

TOWN OF AUSTERLITZ

Columbia County

New York

Deborah Lans

Planning Board Chair

Planning Board Meeting

June 1, 2023

7:00 p.m.

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

1.) Public Hearing Yaghoobzadeh/Schwarcz PL-2023-06 Minor Subdivision

2.) Call Planning Board Meeting to Order

3.) Roll Call

4.) Minutes

5.) Old Business

A.) Gellert PL-2023-04 Minor Subdivision

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

6.) New Business

A.) Vieni PL-2023-09 Minor Subdivision

B.) Beulah 624 LLC PL-2023-10 Site Plan Review

C.) Hartka, Dale Site Plan Review PL-2023-11

D.) 182 Route 203 LLC Site Plan Review PL-2023-12

7.) Other Business

A.) Website Review

7.) Public Comment

8.) Adjournment

Yaghoobzadeh/Schwarcz

Minor Subdivision

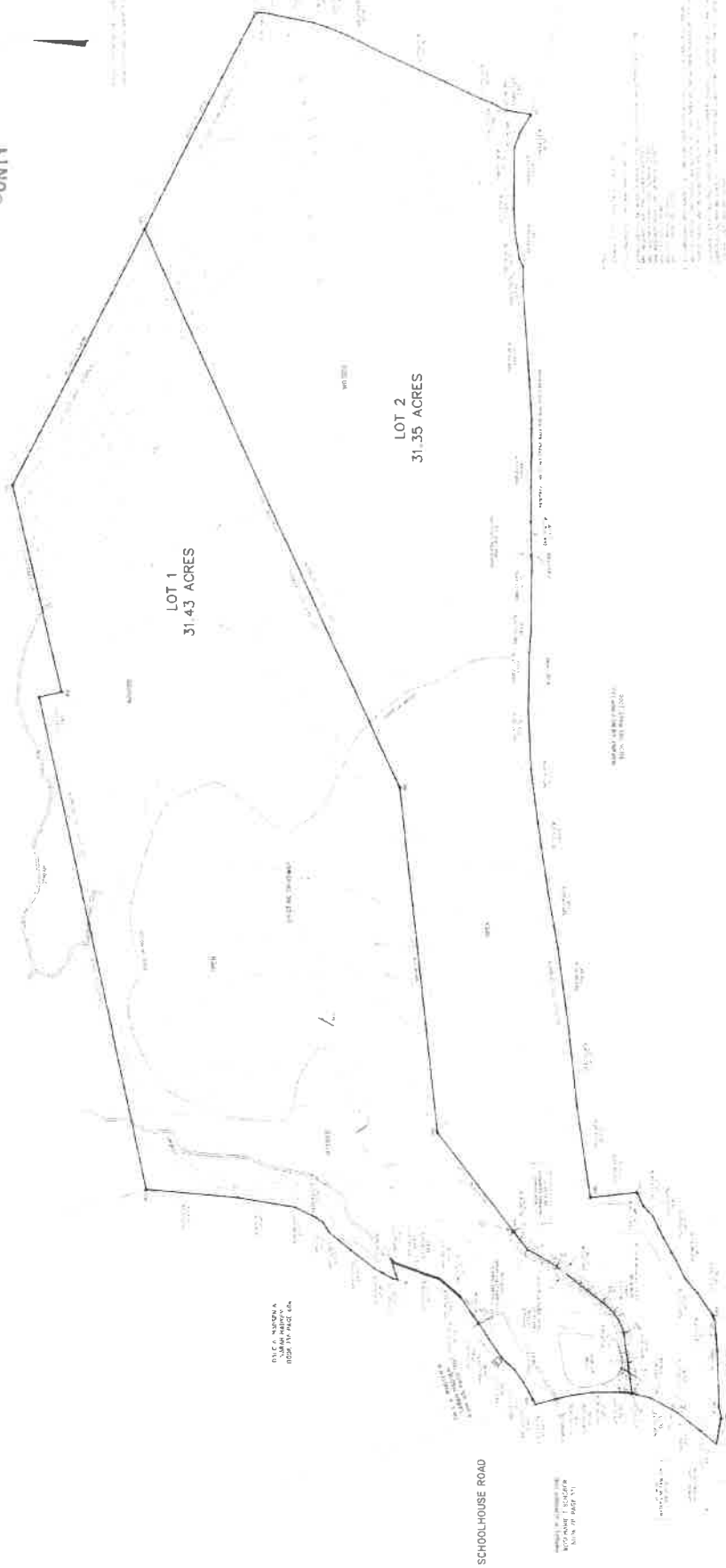
95.-1-31

PL-2023-06

LEGEND

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- 100. LOT 100

TOWN OF AUSTERLITZ
RECEIVED
MAY 22 2023
PLANNING BOARD
COLUMBIA COUNTY



SUBDIVISION OF PROPERTY OF
HOOMAN YAGHOOBZADEH AND DEBORAH MELINCOFF
AND
ROBERT SCHWARCZ AND MONICA SCHWARCZ
TOWN OF AUSTERLITZ, COLUMBIA COUNTY, NY

LOCATION SKETCH

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SEAL OF THE TOWN OF AUSTERLITZ
COLUMBIA COUNTY, NY
JUN 01 2023



**DECLARATION OF SHARED DRIVEWAY EASEMENT, ACCESS EASEMENT
AND MAINTENANCE AGREEMENT**



THIS DECLARATION, dated this ____ day of _____, 2023 by Hooman Yaghoobzadeh and Deborah Melincoff, with an address at 9 Thomas Lane, Scarsdale, NY 10583 and Robert Schwarcz and Monica Schwarcz, with an address at 22 Edgemont Circle, Scarsdale, NY 10583 (hereinafter all referred to as "Declarant").

Reference Material

WITNESSETH

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WHEREAS, the Declarant is the owner in fee of the property known as School House Road in the Town of Austerlitz, Columbia County, New York, which is more fully described in Exhibit A (hereinafter the "Property"); and

WHEREAS, Declarant has made an application to the Town of Austerlitz Planning Board to subdivide the Property into Lot No. 1 and Lot No. 2 as shown on the map entitled "Subdivision of property of Hooman Yaghoobzadeh and Deborah Melincoff and Robert Schwarcz and Monica Schwarcz", prepared by Crawford and Associates, dated May 12, 2023, which map is filed in the Columbia County Clerks Office on _____ as Filed Map # _____ and;

WHEREAS, Lot No. 1 and Lot No. 2 abut Schoolhouse Road; and

WHEREAS, the Declarant proposes a shared driveway for Lot No. 1 and Lot No. 2 from Schoolhouse Road (hereinafter the "Shared Driveway"); and

WHEREAS, the Shared Driveway is partially on Lot 1 and partially on Lot 2,;
and

WHEREAS, on June ____, 2023, the Planning Board granted final subdivision approval subject to certain conditions (thereinafter the "Subdivision Approval"); and

WHEREAS, the Town of Austerlitz Planning Board has conditioned the Subdivision Approval resolution on the creation of this Declaration of Shared Driveway Easement and Maintenance Agreement for Lot No. 1 and Lot No. 2; and

WHEREAS, the Filed Map describes such shared driveway access, known as the Shared Driveway; and

WHEREAS, the Shared Driveway to be utilized by the owners of Lot No. 1 and Lot No. 2 is not and will not be constructed to the specifications necessary for dedicating it to the Town; and

WHEREAS, the owners of Lot No. 1 and Lot No. 2 will provide for all further improvements, maintenance upkeep and snow removal as specified below.

NOW, THEREFORE, in consideration of one dollar (\$1.00) and other consideration, the Declarant for itself, its heirs, successors and assigns does hereby declare as follows:

GRANT AND PURPOSE OF EASEMENT:

1) The recitations above set forth are incorporated in this Declaration easement as is fully set forth and adopted herein.

2) The Declarant does hereby create for the benefit of Lot 2 a permanent 15 feet wide non-exclusive access easement and right of way over Lot 1 for ingress and egress centered upon the existing driveway as shown on the Filed Map.

3) The Declarant does hereby create for the benefit of Lot 1 a permanent 15 feet wide non-exclusive access easement and right of way over Lot 2 for ingress and egress centered upon the existing driveway as shown on the Filed Map

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4) The above-described Shared Driveway for Lot No. 1 and Lot No. 2 may be used by the owners of the aforesaid lots their successors, heirs and assigns for the following purposes and no others:

a) for the purpose of constructing, maintaining, operating, using, improving, and repairing a driveway for access, with or without vehicles from Decker Road to the lots benefited thereby.

b) for purposes of constructing, replacing, repairing, operating, protecting, improving and maintaining common utility lines, poles, cables, crossarms, wires, guys, braces, underground conduits and all other appurtenances and fixtures as customary, ordinary, convenient or necessary to provide electric, telephone, cable television and/or other utility services to the benefited lots.

5) No party shall obstruct any portion of the Shared Driveway and/or the Right of Way or interfere with its use, nor prevent ingress and egress of persons and motor vehicles over the same.

MAINTENANCE OF SHARED DRIVEWAY:

6) The owners of Lot 1 and 2 agrees to maintain the Shared Driveway and to perform all necessary and prudent and ordinary repairs and maintenance to the Shared Driveway easement area at Declarant's sole cost and expense. The cost of such maintenance shall be shared equally by the owners of Lots 1 and 2, each lot owner responsible for one-half of such expense.

7) The owners of lots 1 and 2 shall meet annually, on or about April 1st of each year, or at such other times as the owners may mutually agree, to review the maintenance and expense issues that affect the Shared Driveway easement area. If one

of the owners fails to make the expenditure of its appropriate fair share within thirty (30) days after it is due the other lot owner shall have the right to make the expenditure and bill it to the other together with interest at the legal rate and said amount shall become a lien upon the non-paying owner's lot. In the event that any litigation arises out of the relationship between the owners created by this Declaration, the successful party shall be entitled to recover its costs, including but not limited to reasonable attorney's fees, in addition to such other and further relief as may be granted by the court of competent jurisdiction.

8) Maintenance and Repairs Defined – The repairs and maintenance to be undertaken and performed with respect to the Shared Driveway will include the following:

a) General maintenance, including snow plowing, clearing of vegetation and repair work necessary to keep the Shared Driveway easement area in good order and repair and in safe, passable condition for motor vehicles, including emergency vehicles.

b) Any additional repairs or maintenance deemed necessary or advisable, but not included within the maintenance and repair specified above, will not be undertaken except with the express written consent of each of the parties and an assumption by each in writing of their proportionate share of financial liability for the repair or maintenance.

9) The Shared Driveway and any associated improvements, such as bridges, guide rails, culverts, and drainage structures, shall be maintained in a good and passable

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condition under all traffic and weather conditions and kept open for fire-fighting equipment and other emergency vehicles.

10) The Town of Austerlitz shall have no liability or responsibility for the care and maintenance of the Shared Driveway.

MISCELLANEOUS:

11) To the extent legally permissible, each lot owner on behalf of him, her or itself and to the extent applicable, their families, guests, agents, employees and invitees agree that the Declarant and the Town of Austerlitz and their respective agents, officers and employees and the other lot owners, their heirs, successors, representatives and assigns shall not be held liable for any claim for property damage or personal injury arising out of the design or condition of the driveway or any act or omission relating thereto including but not limited to its construction, maintenance, upkeep, repair, snow removal and sanding. Any such liability to third parties shall be equally divided between the owners of Lot No. 1 and Lot No. 2. However, this shall not release any lot owner or other party from liability arising out of his, her, their or its own negligence or willful acts. The owners of Lot No. 1 and Lot No. 2 shall each obtain liability or other insurances to protect against risk of loss or claims; or if desired by the lot owners, and if such insurance is available, the insurance cost can be shared with each lot served by the common shared driveway contributing an equal 50% share.

12) This Declaration shall burden and inure to the benefit of the parties hereto and all subsequent owners of the said Lot No. 1 and Lot No. 2 and the covenants herein shall run with the land and shall be binding on the parties hereto and their respective successors, heirs and assigns.

13) Declarant represents and declares that the Property shall be held, transferred, conveyed, and occupied subject to the easements set forth herein.

14) Each grantee accepting a deed, lease or other instrument conveying any interest in any of the Lots whether or not the same incorporates or refers to this Declaration, covenants for himself, his heirs, personal representatives, successors and assigns to observe, perform and be bound by this Declaration.

15) This Declaration may only be amended or modified by a written agreement signed and acknowledged by the Declarant his successors or assigns and the owners of Lot No. 1 and Lot No. 2 at the time subject to this Declaration and contributing a share of the upkeep and maintenance costs. Any such amendment or modification shall take effect upon its recording in the Office of the Columbia County Clerk bearing the acknowledged signatures of all the owners of Lot No. 1 and Lot No. 2 and/or successor association stating that such approval has been duly obtained. Any such amendment or modification shall not terminate the continuing easement in common, except upon unanimous consent of the lot owners including any lots owned by Declarant.

