

TOWN OF AUSTERLITZ

Columbia County
New York

Deborah Lans

Planning Board Chair

Planning Board Meeting

July 6, 2023

7:00 p.m.

*****AGENDA*****

1. Call Planning Board Meeting to Order
2. Roll Call
3. Minutes
4. Old Business
 - A.) Gellert PL-2023-04 Minor Subdivision
 - B.) Hartka, Dale PL-2023-11 Site Plan Review
5. New Business
 - A.) Vieni PL-2023-09 Minor Subdivision
 - B.) Rte. 182 Route 203 LLC PL-2023-12 Site Plan Review
 - C.) LeBlanc PL-2023-02 Boundary Line Adjustment/Map Correction
 - D.) Hemlock Trust – Parcel Merger
6. Other Business
 - A.) Planning Board Process Outline Update
 - B.) Planning Board Fees
7. Public Comment
8. Adjournment

Town of Austerlitz
Planning Board Meeting
June 1, 2023

Reference Material
JUL 06 2023
Planning Board Meeting

Present: Deborah Lans, Chair, Chris Ferrone, Steve Lobel, Dale Madsen, Eric Sieber, Planning Board Members. Also present: Joseph Catalano, Attorney for the Town and Planning Board Clerk, J Lotus.

Public Hearing Called to Order at 6:59 p.m.

Public Hearing for PL-2023-06 Subdivision Build

Property Owners: Hooman Yaghoobzadeh and Deborah Melincof and Robert and Monica Schwarcz

Applicant: Yaghoobzadeh/Schwarcz

Project Property: 187 Schoolhouse Road SBL: 95.-1-31

Zoning: Rural Residential

Project:

The minor subdivision of a 62.78-acre vacant parcel was presented by Jasmine Zhang of Crawford & Associates Engineering.

Background:

This parcel is owned by two couples, Hooman Yaghoobzadeh and Deborah Melincof, and Robert and Monica Schwarcz. The applicants propose a roughly equal division of the parcel into two lots, each about 31 acres, one of which will be conveyed to each couple. An existing driveway will be widened and improved and will be shared between the two proposed lots and covered by a road maintenance agreement, which the applicants submitted to the Planning Board on May 4, 2023. The shared portion of the driveway is approximately 400' in length.

This Public Hearing is the continuation of the Public Hearing on the two-lot subdivision proposed by Yaghoobzadeh and Schwarcz on Schoolhouse Road that was held over from the May 4, 2023 Public Hearing.

Jasmine Zhang, Crawford and Associates Engineering, represented the property owner.

Ms. Zhang submitted the final stamped surveys that were requested by the Planning Board at the May Hearing along with the final draft of the Maintenance Agreement.

Chair Lans asked whether there were any changes to the plans that were discussed in the previous Public Hearing. Ms. Zhang replied no.

A motion was made by Chair Lans to close the Public Hearing, seconded by Member Ferrone.

Roll Call Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Yes

Motion Carried 5:0:0 The Public Hearing was closed at 7:04 p.m.

The regular meeting was called to order by Chair Lans at 7:04 pm.

The following Members were present:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Yes

Minutes

A motion to accept the May 2023 Public Hearing and Regular Planning Board Meeting minutes was made by Member Lobel, seconded by Member Madsen.

Voice Vote:

Deborah Lans: Yes

Chris Ferrone: Abstained

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Abstained

Motion Carried 3:0:2

Old Business

Gellert PL-2023-04 Single Subdivision Build

Property Owners: Phil Gellert

Applicant: Yaghoobzadeh/Schwarcz

Project Property: Kern Drive, Ghent SBL: 104.-1-26.121

Zoning: Rural Residential

Mr. Gellert revised the subdivision application from major subdivision to two-lot minor subdivision. Mr. Gellert did not appear. The application was tabled until the next Planning Board July 6, 2023. Both the original and revised subdivision applications involve the Towns of Ghent and Austerlitz with the majority of the parcel in Ghent. It is not known whether Ghent will handle this subdivision as a new application or an amendment of an existing application. The Planning Board will continue to coordinate with the Ghent Planning Board.

Motion was made by Member Ferrone, seconded by Member Lobel, that the new application for a two-lot subdivision was incomplete.

Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Yes

Motion Carried 5:0:0

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Yaghoobzadeh/Schwartz PL-2023-06

Property Owners: Hooman Yaghoobzadeh and Deborah Melincof and Robert and Monica Schwarcz

Applicant: Yaghoobzadeh/Schwarcz

Project Property: 187 Schoolhouse Road SBL: 95.-1-31

Zoning: Rural Residential

The Planning Board commenced discussion of the two-lot subdivision by reviewing the short Environmental Assessment Form, (EAF). Chair Lans read each question on Part 2 of the EAF and invited responses from each Board Member to each question. All responses were none or small impact to each of the questions. The Members also agreed that the appropriate conclusion to indicate on Part 3 of the EAF was that the proposed action would not have a significant adverse environmental impact.

A motion was made by Member Madsen, seconded by Member Sieber, to accept the EAF as completed by the Planning Board with the conclusion that the proposed action would have no significant adverse environmental impacts calling for a negative declaration.

Voice Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Yes

Motion Carried 5:0:0

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A motion was made by Member Ferrone to resolve that the application of Yashoobzdah/Schwartz for a 2-lot subdivision to be approved as presented and to authorize the Chairperson to sign the subdivision maps as approved, and seconded by Member Lobel:

Roll Call Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Seiber: Yes

Motion carried 5:0:0

New Business

David Vieni PL-2023-09

Property Owners: Charles P. Vieni Trust & Cosimo Vieni

Applicant: David Vieni

Project Property: Stonewall Road SBL: 87.-2-6

Zoning: Rural Residential

Mr. Vieni could not attend the meeting. The Planning Board tabled Vieni's application until the next Planning Board meeting on July 6, 2023.

Beulah 624 LLC PL-2023-10 Proposed Site Plan/Special Use Permit

Property Owners: Beulah 624 LLC c/o Misook Kim

Applicant: Beulah 624 LLC

Project Property: 270 Harrington Drive SBL: 106,-1-9

Zoning: Rural Residential

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Chair Lans began with a summary of the Planning Board's appreciation for the input from the community local re: the Beulah property, stating that their input was not needed yet and that they would not be heard in person tonight. Chair Lans stated that there would be other meetings when they, the local community, would be heard in person.

Samantha Cummings, Taconic Engineering representative, stated that she was representing the property owner, Beulah 624 LLC. Misook Kim was also present. Ms. Cummings reviewed the site map and explained the project to the Planning Board as follows.

