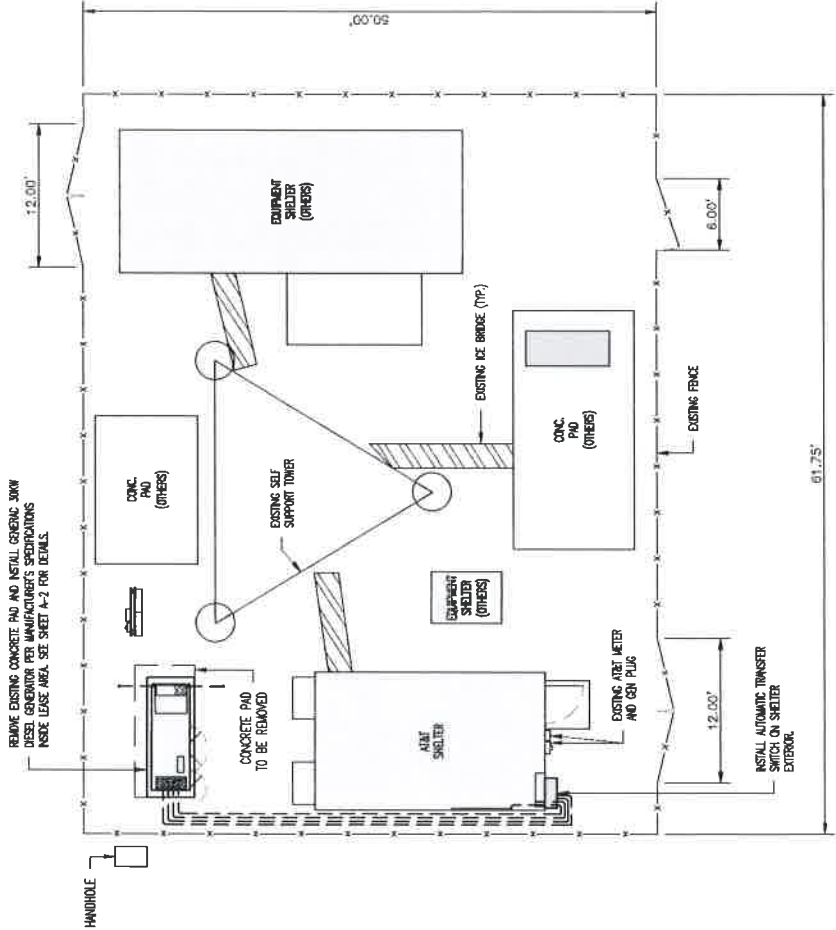
GHENT, NY 12075

GENERATOR UPGRADE

[illegible]



Reference Material
4/26/18 2021
Planning Board Meeting



at&t

GENERAL DYNAMICS
Wireless Services
12500 BELLEVILLE ROAD, STE 200
LESLIEVILLE, KY 40343
502-653-8953

BENCHMARK
SERVICES, INC.
Consulting Engineers
Land Surveyors
P.O. Box 610 North Main Street
Lebanon, KY 40035
Phone: (606) 333-3040

DRAWING REVISIONS			
REV	DESCRIPTION	DATE	BY
1	PRELIMINARY	2/28/23	MCB



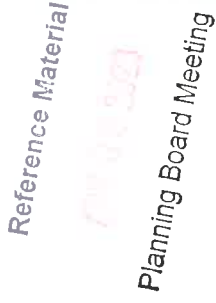
Ghent Southeast
FA#: 10084586
USD: 98165
LANDLORD: ATC
878418-4049
77 LOUDEN ROAD
GHENT, NY 12075
GENERATOR UPGRADE

CONTINUED SHALL CARRY ALL PLANS & EXISTING DIMENSIONS
& COORDINATE ON THE JOB SITE & SHALL MAINTAINLY ADVISE
THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE
PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET NAME:

SITE PLAN

SHEET NO.	REVISION NUMBER
A-1	0



- PROVIDE NEW H-FRAME IF REQUIRED, MATCH EXISTING H-FRAME MATERIAL FOR CONSTRUCTION OF NEW H-FRAME.
- USE ALL GALVANIZED COMPONENTS, WHITE PLASTIC CAPS ON UN-STRUTTED, WEATHER CAPS ON TOPS OF PIPE AND CONCRETE.
- SUPPORTS BELOW FROST LINE.
- TOP OF FOOTING SHOULD BE AT LEAST 2" ABOVE EXISTING GROUND LEVEL.
- SLOPE THE GROUND AWAY FROM THE H-FRAME FOR POSITIVE WATER DRAINAGE OFF OF THE FORM.

Planning Board Meeting

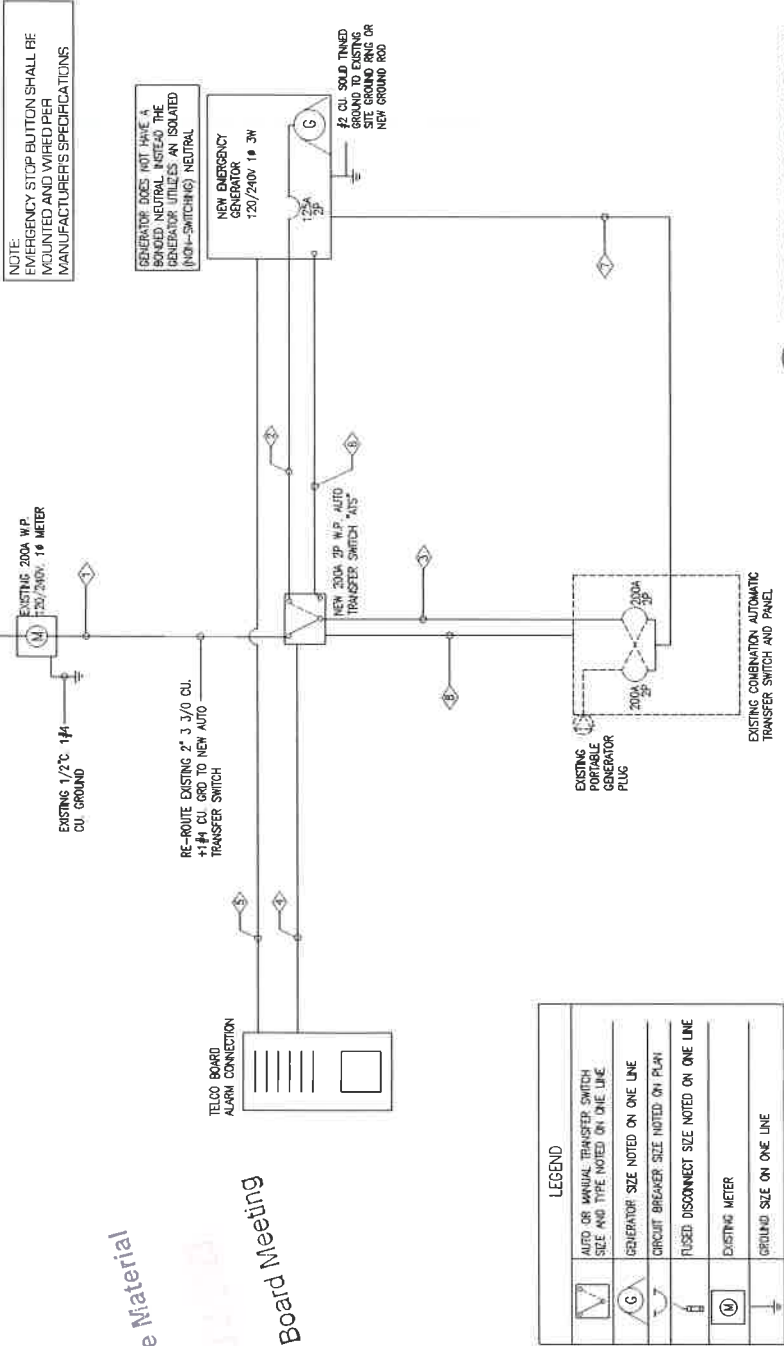
SHEET NO	A-2	REVISION NUMBER	0
----------	-----	-----------------	---