16) Should any covenant, easement or restriction, or any article, section, subsection, sentence, clause, phrase or term in this Declaration herein contained be declared to be void, invalid, illegal or unenforceable for any reason by the adjudication of any court or other tribunal having jurisdiction, such judgment shall in no way affect the other provisions hereof which are hereby declared to be several and which shall remain in full force and effect. Any termination, alteration, or modification, in whole or part, also requires consent of the Town of Austerlitz Planning Board.

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17) The owner of each lot agrees to defend and indemnify the other lot owners from and against any and all claims, losses and damages, including reasonable attorney's fees incurred by reason of any claim for personal injuries or property damage arising from the use of the Shared Driveway by a lot owner or any third party.

Hooman Yaghoobzadeh

Deborah Melincoff

Robert Schwarcz

Monica Schwarcz

STATE OF NEW YORK

ss:

COUNTY OF _____

On the _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Hooman Yaghoobzadeh** 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

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STATE OF NEW YORK

SS:

COUNTY OF _____

On the ____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Deborah Melincoff** 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

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STATE OF NEW YORK

SS:

COUNTY OF _____

On the ____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert Schwarcz** 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

STATE OF NEW YORK

SS:

COUNTY OF _____

On the _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Monica Schwarcz** 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Record & Return:

Shawn B. Pratt, Esq.

3304 Franklin Avenue

P.O. Box 1238

Millbrook, New York 12545

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Town of Austerlitz
Planning Board Meeting
May 4, 2023

Reference Material
JUN 07 2023
Planning Board Meeting

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

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

One **Public Hearing** is scheduled for this evening regarding: minor subdivision application of **Yaghoobzadeh/Schwarcz PL-2023-06**

The public hearing on the two-lot subdivision proposed by Yaghoobzadeh and Schwarcz on Schoolhouse Road was opened at 7:05 p.m. The minor subdivision of a 62.78-acre vacant parcel was presented by Jasmine Zhang of Crawford & Associates Engineering. 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 have submitted to the Board. The shared portion of the driveway is approximately 400' in length. Questions were asked and comments made by members of the public. Most of the comments and questions were concerned with what was proposed to be built on each lot and where would the building take place. Ms. Zhang was unable to say for certain the specifics of what development is proposed for each lot but it was related that the assumption was that each lot was to be for residential use according to the Town Zoning Code. One member of the public attending, Chris Schober, submitted a copy of the deed to the property showing that a deed restriction was placed on the property that restricted any subdivision of the property to a maximum of 2 parcels. At Ms. Zhang's request for purposes of submitting final stamped surveys, the hearing was then adjourned, at 7:27 p.m., and left open to the next Planning Board meeting to be held on June 1st at 7:00.

Regular Meeting called to order by the Chair at 7:28 p.m.

Minutes

A motion to approve and accept the April, 2023 Planning Board Meeting minutes as presented was made by D. Madsen and seconded by S. Lobel.

Voice vote

Deborah Lans: yes

Eric Sieber: absent

Chris Ferrone: absent

Steve Lobel: yes

Dale Madsen - yes

Motion carried 3:0:2

Old Business:

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

Graham Stone and Alex Jensen, owners of property located at 104 East Hill Road, had previously submitted an application for their proposal of a music production studio and an art design studio at their residential property together with monthly and annual events or gatherings to promote their recording and design businesses. The Planning Board had determined that the proposal required a Home Occupation Level 2 special use permit. The public hearing was held and closed at the April meeting. The Board first reviewed the SEQRA Short Environmental Assessment Form (EAF) and all of the questions on Part 2 of the EAF were read, discussed and answered as either small or no impact. The Board concluded that with appropriate conditions the proposal would have no significant adverse and environmental impact and that issuance of a negative declaration is in order.

A motion was made by D. Madsen 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:

Deborah Lans: yes

Eric Sieber: absent

Chris Ferrone: absent

Steve Lobel: yes

Dale Madsen - yes

Motion carried 3:0:2

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The Board then considered and discussed a lengthy draft proposed resolution prepared by attorney Catalano, which was summarized in part and read aloud in part. The proposed resolution granted the application for a Level 2 Home Occupation for the music and design studios but denied that portion of the application for gatherings or events related to the music and design studio businesses. It also approved the proposed site plan which provided a parking area for up to 14 vehicles to be placed as shown on the site plan near but set back from East Hill Road. Applicants were denied permission to hold business-related gatherings outdoors, but the Board noted that no Town law precludes the use of residential property for personal, non-business related gatherings of fewer than 200 people. A provision in the proposed resolution that required the special use permit to be renewed in one year was explained by Mr. Catalano as being necessary because the Applicants' proposal regarding the operations of the studio businesses was lacking in detail to sufficiently ensure that the residential character of the property and surrounding properties would be maintained. To ensure that the conditions of the permit were followed, the resolution provides that the permit expires in one year and must be renewed on a showing of compliance and that the permit may be revoked on a showing of violation of its terms.

A motion to adopt the resolution, annexed hereto and made a part hereof, approving the site plan and granting the application for a special use permit for Level 2 Home Occupations in part, and denying the outdoor use of the Property for business purposes was made by D. Madsen and seconded by S. Lobel,

Roll Call:

Deborah Lans: yes
Eric Sieber: absent
Chris Ferrone: absent
Steve Lobel: yes
Dale Madsen - yes
Motion carried 3:0:2

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Planning Board Application PL 2023-06 Gellert Minor Subdivision

This matter was tabled since the Planning Board has not heard from the Town of Ghent Planning Board as to whether the application was modified or proceeding as proposed.

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

New Business

Planning Board Application Crown Castle PL 2023-08 Site Plan

Dominica Catastiore was present on behalf of the Applicant. This is an application for site plan approval to replace existing Verizon antennas at the same location on the existing tower with next-generation antennas. Some replacement of ancillary equipment and ground equipment is also proposed. After discussion and confirmation that this is essentially a proposal to replace existing equipment in kind it was determined by the Planning Board that this would constitute a Type 2 action under SEQRA and that a public hearing is not warranted.

A motion to accept the proposed site plan application and site plans as complete, to classify this matter as a Type 2 action under SEQRA and to waive a public hearing, was made by D. Madsen and seconded by S. Lobel,

Roll Call:

Deborah Lans: yes
Eric Sieber: absent
Chris Ferrone: absent
Steve Lobel: yes
Dale Madsen - yes
Motion carried 3:0:2

A motion to approve the proposed site plan application and site plans as presented by the Applicant, was made by D. Lans and seconded by D. Madsen,

Roll Call:

Deborah Lans: yes
Eric Sieber: absent
Chris Ferrone: absent

Steve Lobel: yes
Dale Madsen - yes
Motion carried 3:0:2

Planning Board Application Ghent Southeast PL 2023-07 Site Plan

No representative was present on behalf of the Applicant. However, Mr. Catalano had previously spoken with the Applicant's project manager and confirmed that this is only an application to replace a concrete slab that is in disrepair in the same footprint as the existing slab and to also replace an existing generator with a new one. No expansion of the existing footprint or other site changes are proposed. After discussion, it was determined by the Planning Board that this would constitute a Type 2 action under SEQRA and that a public hearing is not warranted.

A motion to accept the proposed site plan application and site plans as complete, to classify this matter as a Type 2 action under SEQRA and to waive a public hearing, was made by D. Lans and seconded by D. Madsen,

Roll Call:

Deborah Lans: yes
Eric Sieber: absent
Chris Ferrone: absent
Steve Lobel: yes
Dale Madsen - yes
Motion carried 3:0:2

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A motion to approve the proposed site plan application and site plans as presented by the Applicant, was made by D. Madsen and seconded by S. Lobel,

Roll Call:

Deborah Lans: yes
Eric Sieber: absent
Chris Ferrone: absent
Steve Lobel: yes
Dale Madsen - yes
Motion carried 3:0:2

Town of Austerlitz New Website

D. Lans reported that the website for the Planning Board has been updated. She also noted that all commonly used application forms as well as checklist forms that show the flow of the Board's actions have been posted on the website. The members were asked to review the site and consider whether any other information would be helpful to the public.

Public Comment

A number of members of the public were present and a brief exchange was held with them to hear of their impressions of the process.

Adjournment

The regular meeting of the Board was adjourned at 8:31 by motion of D. Madsen; seconded by S. Lobel; and passed by voice vote, 3:0:2.

Respectfully Submitted,
Joseph Catalano, Attorney for Town

Reference Material

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Planning Board Meeting

Decision/Resolution of Town of Austerlitz Planning Board
Re: Site Plan/Special Use Permit Application - 104 East Hill Road

PB Resolution: May 4, 2023

At a regular monthly meeting of the Planning Board of the Town of Austerlitz, the following resolution was presented:

Whereas, Alexandra Jensen and Graham Stone (hereinafter referred to as “Applicants”), submitted an application for a special use permit and site plan review for purposes of establishing and operating home businesses on their residential property located at 104 East Hill Road (Tax Map No. 88.-2-5) in the Town of Austerlitz (hereinafter the “Property”); and

Whereas, the Property comprises 37.9 acres improved by a single-family dwelling and a detached garage with an accessory apartment on the second floor advertised for short-term rentals; the first floor of the garage was converted by the Applicants into a music recording and production studio (hereinafter referred to as “music studio”); there is an additional guest suite in the basement of the dwelling that is used for short-term rental; and the Applicants also use a portion of the dwelling as a design studio; and

Whereas, the Applicants are artists/musicians who work from their residential property and, in addition to the use of their home for their occupations, they wish to open their property to clients and collaborators in furtherance of their design and music businesses; and

Whereas, the application describes proposed regular monthly business-related events involving up to 40 people, and applicants have proposed a parking area for up to 14 vehicles for that purpose; and

Whereas, applicants also propose an annual business-related event in which the number of attendees would be expected to be substantially more numerous than the monthly events and the number of vehicles for attendees would exceed the number of parking spots proposed; and

Whereas, the Applicants submitted a Short Form Environmental Assessment Form, with Part 1 completed, together with the application materials and, at its March 2, 2023 meeting, the Planning Board determined the Application was complete for purposes of scheduling a public hearing; determined that the proposed project constituted an Unlisted Action under the State Environmental Quality Review Act (SEQRA;) and scheduled a public hearing on the Application for April 6, 2023 at 7:00 p.m.; and

Whereas, the public hearing regarding the application was held on April 6, 2023, at which time the Applicants were present and made a presentation to the Planning Board and there were numerous members of the public in attendance some of whom spoke with respect to the application; and

Whereas, written comments were also received both prior to the hearing and after the hearing was closed; and

Whereas, after the Applicants made a presentation of their proposal, the floor was open to the public and all that were present were given a full and fair opportunity to be heard with the Applicants having the opportunity to respond to each public comment; and

Whereas, the Planning Board closed the hearing by motion; and

Whereas, before the hearing one member of the Board, and after the meeting two members of the Board, visited the site and the road on which it is located; and

Whereas, after full review and due consideration of the application materials, the Applicants' presentation and statements, and the comments made by the public at the hearing, and the relevant provisions of the Town Code;

Now, Therefore, Be It Resolved by the Town of Austerlitz Planning Board as follows:

1. The Planning Board makes the following Findings:

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- a. Proposed Improvements: This special use permit and site plan application proposes to utilize existing buildings and grounds on the Property located at 104 East Hill Road in the Town of Austerlitz. The only additional improvement proposed is the establishment of an unpaved 70 by 75-foot parking area with a new 20-foot wide driveway access to East Hill Road. This parking area is proposed to be set back 25 feet from the Road and is purported to accommodate 14 vehicles. Only an outline of the parking area was depicted on the site plan. The Applicants also propose a walking path from the parking area to the buildings on the Property so that visitors need not walk along the Road to traverse from the parking area to the residence.
- b. Existing Buildings: The Buildings on the Property include: a 1600 sf raised ranch dwelling where the upper level is the primary residence and the lower level includes a 535 sf guest suite with bath. There is a detached accessory building on the Property which has an upper floor 364 sf guest suite with bath and the lower floor of 672 sf converted to a music production studio.
- c. Proposed Use: The Applicants propose the following: the dwelling will remain their residence; Mr. Stone will utilize and operate the music studio for his business; Ms. Graham will utilize a portion of the dwelling for her art design business; the two guest suites may continue to be utilized for guests and short-term rentals; the Property would be utilized on an approximately once per month basis during the warmer months for a gathering/event for up to 40 people that would consist of family, friends and collaborators related to their businesses; and an approximately once per year annual event that would substantially exceed the number of monthly event attendees and the capacity of proposed parking area and would require additional parking along East Hill Road. The proposed parking area is for 14 vehicles and would entail clearing and preparing a 70-foot by 75-foot area approximately 25 feet from East Hill Road with a 20-foot driveway for access and a foot path from that area to the buildings on the Property. According to the Applicants, the day-to-day studio uses do not entail regular on-site visits from clients and collaborators nor do they involve a large number of such visitors at any one time, and there is ample parking currently on the Property to accommodate those visitors for the day-to-day studio operations without further improvements.
- d. Zoning: The Property is in the Rural Residential district of the Town. The Planning Board has identified the proposed uses as Level 2 Home Occupations pursuant to Article VII of the Town's Zoning Code. A Level 2 Home Occupation requires a special use permit and site plan approval pursuant to Articles VII and IV of the Zoning Code. The Board's determination was made based on the fact that the area of music studio alone exceeds (at 34%: 672 sf music studio/ 1964 sf habitable space) -- the area threshold that may be devoted to a business to qualify for a Level 1 Home Occupation (25% of habitable area) and the Board's determination was made without regard to the proposed use of the Property for the planned events or gatherings.
- e. Public Comment: The public hearing on the Application was held for in excess of two hours on, and closed on, April 6, 2023. At the public hearing, the Applicants made a presentation detailing the various components of the proposal, the Planning Board asked the Applicant questions and received responses to those questions, and comments were made by neighbors of the Property and residents along East Hill Road. The comments from the public were virtually all directed at the proposal relating to the scheduled business-related events and raised the following concerns: disruption of the quiet, residential nature of East Hill Road

neighborhood; impacts on the traffic and safety along East Hill Road, which is an unpaved road that is narrow and winding; whether there will be supervision of, and control over, the conduct of attendees at events; the difficulty in enforcing any intended limit on the number of attendees at events; the adequacy of parking for at least the one annual event. Concern was also raised as to future events in light of an event held by Applicants in the summer of 2022, described as a “housewarming,” for which tickets were made available on EventBrite and a food truck served food at a price to attendees, as well as disparities between a website of the Applicants and representations made by Applicants to the Board. All the information provided by the Applicants and all of the public comments have been taken into consideration by the Planning Board in its deliberation on this matter. The Board has also considered that the Town Code does not regulate purely personal gatherings of fewer than 200 attendees.