The existing barn location would be where the proposed new barn would be built. The existing residence would remain where it is. Ms. Cummings referred to an erosion sediment control plan as 22 acres might be affected. Ms. Cummings already met with the health department concerning the septic system. Ms. Cummings stated that the major proposed usage of the property would be for religious retreats with some educational seminars. Beulah anticipates 100-150 people attendees per retreat. They also expect to use the site as a public wedding venue with attendees capped at 200.

Mitch Kasarova, attorney representing Beulah, stated that the owner is affiliated with a church in New Jersey and that the retreats will be mostly for that New Jersey community. The name of the religious institution is: Love and Truth Church. He also stated that Beulah 624 LLC is a for profit organization.

Member Madsen asked whether Beulah intended to use the road that goes to Route 22 from the property. The response was "not at this time"; the physical shape of the road makes it less desirable to use that road.

Member Sieber asked why would they need only 67 parking spaces if the venue was designed to have 200 attendees. He stated that usually 1 or 2 people travel in each car to weddings. Ms. Cummings explained that since the Austerlitz Zoning Code did not have specific parking requirements, the engineer used a standard calculation which figures 3 people in each car.

Member Sieber stated that there would not be enough parking for a 200 wedding guests plus servers. Ms. Cummings stated Beulah's intention to preserve the beauty of the property, thus only 67 parking spaces. She was asked what kind of parking lot they were planning and responded; "There will be a top parking lot with an overflow lot at the bottom of the property."

Ms. Cummings was asked whether they would be using the existing gateway to the property or would it be removed. The answer was that their current intention is to not remove the gateway.

Question: Is the driveway wide enough for two cars to pass? Answer: They plan to make it 20 feet wide. Question: Will meals be served at the retreats and weddings? Answer: Yes. There will be no cooking onsite. Meals will be brought in from offsite and warmed up onsite. The kitchen will be used only for reheating and storing utensils.

Question: Will this wedding venue be only for church members or open to the public. Answer: Open to the public. Chair Lans asked how many retreats and weddings Beulah expected to have per year. Answer: 20 retreats and 35 weddings per year. Retreats will run for multiple days.

Question: Where will you house 100 to 150 occupants if the house is 5 bedrooms and the residence at the top of the property has only 4 bedrooms. Answer: Planning on utilizing local inns and hotels.

Chair Lans stated that the deed to the property has to be submitted.

Question: Were any traffic studies done? No.

Question: Were noise studies done? No. Ms. Cummings stated that the weddings and retreats will be inside so there won't be any noise. Also, the natural features and topography of the property and the distance to nearby properties would mitigate noise.

Attorney Catalano pointed out that there was a fundamental issue with the application in that a wedding venue does not, in his opinion, appear to be allowed by the Town's Zoning Code. The Table of Uses does not have a category that fits Beulah's entire proposal. In reference to the wedding venue, if a use is not set forth as an allowable use in the Zoning Code it is deemed to be prohibited. Attorney Catalano asked that the Applicant submit an analysis or justification that the proposal is allowed under the Zoning Code. Mr. Catalano also stated that for the Site Plan application, the Planning Board would need a landscaping plan, a lighting plan, elevations and the scale of new structures and what the new structures would look like. Chair Lans said that the Planning Board would also want a traffic study re: the impact of this significant level of traffic to the site. However, the first thing to straighten out is whether a wedding venue is permissible. The Planning Board will need more information to determine whether a noise study is warranted. The Planning Board will also need to know exactly how Beulah LLC plans on managing the events, the hours of operation and, whether there would be any outdoor activities on retreats and what exactly they would be. There is also the issue of whether or not the Planning Board should retain an Engineer to review the plans and technical documents. Beulah will need to submit funds for an escrow account to reimburse the town's consultant fees. This will be discussed further once more information is presented. Attorney Kasarova stated that this meeting was just for information exchange at this point. He also stated that the Board's comments were thorough and helpful.

A motion was made by Chair Lans, seconded by Member Sieber, that the Beulah application was incomplete at this time.

Voice Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

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Steve Lobel: Yes
Dale Madsen: Yes
Eric Sieber: Yes
Motion Carried 5:0:0

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New Business

Dale Hartka PL-2023-11 Site Plan Review

Property Owner: Melissa Hartka
Applicant Representative: Dale Hartka
Project Property: 4447 Crow Hill Road SBL: 104.-1-11.222
Zoning: Rural Residential

Mr. Hartka explained to the Planning Board that the application for a driveway was for a residence. The work on the property is being done under a building permit.

Mr. Hartka was asked whether the property was occupied. His reply: somewhat. They do not have a certificate of occupancy because the driveway is not yet approved. It is more than 500 feet in length so needs the Planning Board's approval. The Planning Board expressed concerns that the property might be used as an excavation or property moving equipment company. They asked Mr. Hartka whether the equipment on the property was being used for a business. Mr. Hartka said no. He is planning to get rid of the equipment and has not yet done so. The Planning Board asked: Has the driveway been completed? Answer: Yes. The planning board asked whether the Highway Superintendent could come to inspect the driveway. Answer: Yes.

The Planning Board stated that the driveway needs turnarounds every 400 to 500 feet. Mr. Hartka said that there is one turnaround half-way up the driveway. The Planning Board is requiring that the Fire Chief and the Highway Superintendent inspect the road. Mr. Hartka was asked how wide the right-of-way for the driveway is. His answer was: 50 feet.

The Planning Board told Mr. Hartka that he will need to submit an up-to-date (including the new road) stamped survey created by a surveyor (3 copies of the survey), the Addendum Form, A copy of the Deed to the property and the road will need to be inspected by the Fire Chief and the Highway Superintendent.

A motion was made by Chair Lans, seconded by Member Sieber, that the Hartka application was incomplete at this time.

Voice Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Yes

Motion Carried 5:0:0

Olivia Dawedeit PL-2023-12 Site Plan Review

Property Owner: Olivia Dawedeit
Applicant: Olivia Dawedeit

Project Name: Divergence Works Farm
Project Property: 182 NY 203 Austerlitz, NY 12017 SBL: 87.-2-69
Zoning: Rural Residential/Agricultural

Ms. Dawedeit did not attend the meeting. As such, her application was tabled until the next Planning Board Meeting on July 6, 2023.

Other Business

Website Review: Chair Lans asked the Board Members to look at the website for the Planning Board to see if there is any other information that would be helpful for the public to see.

J Lotus to clean up the planning board process (flow chart).
Member Christopher Ferrone has an edit.