NOTE:
VERIFY LOCATION OF ALL
EQUIPMENT ON SITE

COLOR CODE CHART		
Pair #	Colors	AT&T Nomenclature
1	Blue White	Generator Rupture Basin
	White	Critical Failure
2	Orange White	Generator Overfill
	White	Fuel Leak/Over flow
3	Green White	Generator Running
	White	Generator Running
4	Brown White	Generator Low Fuel
	White	Low Fuel
5	Slate White	Generator Shutdown
	White	Major Fault
6	Red Blue	Generator Common
	Red	Minor Fault
7	Blue White White	Commercial Power Fail
	White	Commercial Power Fail

DIAGRAM CIRCUIT SCHEDULE				
NO.	FROM	TO	WIRES	GROUND
1	METER	ATS	(3) 3/0	(1) #4
2	ATS	GEN	(3) 1/0	(1) #4
3	ATS	PANEL	(3) 3/0	(1) #4
4	ATS	12-PAR BOARD	24 AWG	NA
5	GEN	TELCO BOARD	24 AWG	NA
6	ATS	GEN	(2) #14	(2) #12
7	PANEL	GEN	(4) #12	(2) #12
8	PANEL	ATS	(2) #12	(1) #12

CONDUIT SIZE	FUNCTION
2"	POWER FEED
2"	START CIRCUIT
2"	POWER FEED
1"	ALARM CABLES
1"	ALARM CABLES
1"	START CIRCUIT
1"	2-20 AMP CIRCUITS FOR (1) GEN, BULKY HEATER AND BATTERY CHARGER
1"	20 AMP CIRCUIT FOR ATS POWER



Reference Material

Planning Board Meeting



at&t

GENERAL DYNAMICS
Wireless Services
12906 SHELBYVILLE ROAD, STE 220
LOUISVILLE, KY 40243
502-653-5953

BENCHMARK
SERVICES, INC.
Consulting Engineers
Land Services
PO Box 100000
Louisville, KY 40210
Phone: (502) 683-3040
Fax: (502) 683-3040

DRAWING REVISIONS		
REV	DESCRIPTION	DATE
1	PRELIMINARY	2/26/23



GHENT SOUTHEAST
FA#: 10084586
USD: 99165
LANDLORD: ATC
678418-4049
77 LOUDEN ROAD
GHENT, NY 12075
GENERATOR UPGRADE

CONTRACTOR SHALL VERIFY ALL RINGS & CLOSING DIMENSIONS & COORDINATE ON THE JOB SITE & SHALL MAINTAIN A LOG OF ALL THE DIMENSIONS & COORDINATES OF ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES FOUND.

WIRING DETAILS

SHEET NO.	REVISION NUMBER
E-1	0

Crown Castle
87.-2-51.112
PL-2023-08
Site Plan

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

APR 02 2023
Planning Board Meeting

Application Date: 4 / 4 / 2023

Approval Request for: (check all that apply)

Site Plan ☐ Site Plan Amendment ☐ Special Use Permit ☒

Applicant: David Robertson on behalf of
Name: Crown Castle Email: david.robertson@crowncastle.com
Mailing Address: 8000 Avalon Blvd, Suite 600
City: Alpharetta State: GA Zip: 30009 Telephone: 470-299-9795

Owner: If different than applicant, if more than one owner provide information for each on separate sheet
Name: Columbia County Email: _____
Street Address: 401 State Street
City: Hudson State: NY Zip: 12534 Telephone: _____

Project Information: Tax Map Number: 102200-87.-2-51.112 Parcel Acreage _____

Location of Project/Street Address: 321 West Hill Road

Current Land Use of Site: telecom facility (cell tower)

Current Condition of Site: wooded forest, acreage

Character of abutting parcels: same - wooded forest

Reference Material
APR 11 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):
Verizon to install/replace antennas, ancillary equipment and ground equipment
as per plans for an existing carrier on an existing wireless communication
facility. No tower height increase or compound expansion.

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

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: David Tofterson Date: 4/4/23

FOR OFFICE USE ONLY

Date Received: _____ Project ID: _____
Preliminary Review Date: _____ Final Review Date: _____
Final Decision: _____ Site Plan Unnecessary _____ Approved
_____ Approved with conditions _____ Denied

Short Environmental Assessment Form
Part 1 - Project Information

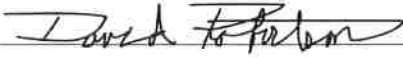
Instructions for Completing

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			
Verizon antenna/equipment removal/install			
Name of Action or Project:			
Verizon antenna/equipment removal/install			
Project Location (describe, and attach a location map):			
321 West Hill Road			
Brief Description of Proposed Action:			
Verizon to install/replace antennas, ancillary equipment and ground equipment as per plans for an existing carrier on an existing wireless communication facility.			
<div>Reference Material</div> <div>APR 03 2021</div> <div>Planning Board Meeting</div>			
Name of Applicant or Sponsor:		Telephone: 470-299-9795	
David Robertson / Crown Castle USA as agent for Verizon		E-Mail: david.robertson@crowncastle.com	
Address:			
8000 Avalon Blvd, Suite 600			
City/PO:		State:	Zip Code:
Alpharetta		GA	30009
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: Town of Austerlitz building permit		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input 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			

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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 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	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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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>David Robertson / Crown Castle USA</u> Date: <u>4/4/23</u>		
Signature: <u></u> Title: <u>Site Acquisition Specialist</u>		

Reference Material

APR 11 2023

Planning Board Meeting

Planning Board Meeting



VERIZON SITE NUMBER: 404786

VERIZON SITE NAME: AUSTERLITZ - A

VERIZON FUZE ID: 162272881

SITE TYPE: GUYED

TOWER HEIGHT: 300'-0"