2. The Planning Board makes the following determinations pursuant to SEQRA: Along with the application form and materials, the Applicants submitted a short environmental assessment form (EAF) pursuant to SEQRA. The Planning Board reviewed the EAF at its meeting held on May 4, 2023 after receiving a complete application, having previously made the initial determinations that the Application is an Unlisted Action under SEQRA; there are no other involved agencies as that term is defined under SEQRA; and it would be prudent to await further information that might be gathered at the public hearing before making a SEQRA determination. The Planning Board has reviewed the EAF with Part 1 prepared by the Applicants together with all of the application submissions. Prior to the presentation of this Resolution, the Planning Board discussed and determined that the Short EAF was acceptable under the SEQRA regulations, and the Board hereby waives the requirement set forth in Zoning Code section 195-30(C)(1) for a long form EAF for a site plan application pursuant to its authority to do so as set forth in Zoning Code section 195-31(B). Such waiver is based on the fact that the project is essentially using existing buildings with the only proposed improvement a relatively small, unpaved parking area, driveway and footpath. Also prior to the presentation of this Resolution, the Planning Board discussed and answered the questions on Part 2 of the EAF. In so doing, the Planning Board did not find any moderate or large or potential adverse environmental impacts that would result from the proposed improvements and use as proposed by the Applicants. The Planning Board based such determination mainly on the facts that the proposed improvements and use will result in minimal impact to the environment even though the proposed events might have a significant impact to the residential nature of the Property and surrounding neighborhood. The Planning Board hereby accepts the EAF as complete and determines that the issuance of a special use permit and site plan approval for the proposed use to the extent set forth herein will not result in any significant environmental impact and, as such, a negative declaration applies. The reasoning for this determination is as follows:

- a. that the application does not propose any significant new construction or installation that is not in keeping with the environmental conditions of the Property;
- b. that the Property is of sufficient size and character that will adequately support the proposed uses without any significant adverse impact to existing environmental or natural conditions of the Property or surrounding properties;
- c. that the Property driveway and parking that is proposed will be unpaved and thus limit stormwater runoff;

Reference Material

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Planning Board Meeting

- d. that the existing driveway and available parking areas around the existing buildings on the Property are adequate to accommodate the relatively small amount of traffic that the design studio and music studio uses will generate; and
 - e. the limitations, conditions and restrictions placed on the special use permit as set forth below will further mitigate and/or eliminate any potential environmental concerns.
3. The Planning Board hereby approves and grants the special use permit and approves the site plan of the Applicants to the extent set forth herein solely for the design studio to be conducted out of the dwelling and the music studio to be conducted out of the first floor accessory building as Level 2 Home Occupations. The site plan prepared by Applicants is approved. No further external improvements are authorized on the Property in furtherance of the design studio and music studio Home Occupations. Any events, gatherings or other activities that are related to the design studio and music studio Home Occupations that are not conducted within (i.e., inside) the dwelling or music studio are not authorized and are prohibited. Additionally, any activities related to the business of the design studio and music studio Home Occupations in which parking for clients, collaborators, or other visitors cannot be adequately accommodated on the Property's existing driveway and parking areas are not authorized and are prohibited. For the avoidance of doubt, Applicants are not prohibited from hosting private non-commercial, non-business-related gatherings that are permitted by the Town Code. This approval as defined and limited herein is subject to the following additional conditions and restrictions:
- a. The use allowed by this special use permit and site plan approval is for only a design studio and music studio that are to be conducted in a manner in which the principal use of the Property, as a single-family residence, remains predominant and the Home Occupations remain incidental and secondary to the use of the dwelling for residential purposes.
 - b. The Applicants may continue to utilize the guest suites in the lower level of the dwelling and upper level of the detached accessory building for short-term rentals to the extent permitted by the Town Code as it may be in effect from time to time.
 - c. The Home Occupations allowed herein shall be conducted in a manner that respects the residential character of the East Hill Road neighborhood and neighboring properties and shall avoid the creation of loud music, noise or other disturbances that may affect the neighboring residents of the peaceful enjoyment of their properties.
 - d. Since the Applicants were vague concerning the details of the proposed gatherings and were not forthright in their characterizations of a large gathering that took place in the summer of 2022, the Board finds it appropriate to provide for revisiting the permit in the future to ensure that the Applicants' representations and the terms of this approval have been honored and to ensure that the residential Property remains principally residential in character and its use does not materially impact neighbors or residents on East Hill Road. The special use permit granted herein shall expire on the 366th day after the date of this Resolution but may be renewed for additional periods provided the Applicants abide by the terms hereof. The Applicants may apply for such renewal by submitting a letter to the Planning Board requesting the renewal and by providing a presentation on the previous year's operation at a public hearing on notice to neighbors.
 - e. Any changes in the site plan or in the above terms, restrictions and conditions of the special use permit will require approval of the Planning Board before such changes can be implemented.

Reference Material

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Planning Board Meeting

- f. This site plan approval and issuance of the special use permit for the design studio and music studio as described herein may be revoked if the Applicants are determined not to have adhered to the terms and conditions set forth herein.
4. This special use permit has been issued pursuant to the criteria set forth in section 195-33 and section 195-28 of the Austerlitz Zoning Law after the Planning Board has duly considered the public health, safety and welfare, potential environmental impacts and impacts to surrounding properties. The Planning Board concludes that the Applicants' application as limited, restricted and conditioned by the provisions set forth above comply with said criteria as follows:
- Objectionable Impacts.** That the character, nature, type, scale and intensity of the design studio and music studio, as operated as Home Occupations, and their location and distance from adjacent roads, properties and residences, is consistent with the rural character of the Town and will not be objectionable to nearby properties by reason of noise, odors, vibration, dust, illumination or other potential nuisance if the operation of the two studios adheres to the terms set forth herein. The monthly and/or annual business gatherings would be of a character, nature, type, scale and intensity that is not consistent with a Level 2 Home Occupation.
 - Compatibility.** That the design studio and music studio Home Occupation uses permitted herein are of a character, nature, type, scale and intensity compatible with the area in which these special uses are located.
 - Vehicular Access and Traffic.** That the existing roads, particularly East Hill Road, are adequate for access for residential use of the Property combined with the new design and music studio uses and will not cause any significant changes in current traffic patterns based on the Applicants' presentation that such uses generate little additional traffic to the Property. The driveway and parking areas near the existing buildings on the Property are adequate for parking for the limited use approved herein. The proposed parking area would not create a significant change in current traffic patterns or unsafe conditions on East Hill Road.
 - Historic character.** That the design studio and music studio Home Occupation uses on the Property will not alter the traditional and historic character of the Town, the Property, and the surrounding area.
 - Site Plan.** That the proposed use and development is consistent with the requirements for site plan approval.

Upon motion made by Planning Board Member Madsen, seconded by Planning Board Member Lobel, the foregoing Resolution was duly adopted by the Planning Board on May 4, 2023 by vote of a majority of its members as follows:

<u>Planning Board Member</u>	<u>yes</u>	<u>no</u>	<u>absent/abstain</u>
------------------------------	------------	-----------	-----------------------

Deborah Lans, Chair	<u>X</u>	<u>—</u>	<u>—</u>
Eric Sieber, Member	<u>—</u>	<u>—</u>	<u>X</u>

Reference Material

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Chris Ferrone, Member

— — X

Steve Lobel, Member

X — —

Dale Madsen, Member

X — —

Reference Material

JUN 10 1 2023

Planning Board Meeting

Gellert

Minor Subdivision

104.-1-26.121

PL-2023-04

NORTHERN EMPIRE REALTY

524 Columbia Street

Hudson, New York 12534

(518) 822-1806 FAX (518) 822-0505

May 12, 2023

Reference Material

Town of Austerlitz

Planning Board

JUN 01 2023

Planning Board Meeting

Dear Members of the Board,

After careful consideration, I found it financially not feasible to pursue my initial subdivision and thus would like to downsize to only subdivide one parcel of 12.03 acres from the 34.42 acres.

Enclosed is my revised application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Gellert', with a long horizontal flourish extending to the right.

Phil Gellert

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

JUN 01 2023

Planning Board Meeting

Application Date: 2/2/23Project No.

Approval for (check all that apply)

Site Plan ☒ Site Plan Amendment ☐ Special Use Permit ☐

Property Owner: Name Philip Gellert
Mailing Address 524 Columbia St / Hudson NY 12534
Email Address: Philgellert@verizon.net
Phone Number: 518 622 1806 (C) 518 424 7925

Surveyor or Engineer: Name Carl S Matuszak
Email Address 241 (Scurryell Road) csmatuszak@Fairpoint.net
Phone Number 518 392 2425
License Number _____

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

Please provide owner's letter of authorization

Property Address: Kern Drive T1 Gellert / Strawn Rd T1 Austerlitz
Tax Map Number: 104-126121 (Aust)
Parcel Acreage: 5.9 ± A (Aust)
Current Use of Land: Residential

Character/Use of Abutting Lands:

ResidentialEasements or Restrictions: NoAg. District: Yes/No

Proposed Use of Site: Utilities _____ Multifamily project _____

In-Home Business _____ Commercial Project _____ Other _____

Use Category _____ (See Town Law §195-13)

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

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

To subdivide 1 parcel of 12.035A from 34.42A
on private road Town 1 9th St & 1 Kern Drive
- will be named Lakeshore Drive on Fern Hill

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

N A

Is the property within 500 feet of

Reference Material

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) No

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

JUN 01 2023
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(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.

Signature 

Date 2/2/23

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

**Town of Austerlitz
List of Abutters**

Kreisberg Buffer Trust 863 Arlington Ave. Berkeley, CA 94707	104-1-25
Feldman, Mark/Virginia PO Box 787 Philmont, NY 12565-0787	104-1-26.200
Malina, Jeffrey 50 Kern Drive Ghent, NY 12075	104-1-1-200
Hartke, Ashley Grout, Derek 77 Fernhill Road Ghent, NY 12075	104.-1.27
New, Judith 66 Kern Drive Ghent, NY 12075	104.-1-20

Reference Material

JUN 11 2023

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: <i>Lakeshore Drive on Fern Hill</i>		JUN 01 2023 Planning Board Meeting	
Project Location (describe, and attach a location map): <i>Kenn Drive T of Ghent (To be renamed Lakeshore Drive)</i>			
Brief Description of Proposed Action: <i>To subdivide 12.03± A From 34.42± A on private road T of Ghent off of Kenn Drive</i>			
Name of Applicant or Sponsor: <i>Philip Geller</i>		Telephone: <i>518 822 1806</i>	
Address: <i>524 Collins St</i>		E-Mail: <i>philgeller@verizon.net</i>	
City/PO: <i>Wadsworth NY 12534</i>		State: <i>NY</i> Zip Code: <i>12531</i>	
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: <i>Town of Ghent</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>34.42</i> acres	
b. Total acreage to be physically disturbed?		<i>21±</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>34.42</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



LANDS N/E OF
HARRIS D. COLLEMAN AND
HARRIS D. COLLEMAN
(PER 204, P.C. 2283)

LANDS OF THE PEOPLE
OF THE STATE OF NEW YORK
(PER 214, P.C. 903)

LANDS OF THE PEOPLE
OF THE STATE OF NEW YORK
(PER 204, P.C. 943)

LANDS N/E OF
HARRIS D. COLLEMAN
(PER 214, P.C. 979)

Reference Material
JUN 01 2023
Planning Board Meeting

LOT 1
AREA = 22.29 AC.