Fee Review: Chair Lans stated that she had done some research comparing our fees to those of other towns. She created a spreadsheet with all the information that she collected. Her recommendation was that the Planning Board go to the Town Board and request an increase in the Town of Austerlitz's fees. Chair Lans stated that the fees charged for different applications need to increase so as to be more realistic in covering the costs in the review process and to be more in line with what other nearby towns are charging.

Chair Lans made a motion to recommend to the Austerlitz Town Board that the fees be reviewed and increased.

Voice Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Yes

Motion Carried 5:0:0

Public Comment:

Chair Lans announced that this portion of the Planning Board meeting was not to be used to comment on 270 Harrington Drive (Beulah). She stated that comments on Beulah would be allowed during a future hearing.

Attorney Bill Better of Kinderhook, representing the community surrounding the 270 Harrington Drive property, requested to speak on 270 Harrington stating that he felt that his clients' views needed to be heard.

Mr. Better paraphrased a letter that he sent to the Planning Board. His comments and questions in addition to the letter:

Is a commercial wedding venue allowed under the definition of a retreat in the town ordinance?
Mr. Better suggested that the Code Enforcement officer be the first place that applicants go prior to approaching the Planning Board. He said that the applicant would probably be using buses to bring people to the property. Mr. Better spoke of other properties that have a right to use the old road on the Beulah property that goes to Route 22 and discussed the width of the old town road: 10 feet.

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Mr. Better asked whether Old Dugway Road (now Sawyer Road) was ever properly abandoned and whether the Applicant has a right to use that road for access purposes to their project. Harrington road is 18 feet wide and the current specs say roads need to be 20 feet wide. He stated that the large amount of people traversing the road will have a huge impact on the substandard road. Mr. Better pointed out that the nearest property line is much less than the 1/3 mile that Beulah claimed.

Chair Lans commented that the Planning Board does not have a complete application and it is premature to get into the details. However, the Planning Board is always happy to hear from constituents and lawyers.

The final comment from Mr. Better was praise for Austerlitz's Town Historian, Tom Moreland.

As no other comments were made,

Chair Lanz made a motion to adjourn the meeting. Member Ferrone seconded.

Voice Vote:

Deborah Lans: Yes

Chris Ferrone: Yes

Steve Lobel: Yes

Dale Madsen: Yes

Eric Sieber: Yes

Motion Carried 5:0:0

The meeting ended at 8:14 p.m.

Reference Material
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Hartka, Melissa

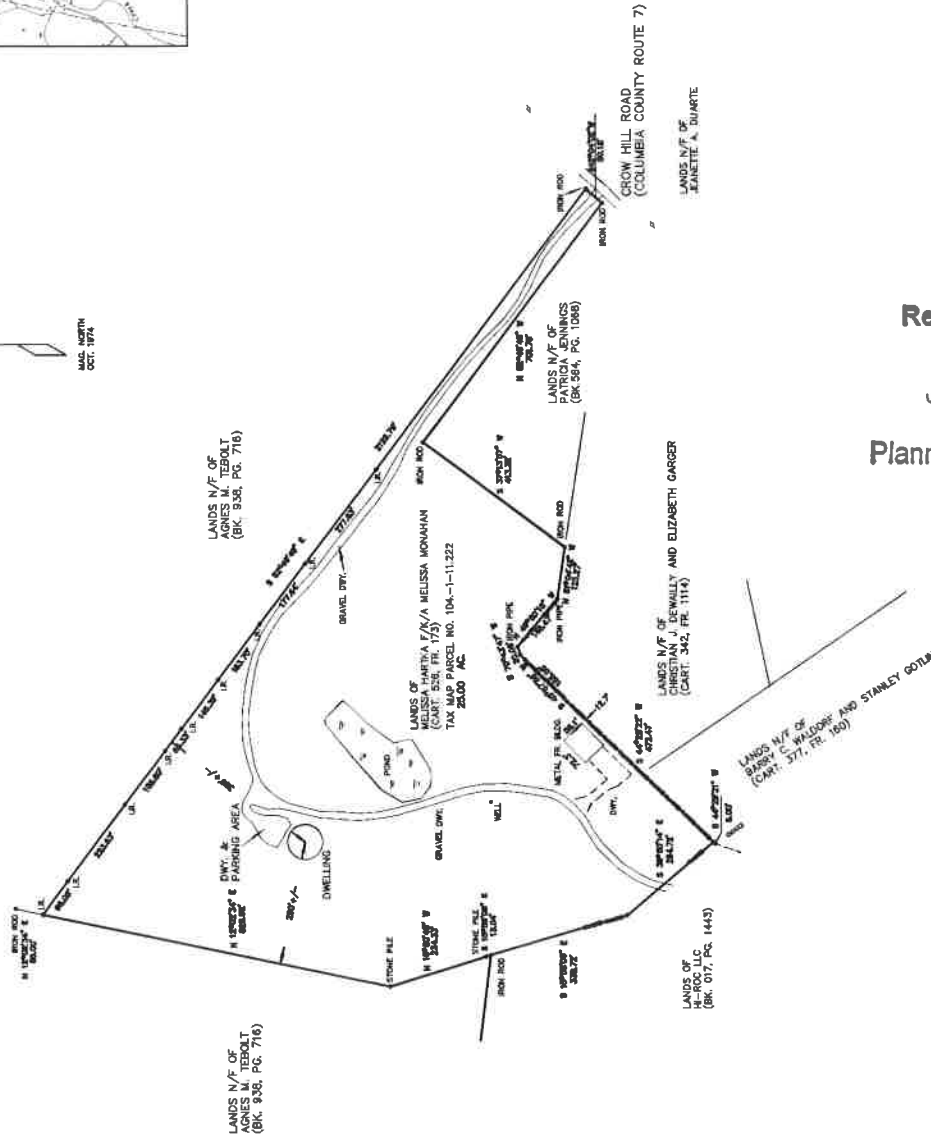
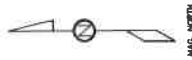
Melissa Hartka Representing

Site Plan Review

PL_2023-11

104.-1.11.222

LOCATION PLANS
NOT TO SCALE



Reference Material

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LANDS OF MELISSA HARTKA F/K/A MELISSA MONAHAN	
TAX MAP PARCEL NO. 104-11-222	
TOWN OF AUSTERLITZ	COUNTY OF COLUMBIA
STATE OF NEW YORK	
REF. DECD: CLAY, JES. JR. 1946 ASD 14900 RC-255, TRS. 173 (19, 2003)	SCALE: 1" = 200 FT.
AREA AS INDICATED	DATE: JUNE 30, 2023
341 EMMETT ROAD GRIFFIN, NEW YORK 13027 (516) 388-2460	
CARL S. MATTHEWS, P.E., L.S.	