BUSINESS UNIT #: 871864

SITE ADDRESS: 321 W HILL RD STOP 132
AUSTERLITZ, NY 12017

COUNTY: COLUMBIA

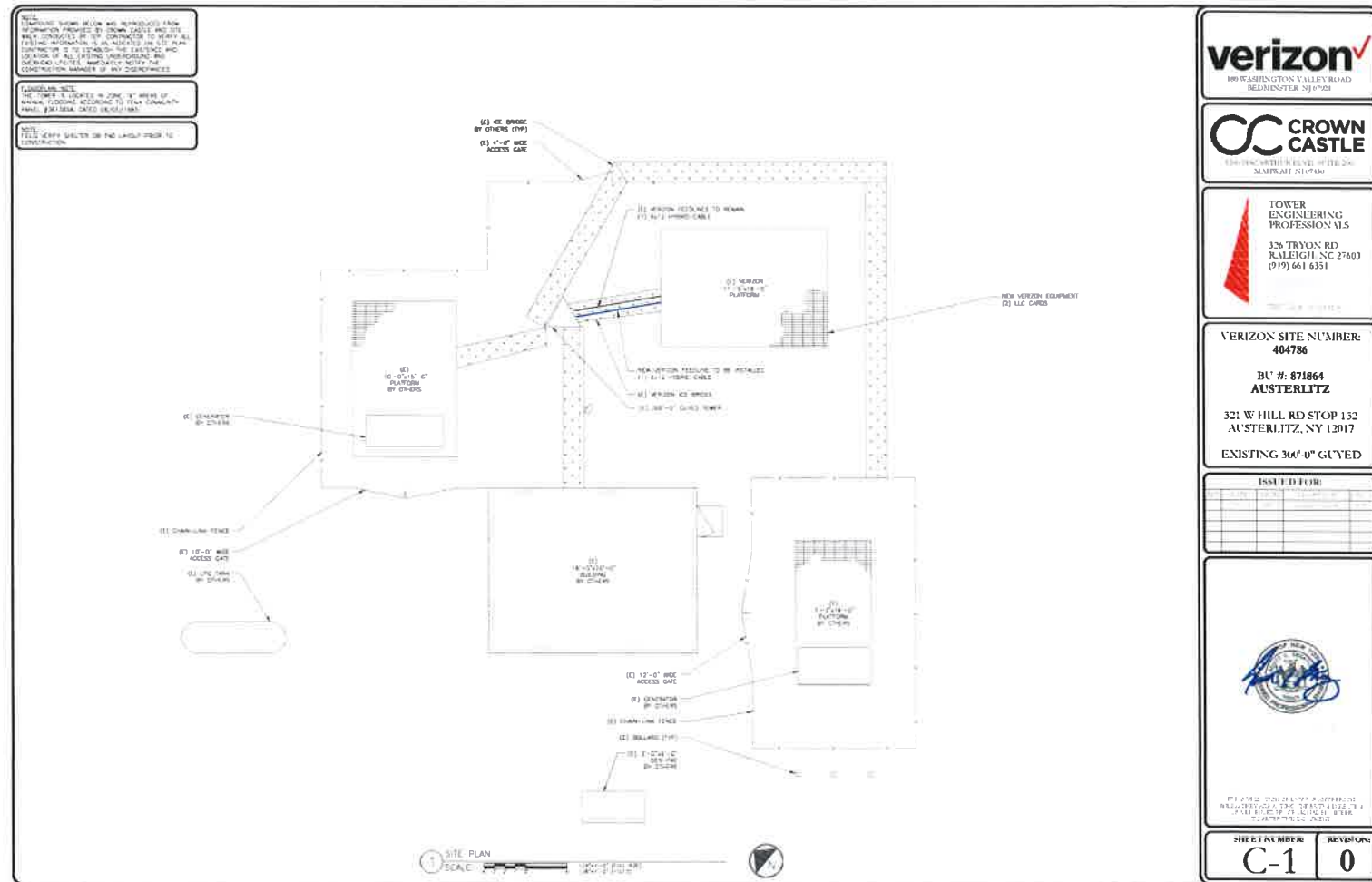
JURISDICTION: TOWN OF A

Journal of Management Education 35(10) 1109-1124

VERIZON MODIFICATION;4G_CBR5,5G_850,5G_L-SUB6,5G_RADIO SWAP,5G_VDU ADD-SUB3

[illegible]

Planning Board Meeting



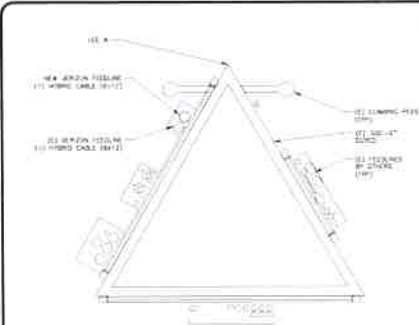
Reference Material
Planning Board Meeting

ANTENNA/RRH SCHEDULE									
SECTOR	STATUS	ANTENNA MANUFACTURER	ANTENNA MODEL	ANTENNA ELEVATION	AZIMUTH	MECHANICAL DOWNLEADS	ELECTRICAL DOWNLEADS	TOWER EQUIPMENT MANUFACTURER	TOWER EQUIPMENT QTY/MODEL
B1	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"	SAMSUNG	(1) RRH430-13A 18W
A2	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"		
A3	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"		
A4	NEW	SAMSUNG	W1640T-73A	217'-0"	30°	8"	8"	SAMSUNG	(1) RRH430-13A 18W
B2	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"	SAMSUNG	(1) RRH430-13A 18W
B3	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"		
B4	NEW	SAMSUNG	W1640T-73A	217'-0"	30°	8"	8"		(1) RRH430-13A 18W
C1	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"	RAYCAP	(1) M2201-042148F-04 22-00P
C2	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"	SAMSUNG	(1) RRH430-13A 18W
C3	NEW	COMSCAPE	NH4-ESC-R2B	217'-0"	30°	8"	8"		
D4	NEW	SAMSUNG	W1640T-73A	217'-0"	30°	8"	8"	SAMSUNG	(1) RRH430-13A 18W

NOTE: NEW TOWER/EQUIPMENT SHOWN IN RED.
EXISTING TOWER/EQUIPMENT SHOWN IN BLACK.

1 VERIZON TOWER EQUIPMENT SCHEDULE
SCALE: NOT TO SCALE

CABLE SCHEDULE					
STATUS	CABLE TYPE	MANUFACTURER (MODEL #)	SIZE	LENGTH	QTY
EXISTING	HYBRID	100' / TELNOR	1/2" / 1/8"	247'-0"	1
NEW	HYBRID	100' / TELNOR	1/2" / 1/8"	247'-0"	1
TOTAL CABLE LTH					2



2 BASE LEVEL DETAIL
SCALE: NOT TO SCALE



VERIZON SITE NUMBER:
404786
BL# 871864
AUSTERLITZ
321 W. HILL RD STOP 152
AUSTERLITZ, NY 12017
EXISTING 300'-0" GUYED

ISSUED FOR:			



SHEET NUMBER	REVISION
C-3	0

Reference Material

Planning Board Meeting

BSAWNT-SBS-1-2
BRACKETS

PWC MOUNT
BRACKET

ANTENNA MOUNTING PIPE
SCH 40 GALV. NADT PIPE

2" TO 4"

BSAWNT-SBS-1-2 (1) CONTAINS (2) BSAWNT-SBS-1-2
BRACKETS.
TIGHTEN THE BOLT ASSEMBLY TO 25 FT-LB
PER MANUFACTURER'S RECOMMENDATIONS.