LOT 2
AREA = 12.03 AC.

LANDS N/E OF
LOUISIANA VICTIM RECOVER
(PER 214, P.C. 903)

LANDS N/E OF
HARRIS D. COLLEMAN AS TRUSTEE
TRUST DATED MAY 17, 2014
(PER 204, P.C. 397)

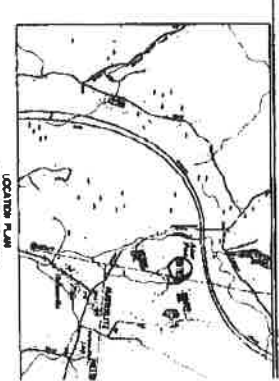
LANDS N/E OF
LOUISIANA VICTIM RECOVER
(PER 214, P.C. 903)

LANDS N/E OF
HARRIS D. COLLEMAN
(PER 214, P.C. 979)

TABLE OF LOT AREAS
LOT 1
22.29 AC.
LOT 2
12.03 AC.

STANDARD ROAD
RIGHT OF WAY AS SHOWN
IN RECORD DEEDS

FROM HILL ROAD



LOCATION MAP
SCALE: 1 IN. = 100 FT.

20-06-04C CORRE DATA

LEGEND
+ = 100 FT.
+ = 200 FT.
+ = 300 FT.
+ = 400 FT.
+ = 500 FT.
+ = 600 FT.
+ = 700 FT.
+ = 800 FT.
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+ = 9400 FT.
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+ = 9700 FT.
+ = 9800 FT.
+ = 9900 FT.
+ = 10000 FT.

SCALE: 1 IN. = 100 FT.

PRELIMINARY

MINOR SUBDIVISION	
LAKESHORE DRIVE AT FERNHILL	
OWNER	LAKESHORE DRIVE AT FERNHILL
ADDRESS	LAKESHORE DRIVE AT FERNHILL
CITY	LAKESHORE DRIVE AT FERNHILL
COUNTY	LAKESHORE DRIVE AT FERNHILL
STATE	LAKESHORE DRIVE AT FERNHILL
SCALE	1 IN. = 100 FT.
DATE	APRIL 2023
PREPARED BY	LAKESHORE DRIVE AT FERNHILL
CHECKED BY	LAKESHORE DRIVE AT FERNHILL
DATE	APRIL 2023

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

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
Signature

4/16/2023
Date

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

REV'D 9/6/22

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: 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? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <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 <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 type="checkbox"/>	YES <input checked="" 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? 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? 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="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="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="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: <u>David Vieni</u> Date: <u>5/1/2023</u> 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

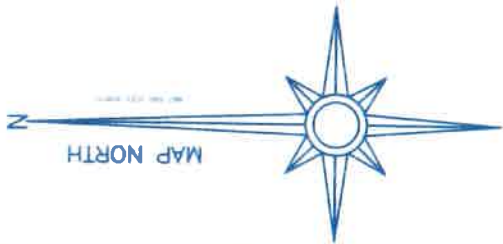
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or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

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

PRINT

RESET



DIVISION LOT 1

COURSE	BEARING	DISTANCE
Lot 1-1	N 47°48'40"W	602.26'
Lot 1-2	N 25°17'30"E	680.24'
Lot 1-3	S 76°10'25"E	948.34'
Lot 1-4	S 70°28'00"E	788.71'
Lot 1-5	S 70°32'00"E	150.00'
Lot 1-6	S 19°28'00"E	450.00'
Lot 1-7	S 70°31'55"W	52.46'

Area: 10.010 acres

REMAINDER LOT 2

COURSE	BEARING	DISTANCE
Lot 2-10	N 76°48'25"W	948.34'
Lot 2-11	N 25°17'30"E	323.00'
Lot 2-12	N 41°29'35"E	101.88'
Lot 2-13	N 45°06'05"E	134.68'
Lot 2-14	N 37°08'35"W	89.39'
Lot 2-15	N 88°53'30"E	238.83'
Lot 2-16	N 33°48'50"W	954.20'
Lot 2-17	S 83°23'35"E	76.03'
Lot 2-18	S 04°18'25"W	70.47'
Lot 2-19	S 01°25'25"E	267.55'
Lot 2-20	S 06°39'40"E	60.26'
Lot 2-21	S 00°56'55"W	62.55'
Lot 2-22	S 08°40'45"W	76.06'
Lot 2-23	S 08°56'30"W	279.82'
Lot 2-24	S 01°21'10"W	240.20'
Lot 2-25	S 05°26'50"W	240.20'

Area: 18.386 acres

COURSE	BEARING	DISTANCE
Lot 3-40	S 76°10'25"E	241.50'
Lot 3-41	S 75°37'10"E	428.09'
Lot 3-42	S 75°01'00"E	47.29'
Lot 3-43	S 74°48'55"E	45.78'
Lot 3-44	S 74°40'00"E	46.67'
Lot 3-45	S 12°16'20"E	48.73'
Lot 3-46	S 04°05'45"E	50.53'
Lot 3-47	S 02°13'40"W	53.98'
Lot 3-48	S 07°16'50"W	151.58'
Lot 3-49	S 11°57'15"W	954.20'
Lot 3-50	N 85°23'35"W	176.20'
Lot 3-51	N 46°53'25"W	177.11'
Lot 3-52	N 43°37'25"E	347.17'
Lot 3-53	N 43°44'55"E	347.17'

Area: 10.497 acres

DIVISION LOT 3

COURSE	BEARING	DISTANCE
Lot 3-40	S 76°10'25"E	241.50'
Lot 3-41	S 75°37'10"E	428.09'
Lot 3-42	S 75°01'00"E	47.29'
Lot 3-43	S 74°48'55"E	45.78'
Lot 3-44	S 74°40'00"E	46.67'
Lot 3-45	S 12°16'20"E	48.73'
Lot 3-46	S 04°05'45"E	50.53'
Lot 3-47	S 02°13'40"W	53.98'
Lot 3-48	S 07°16'50"W	151.58'
Lot 3-49	S 11°57'15"W	954.20'
Lot 3-50	N 85°23'35"W	176.20'
Lot 3-51	N 46°53'25"W	177.11'
Lot 3-52	N 43°37'25"E	347.17'
Lot 3-53	N 43°44'55"E	347.17'

Area: 10.497 acres

Merger Parcel A

COURSE	BEARING	DISTANCE
Merger-30	S 70°25'05"W	739.35'
Merger-31	N 19°28'00"W	100.00'
Merger-32	N 05°26'50"W	788.71'
Merger-33	S 05°26'50"W	66.50'
Merger-34	S 07°43'50"W	65.29'

Area: 1.755 acres

Area: 1.755 acres



GRAPHIC SCALE FEET

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

TOWN OF AUSTERLITZ
COUNTY OF COLUMBIA
STATE OF NEW YORK

10x parcel 87,000 sq ft
deed 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 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2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415

**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

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

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: David Vieni

Title: Trustee

Date: 3/31/2021

FOR OFFICE USE ONLY
SUBMISSION DATES and APPROVALS

Project ID _____

**Applic. Fees &
Preliminary**

**Public
Hearing**

**SEQRA
Determination**

**Final
Approval**

March 22, 2021

Town of Austerlitz
Attn. Secretary/Chair of the Planning Board
PO Box 238
Spencertown, NY 12165

RE: Application for Subdivision/Lot Line Adjustment; Lands n/f Vieni, Vieni and Baker Trustees L845 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 845 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

MAP NORTH

NOTES:

- 1) This map was prepared from an accurate field survey. The property lines shown are based on the deeds of record and are not to be construed as a warranty of accuracy.
- 2) This property is subject to easements and rights of way of record. Where a property line runs along the center of a highway the presumption is that the center of the pavement is the center of the right of way. Where the property line does not reach the road center, any easement in and to the road center is intended to be conveyed (if any).
- 3) Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
- 4) Where fence lines and/or stone wall lines shown do not correspond with the property line, the ownership boundary may not coincide with the property line.
- 5) All bearings have been rounded to the nearest 5 seconds of arc. Any variation from the true bearing is insignificant in its variation under its ground location.



Area: 5.536 acres
(vacant land)

lands n/v/ Timothy Smith L 388 State 205
tax parcel 87.00-2-3
see the map 00-50

lands n/v/ Vieni and Baker Trustees
tax parcel 87.00-2-6

lands occupied by Michael Tessitore
tax parcel 87.00-2-3

original area of Michael Tessitore by deed 737 page 242
N 19°28'00"W 400.00'

lands occupied by Michael Tessitore
original area of Michael Tessitore by deed 737 page 242

Partial Note:
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 acre parcel currently occupied is shown on a map for Charles Vieni prepared by Fritz Androski and dated January 11, 1986. The residence shown on that map is the residence of Michael Tessitore. Correction deeds should be executed to set and establish these boundaries as agreed to by the property owners.

Preliminary

03/22/2021 8:26:07 PM

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

deed 845 page 196
see deed book 312 page 570
tax parcel 87.00-2-4

SURVEY INFORMATION BY:
ROBERT J. HALENBURG, LAND SURVEYOR
137 SHARPTOWN ROAD
STONYBROOK, NEW YORK 11793
(516) 434-7144

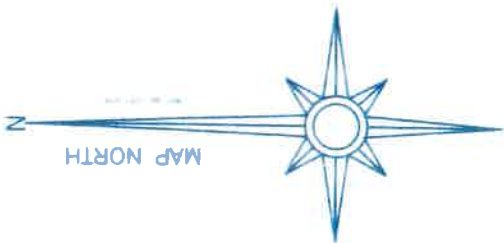
DATE: 03/22/2021
SCALE: 1" = 60 FT.
MAP NO.: 85-150
SHEET: 1 OF 1

KEY

- F- fence line
- W- stone wall line
- U- utility line
- L- lot line
- S- survey line
- R- road line
- D- driveway line
- B- building line
- C- center line
- E- easement line
- O- other line



GRAPHIC SCALE - FEET



MAP NORTH

DIVISION LOT 1

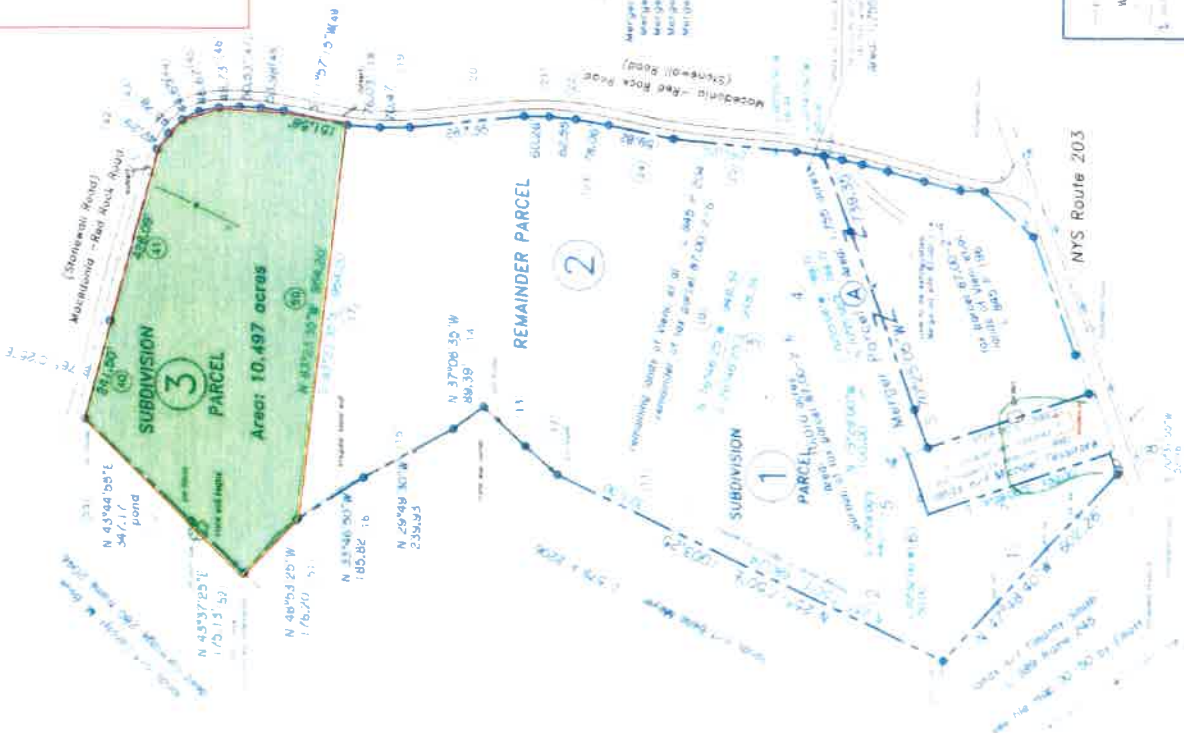
COURSE	BEARING	DISTANCE
Lot 1	N 47°45'40" W	602.26'
Lot 2	N 25°15'50" E	680.24'
Lot 3	N 46°29'40" E	948.34'
Lot 4	S 72°29'40" W	88.71'
Lot 5	S 79°28'00" W	49.71'
Lot 6	S 11°15'00" W	150.00'
Lot 7	S 18°28'00" W	400.00'
Lot 8	S 70°31'30" W	52.46'