REF. MAP
LANDS OF MELISSA HARTKA, TOWN OF AUSTERLITZ, COUNTY OF COLUMBIA,
STATE OF NEW YORK, PREPARED BY CARL S. MATUSEK, P.S., L.S. DATED
MAY 30, 2007 AND REV. JULY 18, 2007.

NOTES:
THIS SURVEY DOES NOT DEPICT THE LOCATION OF HEAVY EQUIPMENT
(DUMP TRUCK, GRADER, EXCAVATOR), TANK, BUS, STORAGE CONTAINER
THAT IS STORED ON THE PARCEL.
UNDERGROUND UTILITY SERVICE LINE TO DWELLING NOT SHOWN.

LEGEND

•	BOUNDARY POINT
—	GRADE CROSS
—	STONE WALL
—	UTILITY POLE
—	IRON ROD
—	L.R.

Charles and Cosimo Vieni Trust
David Vieni, Representative
PL-2023-09, Subdivision Application
87.-2-6

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

Application Date: April 16 2023

Project No.

PL-2023-09

Property Owner: Name Charles P Vieni Trust & Cosimo Vieni

Mailing Address 2 Pine Knob Drive Albany NY 12203

Email Address: vienidavid@gmail.com

Phone Number: 518-461-9895

Surveyor or Engineer: Name Robert J Ihlenburg, Land Surveyor

Email Address rjikayak@gmail.com

Phone Number 518-8287406

License Number NYS PLS 049374

Other Representative (if any): Name N/A

Email Address _____

Phone Number _____

Please provide owner's letter of authorization

Reference Material

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Property Address: Stonewall Road Austerlitz NY

Tax Map Number: 87.00-2-6 deed 845 page 204

Current Land Use: Vacant

Number of Proposed Lots: 1

Use of Abutting Lands: Residential

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

Date(s) of Planning Board Approvals: N/A

Easements or Restrictions: N/A

Ag. District: Yes/No

(If yes to either, provide Ag Data Statement)

Reason(s) for Proposed Subdivision: Property Sale

(Subdivision App. P. 2)

David Vieni - Trustee

4/16/2023

Signature

Date

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

Reference Material

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REV'D 9/6/22

617.20
Appendix B
Short Environmental Assessment Form

Reference Material

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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:

Stonewall Road Subdivision

Project Location (describe, and attach a location map):

Stonewall Road, Town of Austerlitz, NY Tax Parcel 87.00-2-6

Brief Description of Proposed Action:

Proposed subdivision plan for tax parcel 87.00-2-6. Requesting minor subdivision for property located on Stonewall Road in the Town of Austerlitz. Proposing to subdivide the 39.6 acre into two (2) parcels 29.10 acres and 10.497 acres.

Name of Applicant or Sponsor:

David Vieni

Telephone: 518-461-9895

E-Mail: vienidavid@gmail.com

Address:

2 Pine Knob Drive

City/PO:

Albany

State:

NY

Zip Code:

12203

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.

☒

☐

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?

NO

YES

If Yes, list agency(s) name and permit or approval:

☒

☐

3. a. Total acreage of the site of the proposed action?

10.49 acres

b. Total acreage to be physically disturbed?

0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

28.5 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture

☐ Aquatic

☐ Other (specify):

☐ Parkland

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	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	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 type="checkbox"/>	<input checked="" 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 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?	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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<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	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 plain?	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?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES			
If Yes, briefly describe: _____			

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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: David Vieni Date: 5/1/2023

Signature: _____

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

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

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

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

Reference Material

JUL 06 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)

PRINT

RESET

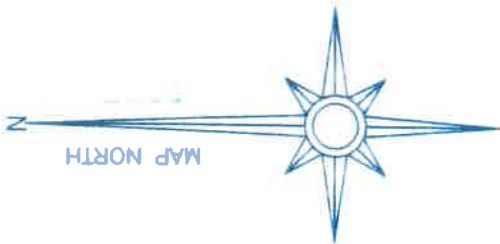
Reference Material

JUL 06 2023

Planning Board Meeting

DIVISION 1 (1-5)		
COURSE	BEARING	DISTANCE
Lot 5-40	S 78° 10' 25" E	41.50
Lot 5-41	S 53° 37' 10" E	428.09
Lot 5-42	S 40° 48' 10" E	41.42
Lot 5-43	S 40° 48' 10" E	41.42
Lot 5-44	S 2° 40' 00" E	43.45
Lot 5-45	S 12° 16' 20" E	46.45
Lot 5-46	S 04° 05' 45" E	46.45
Lot 5-47	S 02° 13' 40" E	50.53
Lot 5-48	S 07° 18' 00" E	51.38
Lot 5-49	S 11° 51' 15" W	49.57
Lot 5-50	S 08° 21' 55" E	49.20
Lot 5-51	N 40° 53' 25" E	51.41
Lot 5-52	N 43° 17' 25" E	51.41
Lot 5-53	N 43° 44' 55" E	54.11

Area: 10.497 acres



KEY	
1	Subdivision 1
2	Subdivision 2
3	Subdivision 3
4	Subdivision 4
5	Subdivision 5
6	Subdivision 6
7	Subdivision 7
8	Subdivision 8
9	Subdivision 9
10	Subdivision 10
11	Subdivision 11
12	Subdivision 12
13	Subdivision 13
14	Subdivision 14
15	Subdivision 15
16	Subdivision 16
17	Subdivision 17
18	Subdivision 18
19	Subdivision 19
20	Subdivision 20
21	Subdivision 21
22	Subdivision 22
23	Subdivision 23
24	Subdivision 24
25	Subdivision 25
26	Subdivision 26
27	Subdivision 27
28	Subdivision 28
29	Subdivision 29
30	Subdivision 30
31	Subdivision 31
32	Subdivision 32
33	Subdivision 33
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35	Subdivision 35
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38	Subdivision 38
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40	Subdivision 40
41	Subdivision 41
42	Subdivision 42
43	Subdivision 43
44	Subdivision 44
45	Subdivision 45
46	Subdivision 46
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49	Subdivision 49
50	Subdivision 50
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53	Subdivision 53
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62	Subdivision 62
63	Subdivision 63
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65	Subdivision 65
66	Subdivision 66
67	Subdivision 67
68	Subdivision 68
69	Subdivision 69
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88	Subdivision 88
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90	Subdivision 90
91	Subdivision 91
92	Subdivision 92
93	Subdivision 93
94	Subdivision 94
95	Subdivision 95
96	Subdivision 96
97	Subdivision 97
98	Subdivision 98
99	Subdivision 99
100	Subdivision 100

SUBDIVISION PLAN FOR:
CHARLES P. VIENI II, DAVID J. VIENI
NICOLE C. BAKER Trustees

TOWN OF AUSTERLITZ
COUNTY OF COLUMBIA
STATE OF NEW YORK

87-2-6
 2014

SURVEY INFORMATION:
 (COUNTY) COLUMBIA
 (TOWN) AUSTERLITZ
 (SECTION) 10
 (LOT) 10

MAP No.