1 CONWSECCE - BSAWNT-SBS-1-2
SCALE: NOT TO SCALE

PWC MOUNT
BRACKET

ANTENNA MOUNTING PIPE
SCH 40 GALV. NADT PIPE

2" TO 4"

2 NOT USED
SCALE: NOT TO SCALE

PWC MOUNT
BRACKET

ANTENNA MOUNTING PIPE
SCH 40 GALV. NADT PIPE

2" TO 4"

3 SAWELING - EP67-61383A BRACKET DETAIL
SCALE: NOT TO SCALE

NOTES:

ALL PARTS, BRACKETS, AND
ACCESSORIES PARTS ARE TO BE
GALVANIZED UNLESS NOTED OTHERWISE

PWC MOUNT
BRACKET

ANTENNA MOUNTING PIPE
SCH 40 GALV. NADT PIPE

2" TO 4"

4 ANTENNA & RR MOUNTING DETAIL
SCALE: NOT TO SCALE

180 X 450 (100 X 100) ROAD
MARKING (100 X 100)

120 X 120 (100 X 100) ROAD
MARKING (100 X 100)

120 X 120 (100 X 100) ROAD
MARKING (100 X 100)

VERIZON SITE NUMBER:
404786

BL # 871864
AUSTERLITZ

321 W HILL RD STOP 152
AUSTERLITZ, NY 12017

EXISTING 360-4" GUYED

ISSUED FOR:

NO.	DATE	BY	FOR

DRAWING NUMBER: C-4

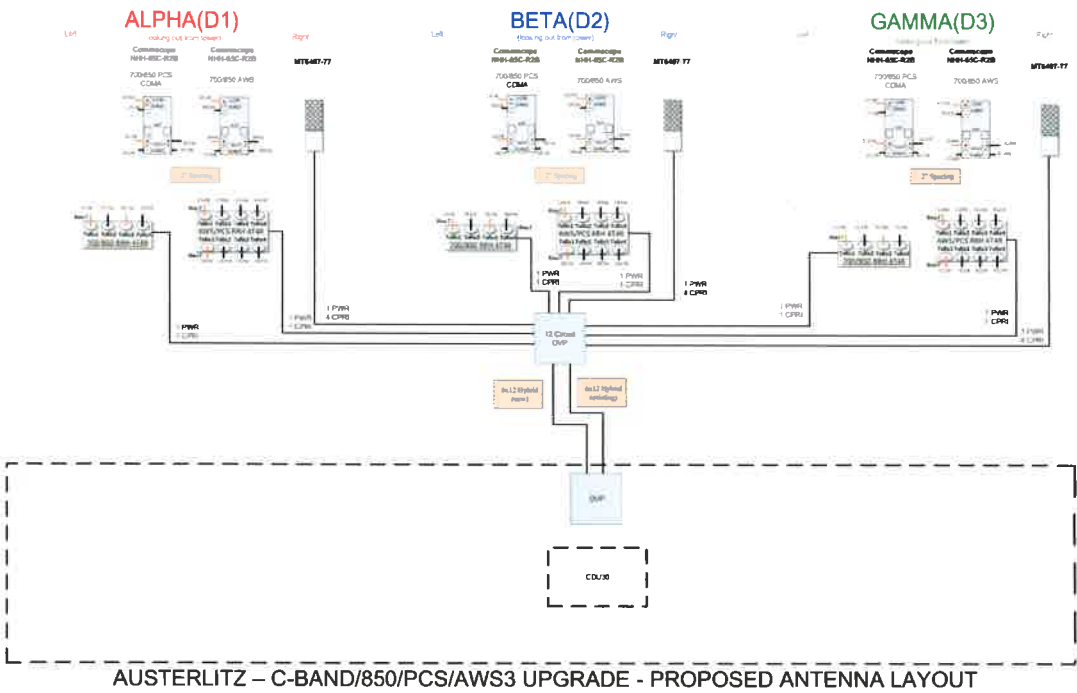
REVISION: 0

SHEET NUMBER C-5	REVISION 0
----------------------------	----------------------

Reference Material

10/1/14

Planning Board Meeting



1 PLUMBING DIAGRAM
SCALE: 1/4" = 1'-0"

verizon

CROWN CASTLE

TOWER ENGINEERING PROFESSIONALS
330 TRAYN RD
KATY, TEXAS 77450
(919) 661-6351

VERIZON SITE NUMBER:
404786

BU #: 871864
AUSTERLITZ

321 W HILL RD STOP 432
AUSTERLITZ, NY 12007

EXISTING 304'-0" GUYED

ISSUED FOR:



SHEET NUMBER
C-6

REVISION
0

Reference Material
Planning Board Meeting

1 ANTENNA SECTOR GROUND BAR DETAIL
SCALE: NOT TO SCALE

2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE

3 INSPECTION WELL DETAIL
SCALE: NOT TO SCALE

4 TYPICAL ANTENNA CABLE GROUNDING
SCALE: NOT TO SCALE

5 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE

6 GROUND ROD DETAIL
SCALE: NOT TO SCALE

verizon

CROWN CASTLE

TOWER ENGINEERING PROFESSIONALS

VERIZON SITE NUMBER: 404786

BU # 871864
AUSTERLITZ

321 W HILL RD STOP 132
AT STERILTZ NY 12017

EXISTING 300'-0" GUYED

ISSUED FOR:

NO.	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMIT

Professional Engineer Seal for Austerlitz

REVISION	DATE	DESCRIPTION
G-1	10/1/18	ISSUED FOR PERMIT

Planning Board Meeting

PROPOSED CARRIER: VERIZON

CARRIER SITE NUMBER: 404786-VZW
CARRIER SITE NAME: AUSTERLITZ - A

FUZE ID # 16272881

*** PMI and Requirements embedded in Mount Analysis Report

Refer to Mount Modification Drawings Page for VzW SMART KIT Approved Vendors

[illegible][illegible]