Area 10.010 acres

REMAINDER LOT 2

COURSE	BEARING	DISTANCE
Lot 1	N 76°46'20" W	948.34'
Lot 2	N 75°15'20" E	513.00'
Lot 3	N 41°28'35" E	101.26'
Lot 4	N 45°06'00" E	114.66'
Lot 5	N 37°06'35" W	89.39'
Lot 6	N 29°49'30" W	235.95'
Lot 7	N 33°46'30" W	185.82'
Lot 8	N 48°53'25" W	176.70'
Lot 9	N 45°37'25" E	175.15'
Lot 10	N 45°44'55" E	347.17'

Area 18.386 acres



KEY

— Existing Road Right-of-Way

— Proposed Road Right-of-Way

W = Stung wall line

DIVISION LOT 1

COURSE	BEARING	DISTANCE
Lot 1	N 47°45'40" W	602.26'
Lot 2	N 25°15'50" E	680.24'
Lot 3	N 46°29'40" E	948.34'
Lot 4	S 72°29'40" W	88.71'
Lot 5	S 79°28'00" W	49.71'
Lot 6	S 11°15'00" W	150.00'
Lot 7	S 18°28'00" W	400.00'
Lot 8	S 70°31'30" W	52.46'

Area 10.497 acres

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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
204

Reference Material
MAY 11 2023
Planning Board Meeting



4949 11/11/2014



MRS ROUTE 203

Reference Material

Planning Board Meeting

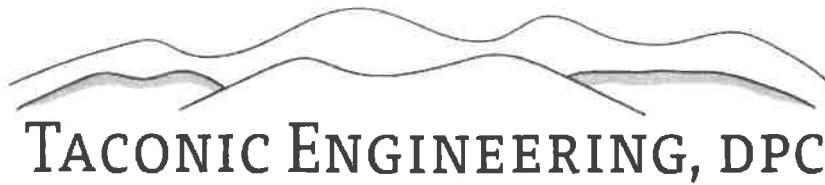
SUBDIVISION PLAN FOR:										TOWN OF AUSTERLITZ										COUNTY OF COLUMBIA										STATE OF NEW YORK									
CHARLES P. VIENI II, DAVID J. VIENI										NICOLE C. BAKER Trustees																													

Beulah 624 LLC

Site Plan Review/Special Use Permit

106.-1-9

PL-2023-10



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

LETTER OF TRANSMITTAL (LOT)

Project: **270 Harrington Drive**
270 Harrington Drive Austerlitz, NY

Project #: **22210**

Date: **5/22/23**

To: **Town of Austerlitz Planning Board**

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

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<input type="checkbox"/>	For File	<input checked="" type="checkbox"/>	For Approval	<input checked="" type="checkbox"/>	For Review & Comment
<input type="checkbox"/>	For Reference/Use	<input type="checkbox"/>	For Confirmation	<input type="checkbox"/>	For Permit

Qty.	Rev.	Sheet #	Document Description
5			Application for Site Plan Review/Special Use Permit
5			Long Environmental Assessment Form
5			Project Narrative
5			Letter of Agent
1			Application Fee- \$250.00
5			270 Harrington Drive Site Plan- 3 at (24" x 36"), 2 at (11' x 17')

Comments & Notes

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

Application Date: 5/22/23

Project No. PL-2023-10

Approval for (check all that apply)

Site Plan X Site Plan Amendment _____ Special Use Permit X

Property Owner: Name Beulah 624, LLC c/o Misook Kim
Mailing Address 32 Ring Circle Port Jefferson Station, NY 11776
Email Address: misook.kim005@gmail.com
Phone Number: 631-372-1003

Surveyor or Engineer: Name Taconic Engineering, DPC
Email Address chad@taconicengineering.com
Phone Number 518-392-6660
License Number 090819

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Representative (if any): Name Taconic Engineering, DPC
Email Address adidio@taconicengineering.com
Phone Number 518-392-6660

Please provide owner's letter of authorization

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Property Address: 270 Harrington Drive
Tax Map Number: 106.-1-9
Parcel Acreage: 86.8 acres
Current Use of Land:
Current use of land is Residential.

Character/Use of Abutting Lands:
The abutting area is majority forest and residential use.

Easements or Restrictions: Utility & Driveway Easements
Ag. District: Yes ☒ No

Proposed Use of Site: Utilities _____ Multifamily project _____
In-Home Business _____ Commercial Project X Other Retreat
Use Category _____ (See Town Law §195-13)

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

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

See attached Project Narrative.

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

3,000 SF Single Story Assembly Barn (40'x75') and 3,000 SF 2-Story Single Family 5-Br Residence (30'x50').

Is the property within 500 feet of

A municipal boundary Yes

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

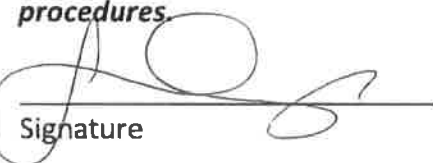
A stream or drainage channel owned by the county or for which channel lines have been established No

An active farm operation within an Agricultural District No

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(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.


Signature

5/22/23
Date

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

**Full Environmental Assessment Form
Part 1 - Project and Setting**



MAY 22 2023

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COLUMBIA COUNTY

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 270 Harrington Drive		
Project Location (describe, and attach a general location map): 270 Harrington Dr, Austerlitz, NY (Tax ID: 106.-1-9)		
Brief Description of Proposed Action (include purpose or need): The project consists of change of use to retreat and wedding venue which includes construction of a 40'x75' event barn and a 5-Bedroom residence (30'x50'). The project will also include the installation and construction of a wastewater system and a water system for Public Water Supply. The widening of the driveway to 20' that the events will access will also be part of the proposed project.		
Name of Applicant/Sponsor: Taconic Engineering DPC		Telephone: 518-392-6660
		E-Mail: adidio@taconicengineering.com
Address: 17 Railroad Ave.		
City/PO: Chatham	State: NY	Zip Code: 12037
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Beulah 624 LLC c/o Misook Kim		Telephone: 631-372-1003
		E-Mail: misook.kim005@gmail.com
Address: 32 Ring Circle		
City/PO: Port Jefferson Station	State: NY	Zip Code: 11776

Reference: 2023-01-01
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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Austerlitz Building Permit	September 2023
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan/ Special Use Permit	May 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	CCDOH: PWS Approval	July/August 2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPES Permit for Septic and Stormwater	July 2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
RR (Rural residential district) and Environmental Resource Overlay District (ERO)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Taconic Hills CSD

b. What police or other public protection forces serve the project site?

Columbia County Sheriffs Office, NY State Police

c. Which fire protection and emergency medical services serve the project site?

Austerlitz Volunteer Fire Company, Chatham Rescue Squad

d. What parks serve the project site?

N/A

Reference Material

D. Project Details

D.1. Proposed and Potential Development

Planning Board Meeting

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Residential, Commercial (Retreat)

b. a. Total acreage of the site of the proposed action? 86.8 acres

b. Total acreage to be physically disturbed? 2.2 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 206.5 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction:

months

ii. If Yes:

• Total number of phases anticipated

• Anticipated commencement date of phase 1 (including demolition) month year

• Anticipated completion date of final phase month year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses?

☒ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	1			
At completion of all phases	1			

g. Does the proposed action include new non-residential construction (including expansions)?

☒ Yes ☐ No

If Yes,

- i. Total number of structures 1
- ii. Dimensions (in feet) of largest proposed structure: 23' height; 40' width; and 75' length
- iii. Approximate extent of building space to be heated or cooled: 3000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☒ Yes ☐ No

If Yes,

- i. Purpose of the impoundment: Stormwater Management Ponds (if needed)
- ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: Storm runoff
- iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A
- iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
- v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
N/A

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

☐ Yes ☒ No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Reference Material

☐ Yes ☐ No

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting?

☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

☐ Yes ☒ No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

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c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 1,350 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☒ No

If Yes:

- Name of district or service area:
- Does the existing public water supply have capacity to serve the proposal?
- Is the project site in the existing district?
- Is expansion of the district needed?
- Do existing lines serve the project site?

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

Reference Material

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:

JUN 01 2023

- Source(s) of supply for the district:

Planning Board Meeting

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

Existing wells on-site

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: TBD gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 1350 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

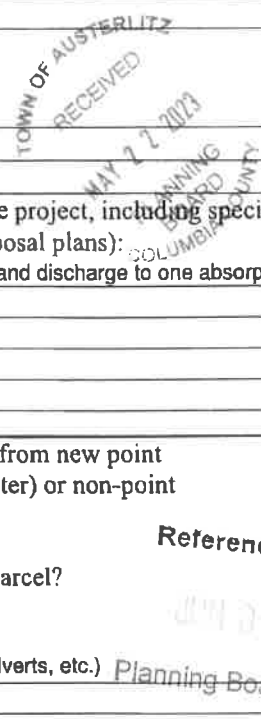
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project?
- Is the project site in the existing district?
- Is expansion of the district needed?

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? Will a line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> Applicant/sponsor for new district: _____ Date application submitted or anticipated: _____ What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p> <p>On-site septic system will be installed and the 5-bedroom residence and the event barn will combine and discharge to one absorption field.</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>N/A</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>2.9</u> acres (impervious surface)</p> <p>_____ Square feet or <u>86.8</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Roof Leaders, Consolidated driveway runoff (swales, culverts, etc.)</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>TBD</u></p> <ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: _____ <u>TBD</u> Will stormwater runoff flow to adjacent properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <div style="text-align: center;"> Reference Material  </div>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> _____ Tons/year (short tons) of Carbon Dioxide (CO₂) _____ Tons/year (short tons) of Nitrous Oxide (N₂O) _____ Tons/year (short tons) of Perfluorocarbons (PFCs) _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local utility _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7am - 5pm
- Saturday: _____ None
- Sunday: _____ None
- Holidays: _____ None

ii. During Operations:

- Monday - Friday: _____ See below
- Saturday: _____ See below
- Sunday: _____ See below
- Holidays: _____ See below

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Retreats or Weddings

- Friday – Saturday 11 am – 11 pm
- Sunday 7 am – 2pm

Retreats

- Monday – Thursday 8 am – 11 pm

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COLUMBIA COUNTY

☒ Yes ☐ No

i. Provide details including sources, time of day and duration:

screen?

☐ Yes ☒ No☒ Yes ☐ No

Minimal lighting sufficient for safety lighting. All lights are to be down cast, dark-sky compliant. Lighting is proposed in the parking area, on buildings, and on pathways

☐ Yes ☒ No☐ Yes ☒ No

☐ Yes ☒ No

iii. Generally, describe the proposed storage facilities:

☐ Yes ☒ No☐ Yes ☐ No☒ Yes ☐ No

- **Operation:** Local waste recovery service

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____ **Reference Material**

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____ **Planning Board Meeting**

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
- ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.99	2.9	+0.91
• Forested	77.66	77.45	-0.21
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.91	3.21	0.7
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.74	1.74	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	1.5	1.5	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

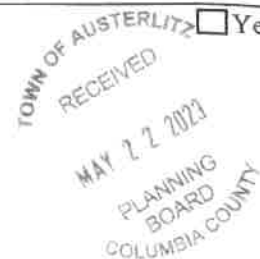
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☒ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____



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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 15 in.