DIVISION LOT 1

COURSE	BEARING	DISTANCE
Lot 1	N 47° 48' 40" W	602.28'
Lot 2	N 25° 17' 50" E	880.44'
Lot 3	S 8° 46' 25" E	946.34'
Lot 4	S 02° 25' 25" W	788.71'
Lot 5	S 18° 28' 00" E	49.21'
Lot 6	S 02° 25' 25" W	450.00'
Lot 7	S 18° 28' 00" E	450.00'
Lot 8	S 10° 51' 55" W	52.46'

Area: 10.010 acres

REMAINDER LOT 2

COURSE	BEARING	DISTANCE
Lot 10	N 49° 46' 25" W	948.44'
Lot 11	N 25° 17' 50" E	523.03'
Lot 12	N 41° 28' 15" E	111.28'
Lot 13	N 43° 06' 05" E	114.08'
Lot 14	N 37° 06' 35" W	89.39'
Lot 15	N 29° 49' 50" W	239.93'
Lot 16	N 13° 46' 50" W	85.04'
Lot 17	S 83° 23' 30" E	974.20'
Lot 18	S 04° 18' 25" W	76.05'
Lot 19	S 04° 18' 25" W	76.05'
Lot 20	S 09° 58' 40" E	60.25'
Lot 21	S 04° 56' 35" W	60.25'
Lot 22	S 08° 40' 45" W	67.50'
Lot 23	S 08° 58' 30" W	78.08'
Lot 24	S 11° 21' 10" W	159.82'
Lot 25	S 02° 28' 50" W	240.70'

Area: 18.386 acres

This map was prepared by the undersigned, a duly licensed Professional Engineer, State of New York, License No. 10000, and is a true and correct copy of the original map on file in the Office of the County Clerk, Columbia County, New York, and is hereby certified to be a true and correct copy of the original map on file in the Office of the County Clerk, Columbia County, New York, and is hereby certified to be a true and correct copy of the original map on file in the Office of the County Clerk, Columbia County, New York.

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



Application Date: 3 / 31 / 2021

Applicant: (Property Owner)

Name: Lands n/f Vieni, Vieni and Baker Trustees **Email:** vieindavid@gmail.com
Street Address: 2 Pine Knob Drive **Mailing Address:** _____
City: Albany **State:** NY **Zip:** 12203 **Phone Number:** 518-461-9895

Representative: (If Any)

Name: David Vieni **Email:** vienidavid@gmail.com
Phone Number: 518-461-9895

Surveyor or Engineer:

Name: Robert J Ihlenburg, Land Surveying
Phone Number: 518-828-7406 **License Number:** 049374

Reference Material

Tax Map Number: 87.00-2-6, 87.00-2-3

Planning Board Meeting

Property Location: (Brief Description of Location)

Property along north of State Highway 203 approximately 420 ft west of CL Stonewall Rd

Names of Abutting Property Owners:

Michael Tessitore

Easements or Restriction:

None - Property occupied by Micheal Tessitore is not on lands described in deed 737 page 242

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

Signature: 

Title: Trustee

Date: 3/31/2021

FOR OFFICE USE ONLY

Project ID _____

SUBMISSION DATES and APPROVALS

Applic, Fees &	Public	SEQRA	Final
Preliminary	Hearing	Determination	Approval

March 22, 2021

Town of Austerlitz
Attn: Secretary/Chair of the Planning Board
PO Box 238
Spencertown, NY 12155

RE: Application for Subdivision/Lot Line Adjustment; Lands n/f Vieni, Vieni and Baker Trustees L84:5
P204; Tax Parcel 87.00-2-6.

Dear Secretary/Chair of the Planning Board:

In accordance with Chapter 167 Subdivision of Land §167-6 and §167-7 the Vieni, Vieni and Baker Trustees are applying for approval of a Lot Line Adjustment on L 84:5 P 204 tax parcel 87.00-2-6.

A discrepancy in boundaries was identified in a recent survey by Robert J. Ihlenburg Land Surveyor dated June 25, 2020. The lands of Michael Tessitore as described in deed 737 page 242 are not all of the lands being occupied by Michael Tessitore. The .150 wide parcel currently occupied is shown on a map for Charles Vieni prepared by Frank Ambrosio and dated January 9, 1989. The residence shown existed at that time.

Enclosed for your review are five (5) copies of a Sketch Plan of the proposed lot line adjustments that includes existing boundary lines with proposed adjustments with approximate dimensions.

By way of this letter we are requesting to be added to the Agenda for the upcoming April 1, 2021 Planning Board meeting.

Thank you for your attention to this matter, if you should require any additional information please feel free to contact me at vienidavid@gmail.com or 518-461-9895.

Regards,



David J. Vieni

Enc. (5)

C:
Co. Vieni
B. Vieni
Ch. Vieni
N. Baker
M. Tessitore

Reference Material

JUL 06 2023

Planning Board Meeting

Reference Material

JUL 06 2023

Planning Board Meeting

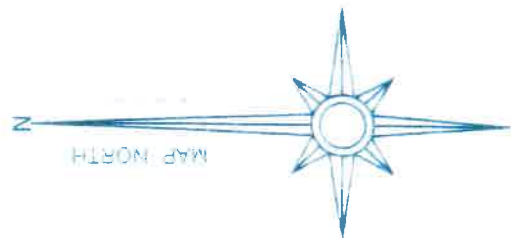
SURVEY MAP PREPARED FOR
CHARLES P. VIENI II, DAVID J. VIENI
and NICOLE C. BAKER, TRUSTEES
TOWN OF AUSTERLITZ
COUNTY OF COLUMBIA
STATE OF NEW YORK

dated 04/11/2021 1:50
 new sheet book 512 DWM 570
 102 parcel 87-001-2-9

SURVEY INFORMATION BY
 NUMBER 1-16-000000-0000-00000000
 157 2020/01/01 12:00
 157 2020/01/01 12:00
 157 2020/01/01 12:00