Planning Board Meeting

Reference Material

Planning Board Meeting

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE ANS/TA-222-H, ANS/ASSP A10.48, AND ANY OTHER GOVERNING BUILDING CODES AND OSHA SAFETY REGULATIONS.
2. ALL WORK INDICATED ON THE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN TELECOMMUNICATIONS TOWER, POLE AND FOUNDATION CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL MISCELLANEOUS PARTS (SUCH AS SHIMS), TEMPORARY SUPPORTS, AND GUYNOS, ETC., PER ANS/ASSP A10.48, TO COMPLETE THE ASSEMBLY AS SHOWN IN THE DRAWINGS.
4. CONTRACTOR SHALL PROCEED WITH THE INSTALLATION WORK CAREFULLY SO THE WORK WILL NOT DAMAGE ANY EXISTING CABLE EQUIPMENT OR THE STRUCTURE.
5. THE USE OF GAS TORCH OR WELDER, ARE NOT ALLOWED ON ANY TOWER STRUCTURE WITHOUT THE CONSENT OF THE TOWER OWNER.
6. GENERALLY THE CONTRACTOR IS RESPONSIBLE TO CONDUCT AN ONSITE VISIT SURVEY OF THE JOB SITE AFTER AWARD, AND REPORT ANY ISSUES WITH THE SITE TO TIES BEFORE PROCEEDING CONSTRUCTION.
7. TEMPORARILY RELOCATE ANY EXISTING CABLE ATTACHED TO THE LEGS AND/OR ANY OTHER MEMBERS WHERE OBSTRUCTION WITH THE PROPOSED MODIFICATION MAY OCCUR.
8. IT IS THE RESPONSIBILITY OF THE GC TO VERIFY THAT THERE IS NO INTERFERENCES (WITH SAFETY CLIMB BRACKETS, TRANSMISSION LINES, ETC.) PRIOR TO MOBILIZATION AND INSTALLATION OF THESE MODIFICATIONS.
9. PLEASE NOTIFY TIES IMMEDIATELY IF ANY INSTALLATION ISSUES OCCUR RELATED TO THIS DRAWING @ 972-483-6807 OR EMAIL-PMISUPPORT@TESTOWERLUS

FABRICATION

1. ALL STEEL SHALL MEET OR EXCEED THE MINIMUM STRENGTH AS SPECIFIED IN THE DRAWINGS IF YIELD STRENGTH WAS NOT NOTED IN THE DRAWINGS. CONTRACTORS SHALL CONTACT TIES FOR DIRECTION.
2. ALL FIELD CUT EDGES SHALL BE GRIND SMOOTH. ALL FIELD CUT AND DRILLED SURFACES SHALL BE REPAIRED WITH A MINIMUM OF TWO COATS OF ZINGA COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.

WELDING

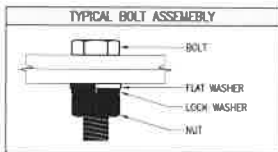
1. ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1. ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1 LAD. (EXCEPT UNLESS NOTED OTHERWISE).
2. PRIOR TO FIELD WELDING GALVANIZED MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING APPROX. 6" BEYOND THE PROPOSED FIELD WELD SURFACES.
3. ALL WELDS SHALL BE INSPECTED VISUALLY. A MINIMUM OF 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. 100% OF WELDS SHALL BE INSPECTED IF DEFECTS ARE FOUND.
4. WELD INSPECTIONS SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
5. AFTER INSPECTION, ALL FIELD WELDED SURFACES SHALL BE REPAIRED WITH A MINIMUM OF TWO COATS OF ZINGA COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.

BOLTED ASSEMBLIES AND TIGHTENING OF CONNECTIONS

1. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE PROVISIONS OF THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS AS APPROVED BY THE RESC.
2. FLANGE BOLTS SHALL BE TIGHTENED BY THE ASC "TURN-OF-THE-NUT" METHOD. THE FOLLOWING TABLE SHOULD BE USED FOR THE "TURN-OF-THE-NUT" TIGHTENING.
3. SPACE BOLTS AND ALL OTHER BOLTS IN BEARING TYPE CONNECTIONS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION.
4. THE SNUG-TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY EITHER A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER WITH AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PILES INTO FIRM CONTACT.
5. FOR THREADED ROD CONNECTIONS, TRIM EXCESS THREADED ROD TO NO MORE THAN 3" PAST THE NUT AND COAT WITH ZINGA COLD GALVANIZING COMPOUND.

VERIFICATION AND INSPECTION

1. IF APPLICABLE, VERIFICATION INSPECTION TO BE PERFORMED SHALL BE IN ACCORDANCE TO IRC-2018 SECTION 1705.2 FOR STEEL CONSTRUCTION AND TABLE 1705.3 FOR CONCRETE CONSTRUCTION.



NOTES

1. ALL DIMENSIONS REPRESENTED IN THIS SHEET ARE ASC MINIMUM REQUIREMENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER IF DISTANCES ARE LESS THAN THOSE PROVIDED.
2. THE DIMENSIONS PROVIDED ARE MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS OF PROPOSED MEMBERS WITHIN THESE DRAWINGS MAY VARY FROM THE ASC MINIMUM REQUIREMENTS.
3. SHORT SLOT HOLES SHALL ONLY BE USED WHEN DEPICTED IN THE DRAWINGS.
4. MATCH EXISTING GAGES WHEN APPLICABLE, UNLESS MINIMUM EDGE DISTANCE ARE COMPROMISED.

TABLE 8.2 NUT ROTATION FROM SNUG-TIGHT CONDITION FOR TURN-OF-NUT PRETENSIONING^{a,b}

BOLT LENGTH ^c	DISPOSITION OF OUTER FACE OF BOLTED PARTS		
	BOTH FACES NORMAL TO BOLT AXIS	ONE FACE NORMAL TO BOLT AXIS, OTHER SLOPED NOT MORE THAN 1:20 ^d	BOTH FACES SLOPED NOT MORE THAN 1:20 FROM NORMAL TO BOLT AXIS ^e
NOT MORE THAN 4d _s	1/3 TURN	1/2 TURN	2/3 TURN
MORE THAN 4d _s BUT NOT MORE THAN 6d _s	1/2 TURN	2/3 TURN	5/6 TURN
MORE THAN 6d _s BUT NOT MORE THAN 12d _s	2/3 TURN	5/6 TURN	1 TURN

^a NUT ROTATION IS RELATIVE TO BOLT REGARDLESS OF THE ELEMENT (NUT OR BOLT) BEING TURNED FOR REQUIRED NUT ROTATIONS OF 1/2 TURN AND LESS, THE TOLERANCE IS PLUS OR MINUS 30 DEGREES, FOR REQUIRED NUT ROTATIONS OF 2/3 TURN AND MORE, THE TOLERANCE IS PLUS OR MINUS 45 DEGREES.

^b APPLICABLE ONLY TO JOINTS IN WHICH ALL MATERIAL WITHIN THE GRP IS STEEL.

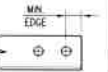
^c WHEN THE BOLT LENGTH EXCEEDS 12d_s, THE REQUIRED NUT ROTATION SHALL BE DETERMINED BY ACTUAL TESTING IN A SUITABLE TENSION CALIBRATOR THAT SIMULATES THE CONDITIONS OF SLOWLY FITTING STEEL.

^d BEVELED WASHER NOT USED.

SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004 RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS

NOMINAL HOLE DIMENSIONS		
BOLT DIAMETER	STANDARD HOLE	SHORT SLOT
1/2"	5/16"	5/16" X 1 1/16"
3/8"	11/16"	11/16" X 1/8"
3/4"	1 1/16"	1 1/16" X 1"
7/8"	1 1/2"	1 1/2" X 1 1/8"
1"	1 7/16"	1 7/16" X 1 5/16"

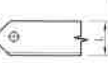
BOLT EDGE AND SPACING		
BOLT DIAMETER	MIN. EDGE	SPACING
1/2"	3/8"	1 1/2"
3/8"	1 1/8"	1 1/8"
3/4"	1 1/4"	2 1/4"
7/8"	1 1/2"	2 5/8"
1"	1 3/4"	3"



WORKABLE GAGES	
ANGLE SIZE	GAGE
1 3/4"	1"
2"	1 1/8"
2 1/2"	1 5/8"
3"	1 3/4"
3 1/2"	2"
4"	2 1/2"



ALLOWABLE COPING	
1 5 X 1 (MAX)	LIMIT OF ALLOWABLE EXPOSED PORTION OF ANGLE WITHOUT ENGINEERS PRIOR WRITTEN APPROVAL



verizon

TES JOB NO:
10179798

CUSTOMER SITE NO:
404786-VZW

CUSTOMER SITE NAME:
AUSTERLITZ - A

301 WEST HILL ROAD
AUSTERLITZ, NY 12017

DRAWN BY: JAM CHECKED BY: BE/JS

REV DESCRIPTION BY DATE

1 FIRST ISSUE JAM 11/30/22

2

3

4

SHEET TITLE:

GENERAL NOTES

This drawing/document is the property of Tower Engineering Solutions, LLC. Information contained herein is confidential and its use is limited to the specific site and project for which it was prepared. It is not to be used for any other project without the prior written permission of Tower Engineering Solutions, LLC. Without exception, the information in this drawing/document remains the property of Tower Engineering Solutions, LLC.

SHEET NUMBER

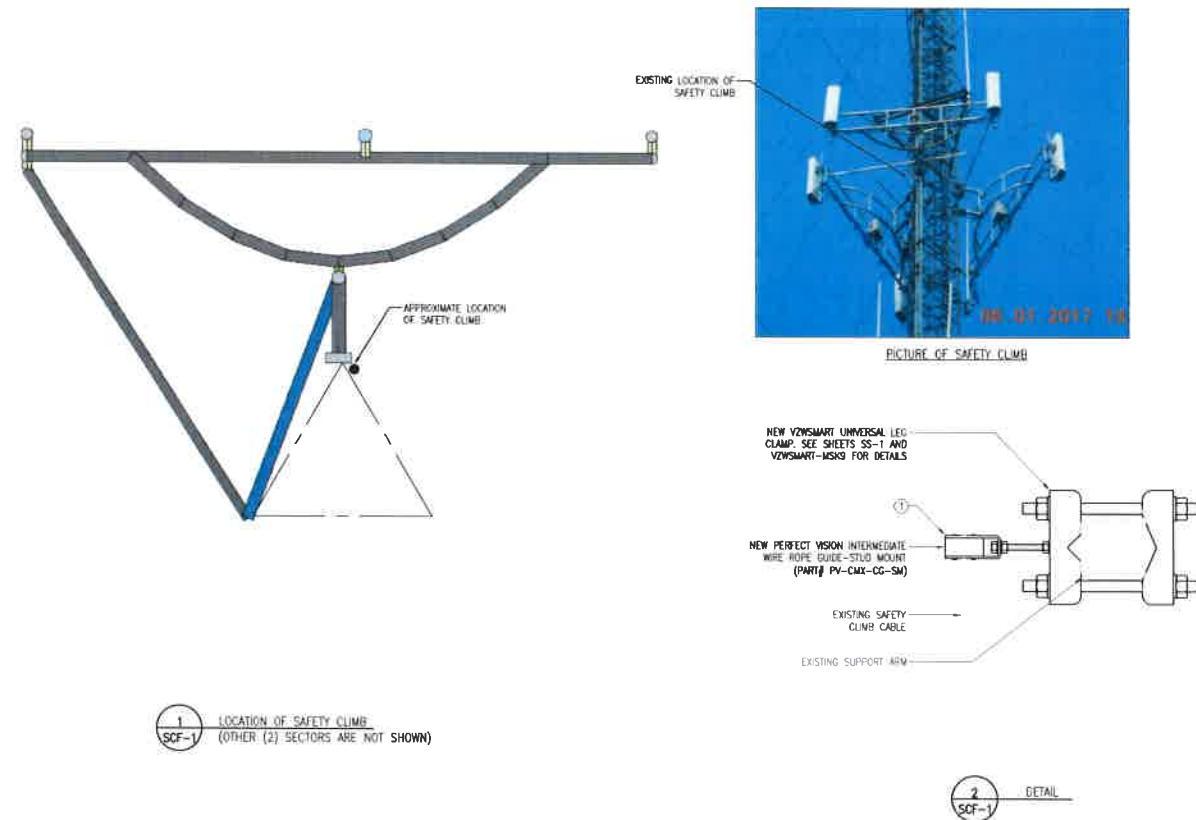
SGN-1

REV #

0

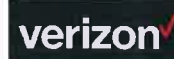
Reference Material

Planning Board Meeting



NOTE:
1. INSTALL SHALL NOT CAUSE HARM TO THE STRUCTURE, CLIMBING FACILITY, SAFETY
CLIMB OR ANY SYSTEM INSTALLED ON THE STRUCTURE.

ITEM NO	QTY	PART NO	DESCRIPTIONS
7	1	PLYCAM CO-5M	PERFECT VISION INTERMEDIATE WIRE ROPE GUIDE



TLS JOB NO
10179798

404786-VZW
CUSTOMER SITE NAME
AUSTERLITZ - A
321 WEST HILL ROAD
AUSTERLITZ, NY 12017

CHARGE TO	CHARGE TO
NO.	DATE
1. 10/1/80	10/1/80
2. 10/1/80	10/1/80
3. 10/1/80	10/1/80
4. 10/1/80	10/1/80

SHEET TITLE:

CLIMBING FACILITY DETAILS

This drawing/document is the property of Tower Engineering Solutions, LLC. Information contained herein is considered confidential and is to be used only for the specific use that it was created for. Reproduction, transmission, publication or disclosure of any portion is prohibited, except by express written permission from Tower Engineering Solutions, LLC. Without exception, the copyright of the drawing/document remains the property of Tower Engineering Solutions, LLC.

SHEET NUMBER	REV. #
SCF-1	0

Planning Board Meeting



NOTES:
1. HOT-DIPPED GALVANIZED PER ASTM A123.
2. ALL HOLES ARE 11/16" DIA. U.N.F.



AUSTERLITZ — A

TEST TIME

STANDARD DETAILS

This drawing/document is the property of Tower Engineering Solutions, LLC. Information contained herein is confidential and not to be used, copied, or reproduced in any form without the express written permission from Tower Engineering Solutions, LLC. Absent exception, the recipient of this drawing/document remains the property of Tower Engineering Solutions, LLC.