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 2 %

c. Predominant soil type(s) present on project site:

Macomber-Taconic association	88.4 %	Water- 0.6%
Aurelie silt loam	9.2 %	
Lanesboro channery silt loam	1.4 %	Stockbridge silt loam - 0.4%

d. What is the average depth to the water table on the project site? Average: _____ >6.6 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 90.2 % of site
☐ Moderately Well Drained: _____ % of site
☒ Poorly Drained: _____ 9.2 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 10.37 % of site
☒ 10-15%: _____ 9.37 % of site
☒ 15% or greater: _____ 80.26 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____ Reference Material

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

Streams:	Name _____	Classification _____
Lakes or Ponds:	Name Pond	Classification Freshwater Pond (Federal)
Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size 2.59 acres
Wetland No. (if regulated by DEC) _____		

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:
i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:		
Whitetail Deer Song Birds	Cottontail Rabbit Wild Turkey	Grey Squirrel
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____ Reference Material		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____ Planning Board Meeting		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. 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? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

Reference Material

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

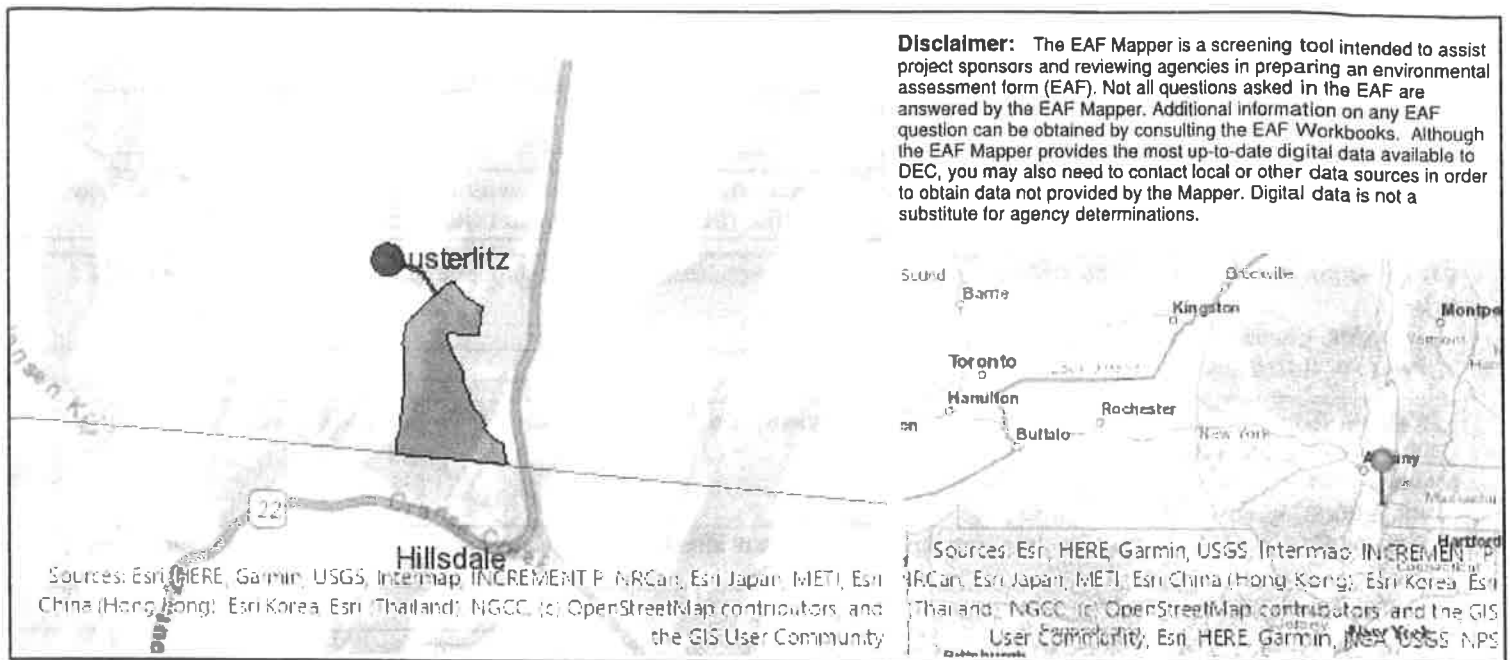
Applicant/Sponsor Name Taconic Engineering

Date 5/22/2023

Signature _____

Title Engineer Consultant

PRINT FORM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes

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MAY 31 2023

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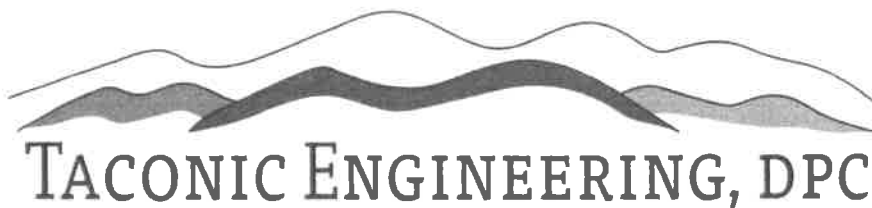
E.2.m. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Reference Material

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Planning Board Meeting



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



**270 Harrington Drive
Beulah 624 LLC c/o Misook Kim**

SUMMARY

The owner, Beulah 624 LLC c/o Misook Kim, is seeking Site Plan Approval and Special Use Permit Approval for the use of a Retreat and Event Venue of the site located at 270 Harrington Drive in the Town of Austerlitz. The objective of this project is to establish a retreat but be able to hold weddings to supplement the costs for the retreats. Retreats would be approximately 100-150 people and have 20 per year. The weddings would be capped at 200 guests and have a maximum of 35 per year (estimated once a week during the wedding season: mid-March to mid-November).

The project consists of the construction of an event barn (40' x 75') and a 5-bedroom residence (30' x 50') with 56-space parking area and an 11-space parking area. In addition to widening the existing driveway to 20' where needed, a water treatment system for the Public Water Supply and wastewater treatment system will be constructed.

SITE BACKGROUND

The subject site is located in the Rural Residential (RR) zoning district and Environmental Resource Overlay District (ERO). The project site is 86.8 acres with the main residence, barn, cabin, and ponds. The site characteristics include steep slopes, forest, and open areas. The closest neighboring building is approximately 1,800' away from the proposed event barn and surrounded by forests and steep slopes. The natural barriers of the forests and topography help mitigate any noise generated through construction or events held on the property. There is an existing 10' wide driveway through the property that connects Harrington Drive to NYS Route 22, known as Sawyer Road. Per the Survey, Old Dugway Road, aka Sawyer Road, is an old unmaintained Town road.

A federal wetland (PSS1E) is located north of the driveway by the barn. The proposed project will not encroach or alter the wetland. No NYSDEC wetlands are present in the vicinity of the project.

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PROPOSED PROJECT

- **Use**

The proposed project includes the construction of an event barn (40' x 75') and a 5-bedroom residence (30' x 50'). The event barn will be used for holding the retreats and weddings. A kitchen is proposed in the event barn for the sole purpose of warming the catering companies' prepared foods and an area for them to serve from. There are no food service operations offered in the event barn, all events will be outside catered.

There will be no amplified music outdoors and limited to the hours of operation as stated below.

The existing 4-bedroom main residence and the proposed 5-bedroom residence will be used for guests of the retreats or bridal party for overnight accommodations.

- **Parking and Egress**

Gravel parking areas are proposed to accommodate the anticipated occupancy load for the use of the property; a total of sixty- seven (67) spaces which include two (2) ADA parking spaces. The retreats are proposed to have 100-150 people. Weddings are to be capped at 200 guests.

The Town Zoning Code does not have any regulations for the number of parking required for a retreat/event barn. Assuming three (3) patrons per vehicle for wedding events and a maximum wedding of two hundred (200) patrons, the proposed number of parking is sixty-seven 67 spaces. The parking provided is sufficient. Retreats will not be held during weddings or other events onsite. On occasion, the patrons of the retreats will be carpooling from New Jersey; therefore, the proposed parking on-site is sufficient for the retreats.

The existing drive is proposed to be widened to 20' wide with a fire apparatus access turnaround built into the existing driveway and parking area to be compliant with the NYS Fire Code. Emergency egress will be from Harrington Drive.

- **Wastewater and Water**

The proposed project is to include an onsite wastewater treatment system and a potable water treatment system for the existing well.

The onsite wastewater treatment system is based on a design loading for an assembly hall; there is a commercial/restaurant kitchen proposed on-site. The onsite wastewater treatment system will require approval by Columbia County Department of Health and the NYSDEC for SPDES Permit Coverage (GP-0-15-001).

Due to the level of public use of the property, the potable water serving the site will be a Transient Non-Community Public Water Supply (TNCWS). The site has four existing wells: one located up at the main residence that serves the main residence, one by the existing barn that will serve the proposed retreat and event barn, one by the existing cabin that will serve the proposed 5-bedroom residence, and one approximately 1,500 feet south of the ponds that will not be used for potable water. Well data and Part 5 sampling will be obtained, and the potable water treatment system will be designed and submitted to the Columbia County Department of Health for review and approval.

- **Stormwater**

Due to the total site development resulting in >1acre of soil disturbance, the project will require a full Stormwater Pollution Prevention Plan (SWPPP). The SWPPP design will be designed and submitted to the New York State Department of Environmental Conservation for review and approval for SPDES Permit Coverage (GP-0-20-001).

- **Hours**

The proposed Hours of Operation for indoor events are as follows:

Retreats or Weddings

- Friday – Saturday 11 am – 11 pm
- Sunday 7 am – 2pm

Retreats

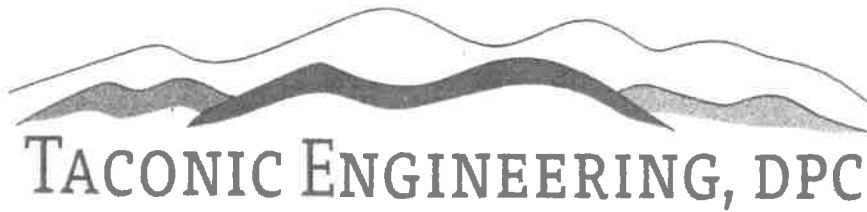
- Monday – Thursday 8 am – 11 pm



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Planning Board Meeting



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

LETTER OF AGENT

I (We), Beulah 624 LLC c/o Misook Kim am (are) the owner(s) of the property located at 270 Harrington Dr. in the Town of Austerlitz, Tax Map Designation Section 106, Block 1, Lot 9. I (We) hereby authorize the firm Taconic Engineering, DPC, 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 and Special Use Permit.



Signature

5/22/23

Date

Signature

Date



Reference Material

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Planning Board Meeting

JUN 01 2023

Planning Board Meeting

270 HARRINGTON DRIVE

SITE PLAN

PREPARED FOR:

BEULAH 624, LLC
32 RING CIRCLE
PORT JEFFERSON STATION, NY 11776

MAY 2023

DRAWING SUMMARY

- C100 - TITLE
- C101 - SITE PLAN - EXISTING CONDITIONS
- C102 - SITE PLAN - PROPOSED CONDITIONS
- C105 - EROSION & SEDIMENT CONTROL PLAN
- C501 - SITE DETAILS



C100

SCALE:
AS SHOWN

TITLE

270 HARRINGTON DRIVE

TACONIC ENGINEERING, DPC

TACONIC JOB#
220712
SHEET

DESIGNED BY: SJC
CHECKED BY: SJC
ISSUED BY: CA
DATE: 5-18-23

C101

SCALE:
AS SHOWN

EXISTING CONTOUR INTERVAL	10'
PROPOSED LINE	
EXISTING CONTOUR INTERVAL	10'
EXISTING UTILITY POLE	
EXISTING BUILDING	
EXISTING WELL	
EXISTING EDGE OF DRIVEWAY	