DATE 04/11/2021
 TIME 1:50
 BY 1-16-000000-0000-00000000
 157 2020/01/01 12:00
 157 2020/01/01 12:00
 157 2020/01/01 12:00

KEY
 - - - - - wire fence line
 - - - - - stone wall line
 - - - - - 6" x 6" post and rail
 - - - - - 4" x 4" post and rail
 - - - - - 2" x 2" post and rail
 - - - - - 1" x 1" post and rail
 - - - - - 1/2" x 1/2" post and rail
 - - - - - 1/4" x 1/4" post and rail
 - - - - - 1/8" x 1/8" post and rail
 - - - - - 1/16" x 1/16" post and rail
 - - - - - 1/32" x 1/32" post and rail
 - - - - - 1/64" x 1/64" post and rail
 - - - - - 1/128" x 1/128" post and rail
 - - - - - 1/256" x 1/256" post and rail
 - - - - - 1/512" x 1/512" post and rail
 - - - - - 1/1024" x 1/1024" post and rail
 - - - - - 1/2048" x 1/2048" post and rail
 - - - - - 1/4096" x 1/4096" post and rail
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MAP NORTH

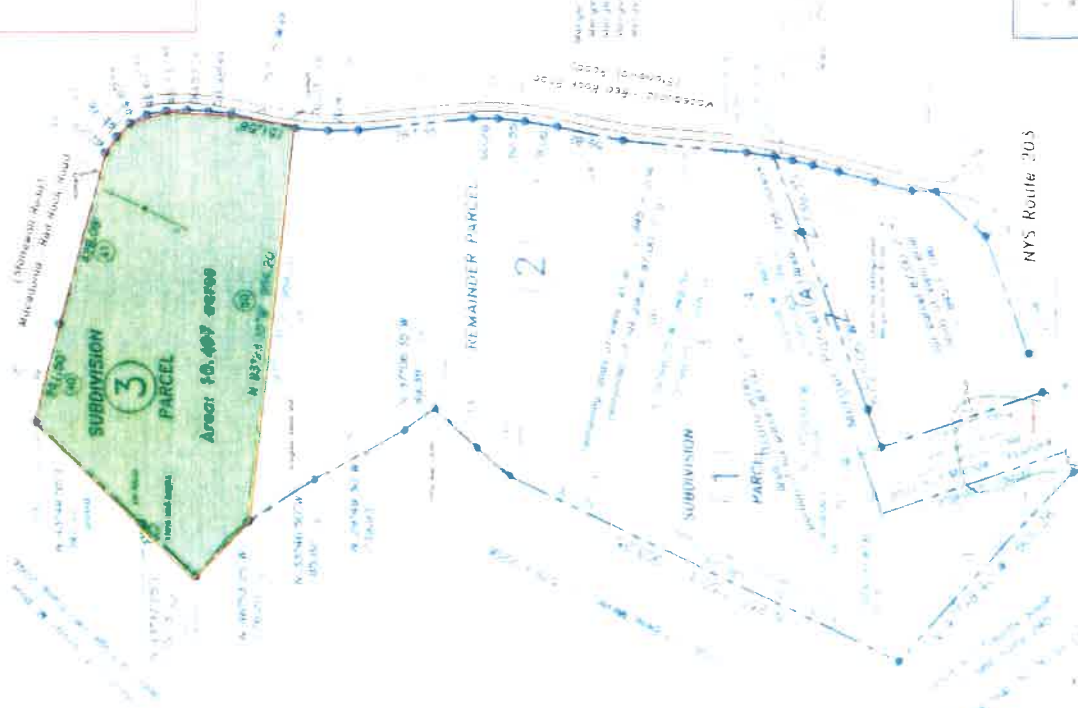
TABLE 1

NO.	AREA	PERCENT
1	10.41	100.00
2	10.41	100.00
3	10.41	100.00
4	10.41	100.00
5	10.41	100.00
6	10.41	100.00
7	10.41	100.00
8	10.41	100.00
9	10.41	100.00
10	10.41	100.00

TABLE 2

NO.	AREA	PERCENT
1	10.41	100.00
2	10.41	100.00
3	10.41	100.00
4	10.41	100.00
5	10.41	100.00
6	10.41	100.00
7	10.41	100.00
8	10.41	100.00
9	10.41	100.00
10	10.41	100.00

Reference Material
Planning Board Meeting



KEY

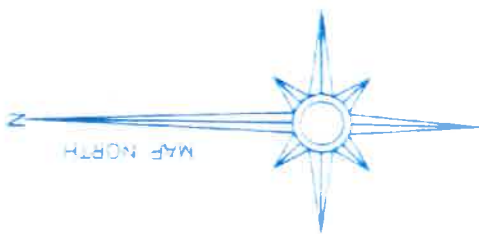
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2	10.41	100.00
3	10.41	100.00
4	10.41	100.00
5	10.41	100.00
6	10.41	100.00
7	10.41	100.00
8	10.41	100.00
9	10.41	100.00
10	10.41	100.00

Reference Material

JUL 06 2023

Planning Board Meeting

TOWN OF AUSTIN
SUBDIVISION PLAN FOR
CHARLES F. VIENI & DAVID J. VIENI
NICOLE L. BOWEN TRUSTEES
TOWN OF AUSTIN
COUNTY OF CALUMETIA
STATE OF NEW YORK
87-2-6
JUL 06 2023



MAP NORTH



REV

REV	DATE	DESCRIPTION
1		
2		
3		
4		
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10		

Reference Material

JUL 06 2023

Planning Board Meeting

NO.	NAME	DATE	STATUS
1	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
2	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
3	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
4	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
5	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
6	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
7	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
8	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
9	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED
10	CHARLES P. VAN W. VAN W. VAN W.	10/10/2022	APPROVED

Reference Material
Planning Board Meeting

182 Route 203, LLC

Dawedeit, Oliva

PL-2023-12

Site Plan Review

87.-2-69

Reference Material

JUL 06 2023

Planning Board Meeting

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

TOWN OF AUSTERLITZ
RECEIVED

MAY 22 2023

PLANNING
BOARD
COLUMBIA COUNTY

Application Date: 5/9/23

Approval Request for: (check all that apply)

Site Plan ☒

Site Plan Amendment ☐

Special Use Permit ☐

Applicant: Name: Olivia Dawedeit Email: dawedeitolivia@divergenceworks.com
Mailing Address: PO Box 232 Spencer town, NY 12165
City: Austerlitz State: NY Zip: 12017 Telephone: 413-717-8933

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: 87-02-69 Parcel Acreage 25

Location of Project/Street Address: 182 NY 203 Austerlitz, NY

Current Land Use of Site: Residential / Agricultural

Current Condition of Site: 40% wooded 60% openland

Character of abutting parcels: Residential

Reference Material
Reference Material

JUL 05 2023

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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):

Primary residence for property owner with agricultural activities. Include autistic adult volunteers growing vegetables, collecting eggs, taking care of goats, enjoy walking trails, butterfly garden, main farm stand, participate in craft activities and sell produce.