SS-2	0
------	---

Reference Material

Planning Board Meeting

NOTE:
EXISTING RISER/EQUIPMENT MAY BE RELOCATED
ALONG THE MEMBER TO ACCOMMODATE THE
INSTALLATION OF NEW MOUNT MODIFICATION



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

			
Tower Engineering Solutions 1130 GREENWAY DRIVE, SUITE 800 BIRMINGHAM, AL 35208 TEL: (205) 442-0851			
verizon			
TEL: (205) 442-0851 10179798			
CUSTOMER SKILL NO: 404786-VZW			
CUSTOMER SITE NAME: AUSTERLITZ - A			
311 WEST HILL ROAD AUSTERLITZ, NY 12017			
DESIGNED BY: JM	CHECKED BY: BS/PM		
REV	DESCRIPTION	BY	DATE
1	10/1/2017	JM	11/30/22
2			
3			
4			
SPEC. TITLE: MOUNT PHOTOS			
This drawing/document is the property of Tower Engineering Solutions, LLC. Information contained herein is confidential and not to be distributed outside of the company without prior written permission. If this document is used for any purpose other than that for which it was intended, the user assumes all liability. No warranty is made by Tower Engineering Solutions, LLC. without exception, the information in this document is the property of Tower Engineering Solutions, LLC.			
SHEET NUMBER: SS-3		REV. # 0	

Reference Material

Planning Board Meeting

THE FOLLOWING DRAWINGS ARE INCLUDED FOR REFERENCE ONLY
PLEASE REFER TO THE INSTALLATION DRAWINGS FOR ACTUAL INSTALLATION DETAILS

Reference Material

Planning Board Meeting

FITS 2.375" O.D. AND 2.875" O.D.
VERTICAL PIPE
(NOT INCLUDED IN THIS KIT)

2-33415

2-33415

FITS 2.375" O.D. AND 2.875" O.D.
HORIZONTAL PIPE
(NOT INCLUDED IN THIS KIT)

1

7"

8 1/2"

13/16"

15/16"

PL 3/8" X 8 1/2" X 0'-7" A36

PL375-857

VZWSMART-MSK1 (CROSSOVER PLATE)					
ITEM NO.	QTY.	PART NO.	DESCRIPTION	SHEET #	WT
1	1	PL375-857	PL 3/8" X 8 1/2" X 0'-7" A36	MSK1-6"	6
2	4	MS02-645-300-500	PL-BOLT 5/8" X 3" 1/4" X 5" PL A36 (PER EQUIN)	MSK1-5"	5
3	8	FW-625	5/8" HDG USS FLAT WASHER	---	---
4	8	LM-625	5/8" HDG LOCK WASHER	---	0
5	8	NUT-825	5/8" HDG HEX NUT	---	---
GALVANIZED WT					14

NOTES:
1. HOT-DIPPED GALVANIZED PER ASTM A123.

VzW
SMART Tool®
Vendor

verizon

DESIGNED BY: HLB CHECKED BY: HMA

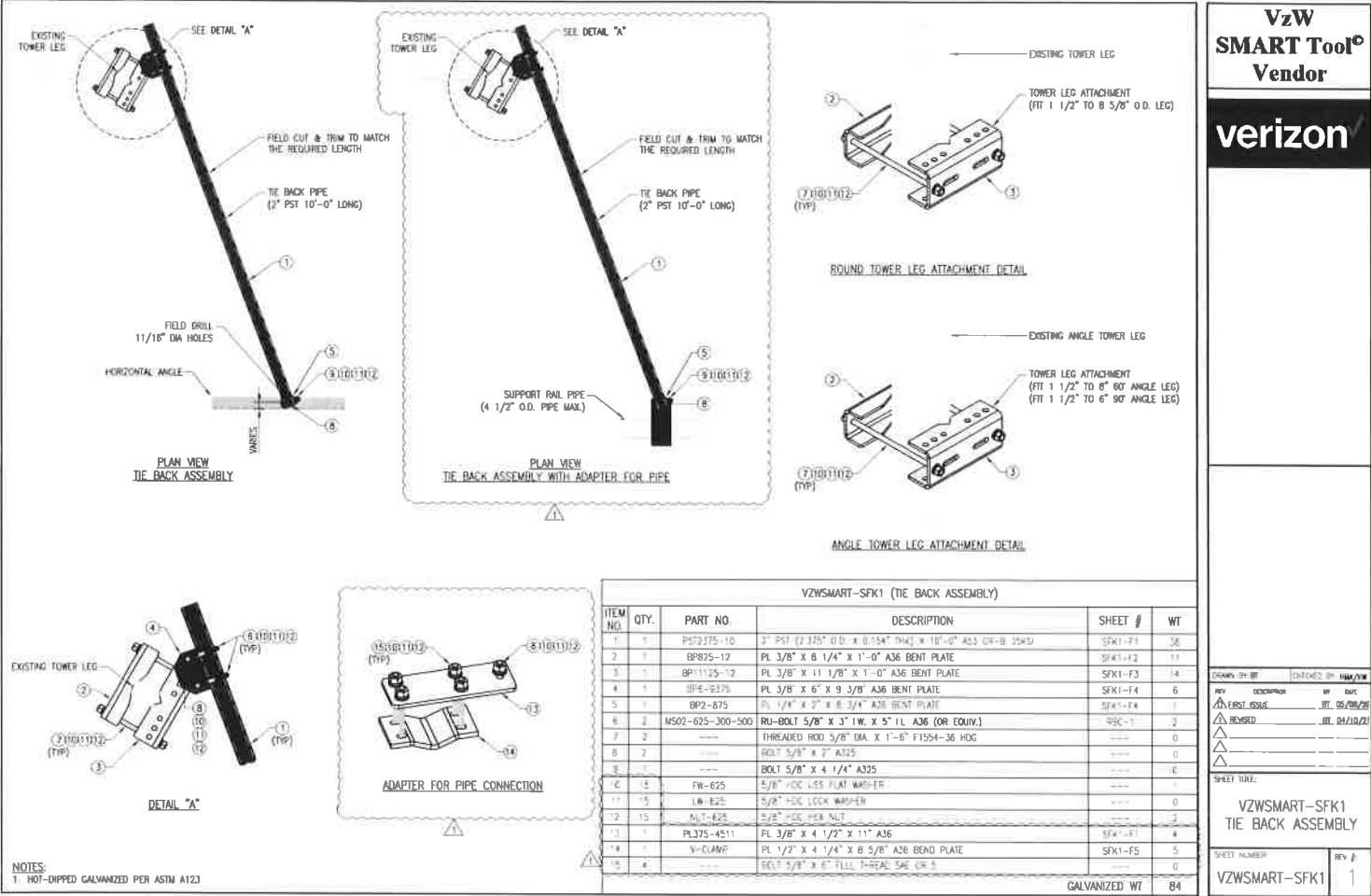
REV	DESCRIPTION	BY	DATE
1	FIRST ISSUE	HLB	05/08/20