SITE PLAN
EXISTING CONDITIONS

270 HARRINGTON DRIVE
TACONIC ENGINEERING, P.C.

TACONIC ENGINEERING, P.C.
270 HARRINGTON DRIVE
TACONIC, JOB# 22210
SHEET

DATE: 12/11/2018
ISSUED: 12/11/2018
BY: J. CA
CHECKED: J. CA

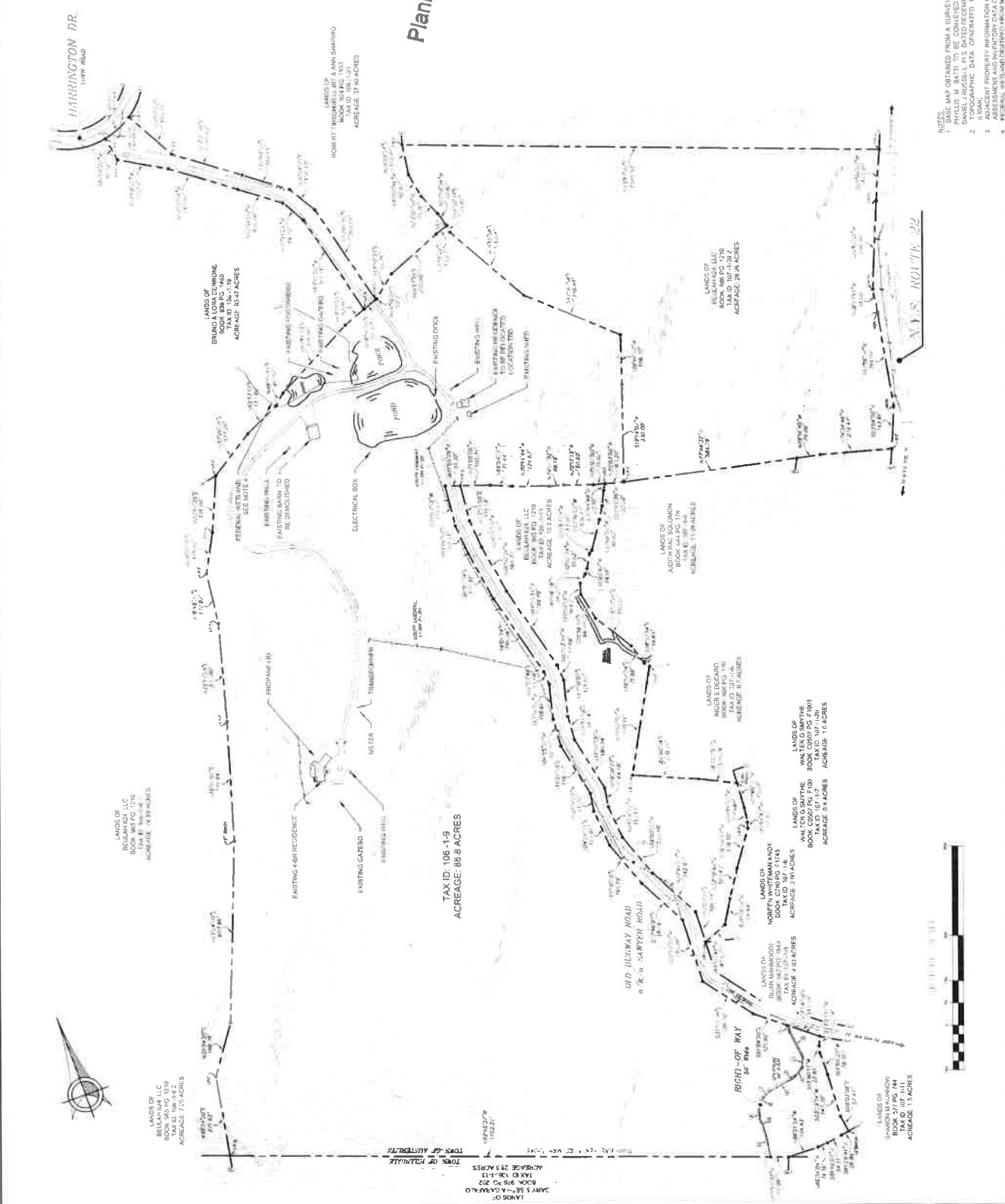
LEGEND

- EXISTING CONTOUR INTERVAL
- PROPOSED LINE
- EXISTING CONTOUR INTERVAL
- EXISTING UTILITY POLE
- EXISTING BUILDING
- EXISTING WELL
- EXISTING EDGE OF DRIVEWAY

Reference Material
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RIGHT-OF-WAY	
1	50' 0" 11' 31" W
2	50' 0" 11' 31" W
3	50' 0" 11' 31" W
4	50' 0" 11' 31" W
5	50' 0" 11' 31" W
6	50' 0" 11' 31" W
7	50' 0" 11' 31" W
8	50' 0" 11' 31" W
9	50' 0" 11' 31" W
10	50' 0" 11' 31" W
11	50' 0" 11' 31" W
12	50' 0" 11' 31" W
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15	50' 0" 11' 31" W
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96	50' 0" 11' 31" W
97	50' 0" 11' 31" W
98	50' 0" 11' 31" W
99	50' 0" 11' 31" W
100	50' 0" 11' 31" W

NOTES:
1. LANDS SHOWN ARE FROM A SURVEY TITLED "SURVEY OF PROPERTY OF DANIEL M. BATTI TO BE CONVEYED TO ANTONIO LAMPROSPOLI" BY DANIEL M. BATTI DATED DECEMBER 1, 2018.
2. LANDS SHOWN ARE FROM A SURVEY TITLED "SURVEY OF PROPERTY OF DANIEL M. BATTI TO BE CONVEYED TO ANTONIO LAMPROSPOLI" BY DANIEL M. BATTI DATED DECEMBER 1, 2018.
3. ADJACENT PROPERTY INFORMATION OBTAINED FROM COLUMBIA COUNTY RECORDS.
4. FEDERAL, STATE AND COUNTY RECORDS.



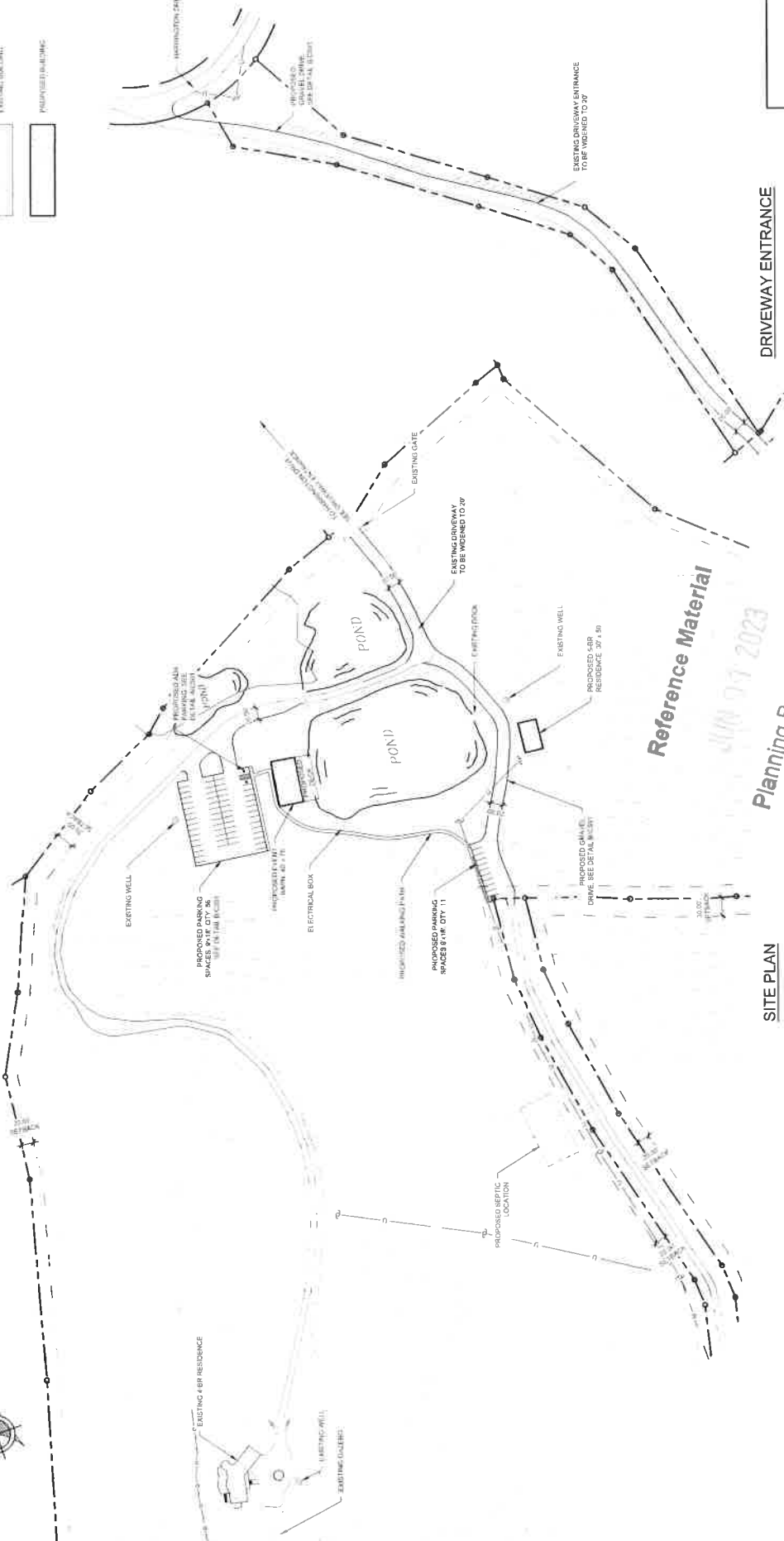
DATE	10/10/2023
BY	W. J. B. / J. B. B.
CHECKED	
DATE	

LEGEND

EXISTING CONTIGUOUS 17' INTERVAL
PROPERTY LINE
PROPOSED SETBACK
EXISTING DRIVEWAY ENTRANCE
EXISTING UTILITY POLE
PROPOSED EDGE OF DRIVEWAY
EXISTING SIDE DRIVE
PROPOSED SIDE DRIVE

PARKING SCHEDULE			
USE	MAXIMUM OCCUPANCY	USE REQUIREMENT	SPACES
RECREATION	200	1 SPACE PER PARKING SPACE	61
		TOTAL REQUIRED	67
		TOTAL PROVIDED	81

DENSITY REQUIREMENTS - RURAL RESIDENTIAL (RR) & ENVIRONMENTAL RESOURCE OVERLAY DISTRICT (ERO)									
USE	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH	BUILDING HEIGHT		
REQUIRED	2 ACRES	30'	30'	30'	75'	100'	40'		
EXISTING	66 ± ACRES	30'	30'	30'	107' 00"	110'	N/A		
PROPOSED	140 ± ACRES	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	14' FT		



Reference Material
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NOTE:
1. BASE MAP OBTAINED FROM A SURVEY TITLED SURVEY OF PROPERTY OF PHYLIS M. BATTI TO BE CONVEYED TO ANTONIO LAMPROSPOLI BY TACONIC ENGINEERING, P.C. DATED 10/10/2023.
2. EXISTING SETBACKS, UTILITY POLES, DRIVEWAY ENTRANCES, AND DRIVEWAYS SHOWN AS THEY EXIST.
3. FEDERAL WETLAND DISTRICTED FROM MAPS 2002

C501

SCALE:
AS SHOWN

DATE	2/27/10
BY	SCOTT C. HARRINGTON
CHECKED BY	SCOTT C. HARRINGTON
ISSUED	5-19-23

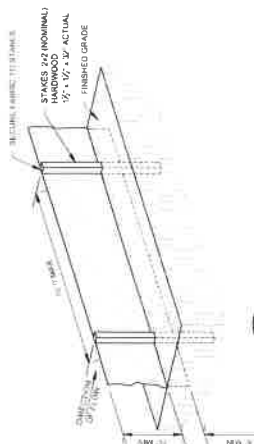
SITE DETAILS

270 HARRINGTON DRIVE

TACONIC ENGINEERING, DPC

TACONIC-JOB#
22210
SHEET

SHOWN BY
SCOTT C. HARRINGTON
APPROVED BY
SCOTT C. HARRINGTON
ISSUED
5-19-23

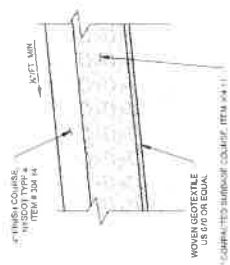


C SILT FENCE DETAIL
SCALE: N.T.S.

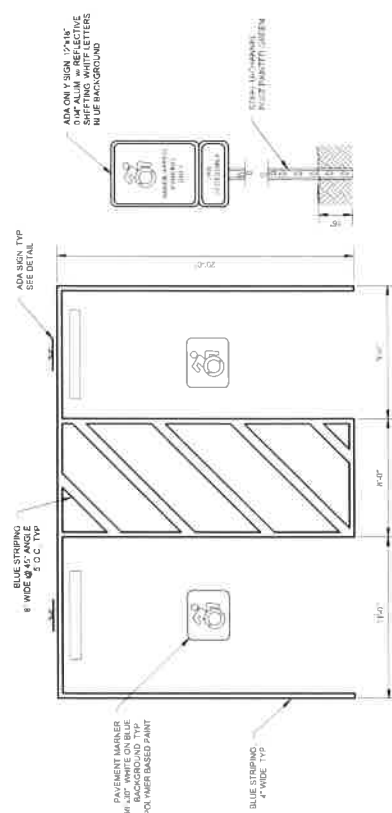


D STOCKPILE DETAIL
SCALE: N.T.S.

NOTE:
1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE OR TO EXTEND AROUND DOWNSTREAM PORTION OF STOCKPILE AS SHOWN.



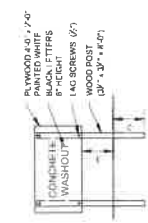
B PARKING/DRIVEWAY SECTION DETAIL
SCALE: N.T.S.



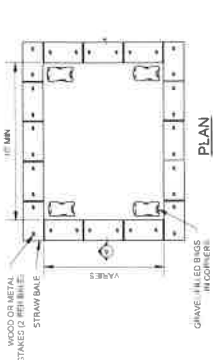
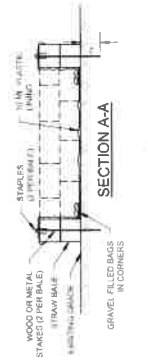
A ADA STALL WITH SIGN DETAIL
SCALE: N.T.S.

- NOTES:
1. MAXIMUM SIZE OF SIGN SHALL CONFORM TO ADOBE.
 2. ALL PARKING STALLS ON SITE SHALL CONFORM TO ADOBE.
 3. DIMENSIONS SHALL BE 12" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
 4. MAXIMUM SPACES SHALL CONTAIN THE DESIGNATION "VAN".

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E CONCRETE WASHOUT DETAIL
SCALE: N.T.S.



PLAN
E CONCRETE WASHOUT DETAIL
SCALE: N.T.S.