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

- Residential home - 2 stories, 25' high, 2,552 sqft - NOTE: Only 495 sqft will be accessible to volunteers
- Barn - 1 story 2,160 sqft

Is the property within 500 feet of ?

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

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

Applicants Signature: _____

Date: 5/9/23

FOR OFFICE USE ONLY

Date Received: _____

Project ID: _____

Preliminary Review Date: _____ Final Review Date: _____

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

Reference Material

JUL 06 2023

Planning Board Meeting

617.20

Appendix B

Short Environmental Assessment Form

MAY 22 2023

PLANNING
BOARD
COLUMBIA COUNTYInstructions 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:		Reference Material	
Divergence Works Farm		JUL 01 2023	
Project Location (describe, and attach a location map):		Planning Board Meeting	
182 NY 203 Austerlitz, NY 12017			
Brief Description of Proposed Action:			
See Attached			
Name of Applicant or Sponsor:		Telephone: 413 717 8933	
Olivia Dawedit		E-Mail: daweditolivia@divergenceworks.com	
Address:			
182 NY 203			
City/PO:		State:	Zip Code:
Austerlitz		NY	12017
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 governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		14 acres	
b. Total acreage to be physically disturbed?		1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		25 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

JUL 06 2023

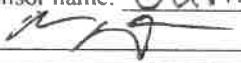
Planning Board Meeting

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Well</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic system</u>	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? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input 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 <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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: OLIVIA Dawedeit Date: 5/9/23

Signature: 

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? 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
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<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

RESET

Olivia Dawedeit
Divergence Works Farm
182 NY 203
Austerlitz, NY 12017



May 9, 2023

Divergence Works Farm is located at 182 NY 203 in Austerlitz, NY and occupies approximately 14 acres. As of May 3rd, 2023 the farm is still in the progress of being formed, we are currently offering a part-time farm stand, with no regular operating hours and a limited supply of eggs and firewood.

Coming soon are goats, chickens, raised vegetable gardens, a butterfly garden, walking trails and firewood sales. We plan to offer regular business hours; at this time, we are uncertain as to what they might be.

The farm is staffed with four adult volunteers from Pathlight located in Lee, MA. The purpose of the farm is to offer autistic adults an opportunity to build independence while also learning both job and life skills. Craft activities, such as woodworking and stone carving are being offered to the volunteers to provide additional creative learning paths they can use in the future.

Our goal for the future is to expand the farmstand with a larger quantity and variety of fresh grown foods, as well as offer additional openings for more volunteers. We hope to add additional animals with the possibility of a small petting zoo.

Regards,

Olivia Dawedeit
Divergence Works Farm

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Planning Board Meeting

TOWN OF AUSTERLITZ NEW YORK
BUILDING PERMIT APPLICATION

TAX MAP # 87-02-69

Expiration Date: _____

Permit # _____

Permit fee _____

1. LOCATION:

House No. 182 Road Name State Rd 203

Subdivision Name & Lot No. (if any) _____

2. PROPERTY OWNER Olivia Dawedait **PHONE** 413-711-8933

CURRENT ADDRESS 182 NY 203

CITY & STATE Austerlitz, NY **ZIP** 12017

3. CONTRACT OR BUILDER Michael White Contractors **PHONE** 413 298 5156

CURRENT ADDRESS 44 Main St; PO Box 569

CITY & STATE Stockbridge, MA **ZIP** 01262

4. ZONING DISTRICT ☒ R-RURAL RESIDENTIAL ☐ A-HM AUSTERLITZ HAMLET ☐ S-HM SPENCERTOWN HAMLET

5. EXISTING USE & OCCUPANCY: Residential

6. INTENDED USE & OCCUPANCY: Residential / Agricultural

7. NATURE OF WORK: ☐ NEW BUILDING ☐ ADDITION ☐ ALTERATION ☐ DECK ☐ SHED ☐ SWIMMING POOL
☐ DEMOLITION ☒ OTHER

8. ADDITIONAL DESCRIPTION Agricultural use w/ volunteers

9. WILL THIS PROPOSAL: (Please answer yes or no to each question)

a. Involve new, or alterations to, electrical wiring? NO

b. Involve new, or alterations to, or additional use of, a sewage disposal system? NO