SHEET TITLE
VZWSMART-MSK1
CROSSOVER PLATE

SHEET NUMBER
VZWSMART-MSK1

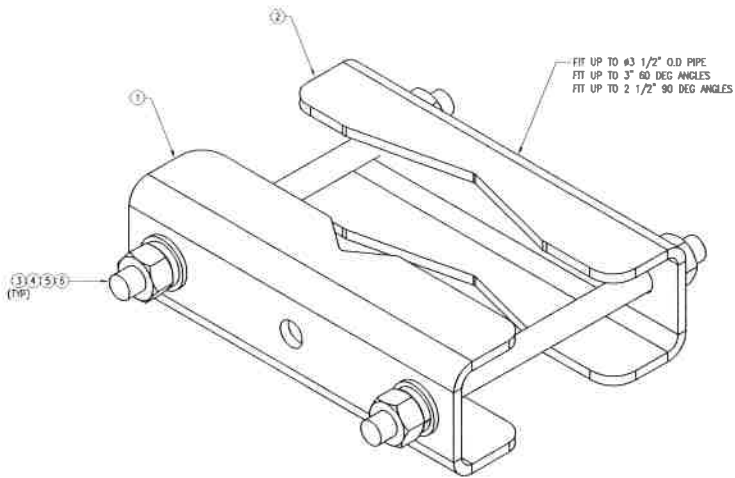
REV #
0

Planning Board Meeting



Reference Material

Planning Board Meeting



VZWSMART-MSK9
UNIVERSAL LEG CLAMP

VZWSMART-MSK9 (UNIVERSAL LEG CLAMP)					
ITEM NO.	QTY.	PART NO.	DESCRIPTION	SHEET #	WT
1	1	BP51875-625	PL 3/16" X 5 3/16" X 6 1/4" A36 BENT PLATE	MSK9-F1	2
2	1	BP51875-625	PL 3/16" X 5 11/16" X 6 1/4" A36 BENT PLATE	MSK9-F2	2
3	2	---	THREADED ROD 5/8" DIA. X 10" F1554-36 HDG	---	---
4	4	PW-625	5/8" HDG USS FLAT WASHER	---	0
5	4	LW-625	5/8" HDG LOCK WASHER	---	0
6	4	NUT-#25	5/8" HDG HEX NUT	---	2
					GALVANIZED WT 6

NOTES:
1. HOT-DIPPED GALVANIZED PER ASTM A123

VzW
SMART Tool®
Vendor

verizon

DESIGN BY: FL		CHECKED BY: KJW/FL	
REV	DESCRIPTION	BY	DATE
1	FINAL MODEL	FL	04/17/21
2			
3			
4			

SHEET TITLE:
VZWSMART-MSK9
UNIVERSAL LEG CLAMP

SHEET NUMBER:
VZWSMART-MSK9

REV #:
0

Reference Material
Planning Board Meeting

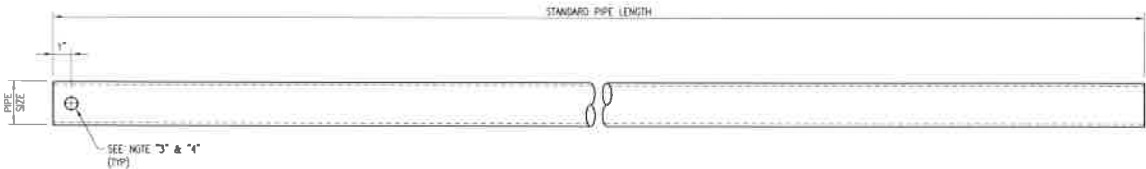
VzW
SMART Tool[®]
Vendor

verizon

DESIGNED BY: WMA/VR		CHECKED BY: WMA/VR	
REV	DESCRIPTION	BY	DATE
1	FIRST ISSUE	WMA/VR	08/04/21
2			
3			
4			

SHEET TITLE:
**VZWSMART
STANDARD PIPE**

SHEET NUMBER: VZWSMART-PIPE	REV #: 0
---------------------------------------	--------------------



VZWSMART Standard Pipe		
VZWSMART Number	Size	Length
P40-238X048	PIPE 2 SCH40 (2.375" OD x 0.154" THK)	48"
P40-238X072	PIPE 2 SCH40 (2.375" OD x 0.154" THK)	72"
P40-238X096	PIPE 2 SCH40 (2.375" OD x 0.154" THK)	96"
P40-238X120	PIPE 2 SCH40 (2.375" OD x 0.154" THK)	120"
P40-238X126	PIPE 2 SCH40 (2.375" OD x 0.154" THK)	126"
P40-238X150	PIPE 2 SCH40 (2.375" OD x 0.154" THK)	150"
P40-238X174	PIPE 2 SCH40 (2.375" OD x 0.154" THK)	174"
P40-278X048	PIPE 2.5 SCH40 (2.875" OD x 0.203" THK)	48"
P40-278X072	PIPE 2.5 SCH40 (2.875" OD x 0.203" THK)	72"
P40-278X096	PIPE 2.5 SCH40 (2.875" OD x 0.203" THK)	96"
P40-278X120	PIPE 2.5 SCH40 (2.875" OD x 0.203" THK)	120"
P40-278X126	PIPE 2.5 SCH40 (2.875" OD x 0.203" THK)	126"
P40-278X150	PIPE 2.5 SCH40 (2.875" OD x 0.203" THK)	150"
P40-278X174	PIPE 2.5 SCH40 (2.875" OD x 0.203" THK)	174"
P40-312X048	PIPE 3 SCH40 (3.5" OD x 0.216" THK)	48"
P40-312X072	PIPE 3 SCH40 (3.5" OD x 0.216" THK)	72"
P40-312X126	PIPE 3 SCH40 (3.5" OD x 0.216" THK)	126"
P40-312X150	PIPE 3 SCH40 (3.5" OD x 0.216" THK)	150"
P40-312X174	PIPE 3 SCH40 (3.5" OD x 0.216" THK)	174"

NOTE:
APPROVED SMART KIT VENDORS ARE ALLOWED TO SUBSTITUTE AT THEIR DISCRETION
PIPES LISTED ON THIS PAGE FOR CUSTOM LENGTH COMPONENTS OF MATCHING SIZE.
SUBSTITUTIONS SHALL MEET THE ORIGINAL STRUCTURAL INTENT.

NOTES:
1. ALL PIPE GRADE A53-B OR BETTER.
2. HOT-DIPPED GALVANIZED PER ASTM A123.
3. ALL HOLES ARE 11/16" DIA. U.N.C
4. HOLES MAY OR MAY NOT BE PRESENT, DEPEND UPON MANUFACTURE DISCRETION
5. ALL FIELD CUT AND DRILLED SURFACES SHALL BE REPAIRED WITH A MINIMUM OF TWO COATS
OF ZINCA OR ZINC COAT PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.