Hartka, Melissa

Dale Hartka Representing

Site Plan Review

PL-2023-11

104.-1-11.222

JUN 01 2023

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

Planning Board Meeting

Application Date: 5/23/23Project No. PL-2023-11

Approval for (check all that apply)

Site Plan _____ Site Plan Amendment ☒ Special Use Permit _____

Property Owner: Name MELISSA HARTKA
Mailing Address 2310 GLASCO TURNPIKE, Wadsworth
Email Address: QUEENSHONEYBEE@GMAIL.COM 12498
Phone Number: 518 337-6525

Surveyor or Engineer: Name CARL MATUSZEK
Email Address _____
Phone Number 518 392-2425
License Number _____

Representative (if any): Name DALE HARTKA
Email Address DALEHARTKA@ICLOUD.COM
Phone Number 518 337 6524

Please provide owner's letter of authorization

Property Address: 4447 CROW HILL RD / GHENT 12075
Tax Map Number: 104.-1-11.220
Parcel Acreage: 25
Current Use of Land:
RESIDENTIAL

Character/Use of Abutting Lands:

SAME

Easements or Restrictions: _____

Ag. District: Yes/No

Proposed Use of Site: Utilities _____ Multifamily project _____
In-Home Business _____ Commercial Project _____ Other _____
Use Category _____ (See Town Law §195-13)

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

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

INSTALL DRIVEWAY

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

Is the property within 500 feet of

Reference Material

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) NO

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 YES

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(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.



Signature

5/23/23

Date

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project:							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: <div style="font-size: 1.2em; margin-top: 10px;">install Driveway</div>		Reference Material <div style="margin-top: 10px; color: gray;">JUN 01 2023 Planning Board Meeting</div>					
Name of Applicant or Sponsor: <div style="font-size: 1.2em; margin-top: 5px;">DALE HARTKA</div>		Telephone: 518 337 6524 E-Mail: DALEHARTKA@ICLOUD.COM					
Address: <div style="font-size: 1.2em; margin-top: 5px;">4447 CROW HILL RD</div>							
City/PO: <div style="font-size: 1.2em; margin-top: 5px;">GHEAT</div>		State: <div style="font-size: 1.2em; margin-top: 5px;">NY</div>	Zip Code: <div style="font-size: 1.2em; margin-top: 5px;">12075</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 2px;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 2px;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <div style="float: right; margin-right: 50px;">25 acres</div>							
b. Total acreage to be physically disturbed? <div style="float: right; margin-right: 50px;">1 acres</div>							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right; margin-right: 50px;">25 acres</div>							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; margin-top: 5px;"><div style="width: 50%;"><input type="checkbox"/> Urban</div><div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div><div style="width: 50%;"><input type="checkbox"/> Industrial</div><div style="width: 50%;"><input type="checkbox"/> Commercial</div><div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div><div style="width: 50%;"><input checked="" type="checkbox"/> Forest</div><div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div><div style="width: 50%;"><input type="checkbox"/> Aquatic</div><div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div><div style="width: 50%;"><input type="checkbox"/> Parkland</div></div>							

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>NA</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? 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? 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 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 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 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 <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 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 <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: <u>Dale HARTKA</u> Date: <u>5/23/23</u> Signature: <u>Dale R Hartka</u>		

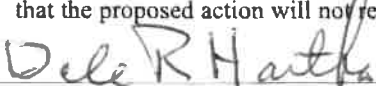
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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"/>

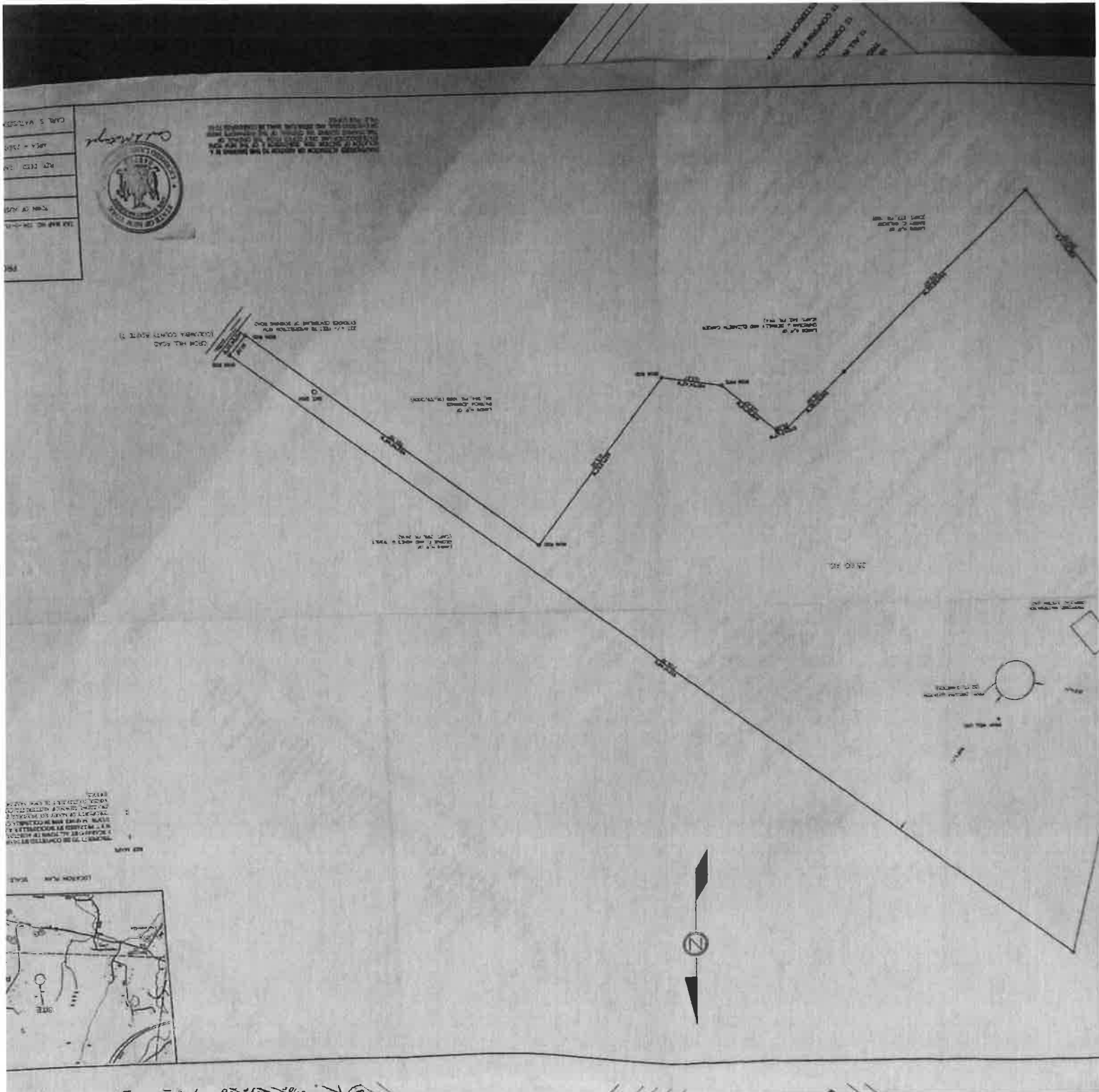
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.

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

PRINT

RESET



182 Route 203, LLC

Dawedeit, Oliva

PL-2023-12

Site Plan Review

87.-2-69

Reference Material

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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: dawedeit.livia@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

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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 to 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

TOWN OF AUSTERLITZ
RECEIVED
MAY 22 2023
PLANNING BOARD
COLUMBIA COUNTY

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">Divergence Works Farm</div>		Reference Material	
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">182 NY 203 Austerlitz, NY 12017</div>		JUN 01 2023 Planning Board Meeting	
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive; text-align: center;">See Attached</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Olivia Dawedit</div>		Telephone: 413 717 8933 E-Mail: daweditolivia@divergenceworks.com	
Address: <div style="font-size: 1.2em; font-family: cursive;">182 NY 203</div>			
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Austerlitz</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">12017</div>
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?		<div style="font-size: 1.2em; font-family: cursive;">14</div> acres	
b. Total acreage to be physically disturbed?		<div style="font-size: 1.2em; font-family: cursive;">21</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-size: 1.2em; font-family: cursive;">25</div> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Forest</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

Reference Material

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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: [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?"

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	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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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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,

A handwritten signature in black ink, appearing to read "Olivia Dawedeit".

Olivia Dawedeit
Divergence Works Farm

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TOWN OF AUSTERLITZ NEW YORK
BUILDING PERMIT APPLICATION

TAX MAP # 87-02-69

Expiration Date: _____

Permit # _____

Permit fee _____

TOWN OF AUSTERLITZ
RECEIVED
MAY 22 2023
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COLUMBIA COUNTY

1. LOCATION:

House No. 182 Road Name State Rd 203

Subdivision Name & Lot No. (if any) _____

2. PROPERTY OWNER Olivia Dawedeit **PHONE** 413-717-8933

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 ☒ RR-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

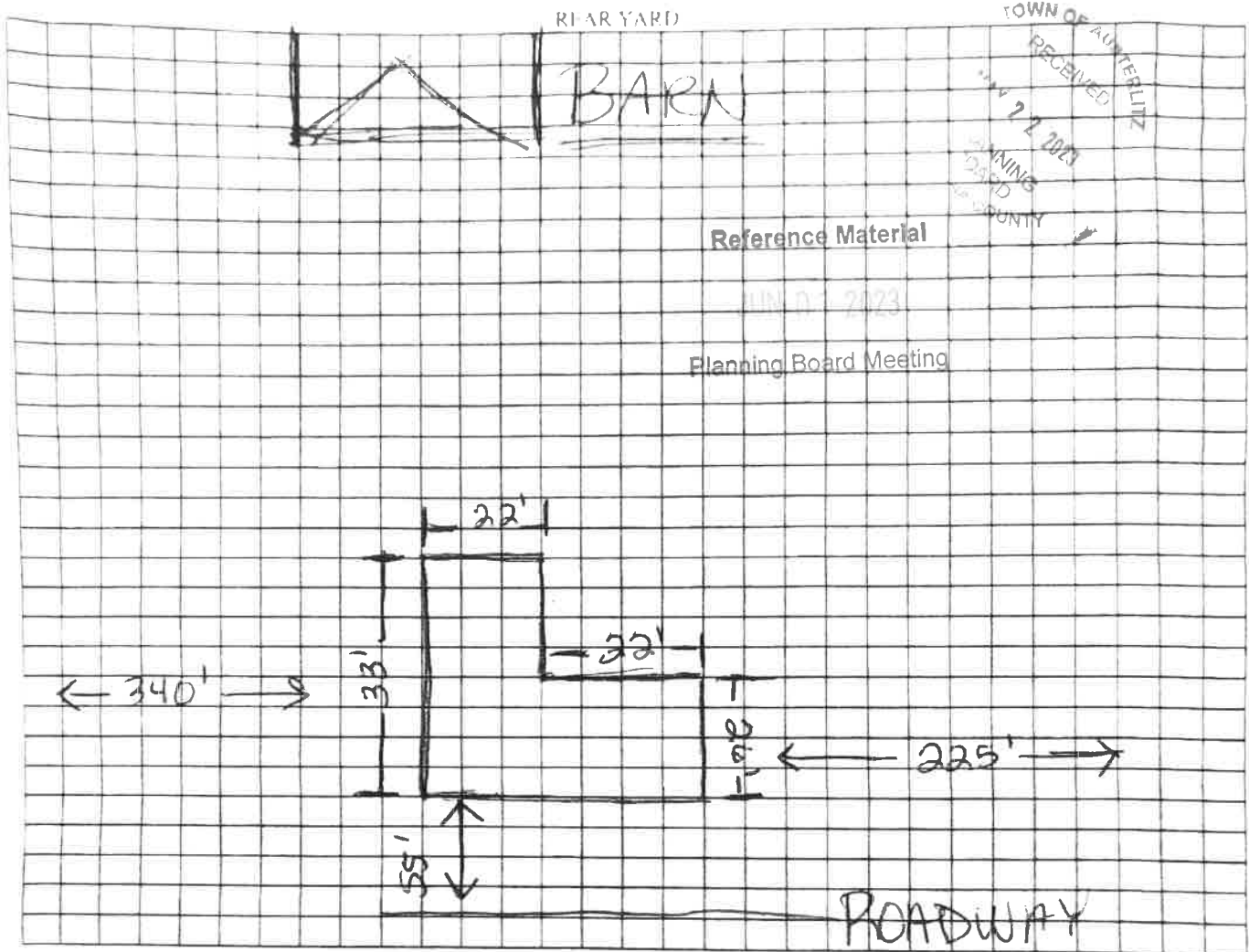
d. Involve a change in use or occupancy? NO

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

11. LOT DIMENSIONS _____ **WIDTH** _____ **DEPTH** 25 Acres

12. ESTIMATED COST \$ _____

over



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

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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
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BOARD
COLUMBIA COUNTY

CONTRACTOR LETTER OF AUTHORIZATION

Date 5/9/23

I, Olivia Dawedeit 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 
Homeowners Signature