c. Require installation, or changes in location, of a driveway? NO

d. Involve a change in use or occupancy? NO

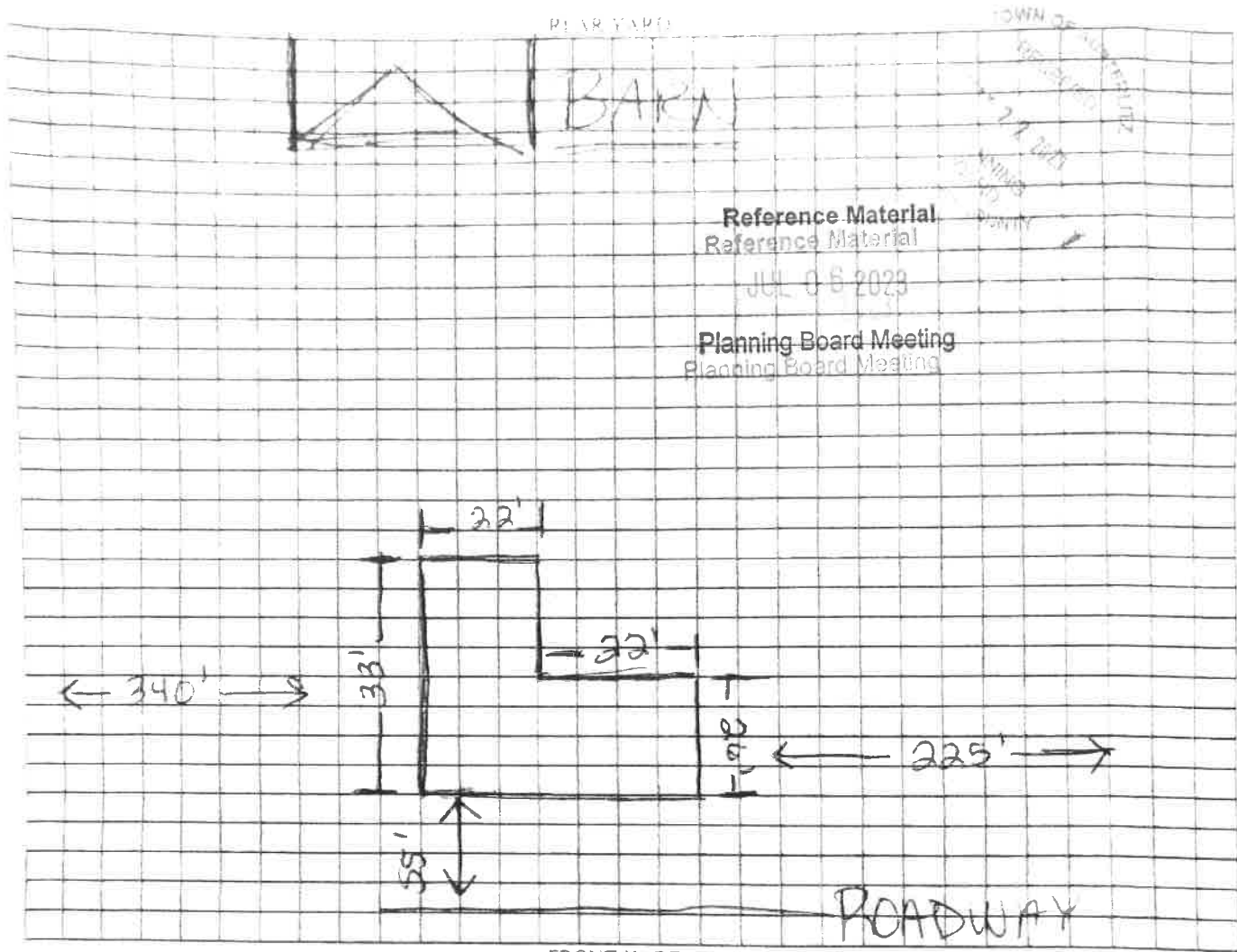
10. SIZE OF BUILDING 2,552 **NUMBER OF STORIES** 2 **DEPTH** 33' **WIDTH** 44' **HEIGHT** 25'

11. LOT DIMENSIONS 25 Acres

12. ESTIMATED COST

\$ _____

over



12. SET BACKS - LEFT YARD 340' RIGHT YARD 225' REAR YARD _____ FRONT YARD 55'

13. Please sketch and locate structure or object within grid showing front, back and side setbacks.

14. APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code (Title 9 NYCRR) for the construction of buildings, additions or alterations, or for removal or demolition as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations, including New York State Energy Code requirements, and the Town of Austertitz Zoning Ordinance.

Signature of Applicant [Signature] Date 5/9/23

Approved ☐ YES ☐ NO By _____ Date _____ Title _____

Fee Paid \$ _____ Date Received _____ Check# _____

PERMIT DENIED ☐

REASON _____

REFERRED TO PLANNING BOARD _____

Reference Material:

JUL 08 2023

Planning Board Meeting

Town Of Austerlitz
Glenn T. Smith
Building Department
P.O. Box 238
Spencertown, New York 12165
518-392-5007 ext. 303

TOWN OF AUSTERLITZ
RECEIVED
MAY 22 2023
PLANNING
BOARD
COLUMBIA COUNTY

CONTRACTOR LETTER OF AUTHORIZATION

Date 5/9/23

Olivia Dawedert authorize Michael White Contractors
Print, Home Owners Name Person Obtaining Permit

To obtain a building permit from the Town of Austerlitz Building Department for _____
Type Of Work

On my behalf for the property located at 182 NY 203 SBL # _____
Address of property where Work Will Be performed

Signed [Signature]
Homeowners Signature

LeBlanc, Alice

Map Correction-Boundary Line Adjustment

PL-2023-02

86.-2-37



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

June 29, 2023

Town of Austerlitz Planning Board
816 Route 203
PO Box 238
Spencertown, NY 12165

Re: Boundary Survey and map of an approximately 3.28 acre parcel being APN 86.00-2-37 in the Town of Austerlitz, County of Columbia, New York.

Dear Chairman;

I have submitted maps for a correction to the subdivision for LeBlanc and 5100 South Street LLC. The correction is to courses to Parcel-2. Acreage remains the same on parcel-2. The rest of the map remains unchanged.

Sincerely;

A handwritten signature in dark ink, appearing to read "R. W. Sardo", written over a light blue horizontal line.

Richard W. Sardo

TOWN OF AUSTERLITZ
RECEIVED

JUN 29 2023

PLANNING
BOARD
COLUMBIA COUNTY

Reference Material

JUL 06 2023

Planning Board Meeting

Town of Austerlitz Outline of Planning Board Process

- 1) File an Application with the Planning Board Clerk. Pay the fee for the application.
(Application forms and updated fees are available on the Town website: austerlitzny.com)
- 2) At the next regular Planning Board meeting (usually the first Thursday of each month at 7:00 p.m. upstairs in the Austerlitz Town Hall), the Board will conduct an initial review of the Application.
 - a) Questions the Board Considers:
 - i) What section(s) of the Town Code govern the proposed action?
 - ii) How is the proposed action classified under the State Environmental Quality Review Act (SEQRA)?
 - iii) If appropriate, what is the outcome of the SEQRA review?
 - iv) Is the application complete or is additional information/documentation required? (No public hearing or further processing of the application can occur until the Planning Board deems the application complete.)
 - v) Is a public hearing required?
If a public hearing IS required, a date is set for the hearing usually at the next Planning Board meeting.
If a public hearing IS NOT required, proceed to step 5.
- 3) Prior to a Public Hearing:
 - a) The applicant sends notices to owners of abutting properties (as required in the zoning code).
 - b) A notice of the hearing is published on the Town Website, posted on the bulletin board at the Town Hall and published in the newspaper designated by the Town.
- 4) At the Public Hearing:
 - a) The applicant presents the proposed project.
 - b) The Planning Board may ask questions and the Public has an opportunity to comment.
 - c) If no further information or comment is warranted, the hearing will be closed by a motion of the Board (which generally ends the information gathering process).
- 5) After the Public Hearing:
 - a) The Planning Board deliberates on the application and makes its decision within 62 days of the close of the public hearing, by resolution.
 - b) The Board may approve, approve with conditions or modifications, or, deny the application.
- 6) An aggrieved party may seek review under Article 78 of the New York Civil Practice Law and Rules.

Please note: All application materials are available at the Town Hall for inspection during Clerk hours or by appointment. All forms, checklists and fee schedules are available on the town website or from the Clerk.

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