

# **TOWN OF AUSTERLITZ**

Columbia County  
New York

Lee Tilden

Planning Board Chairman

## **Planning Board Meeting/Public Hearing**

**July 1, 2021**

**7:00 p.m.**

### **\*\*\*\*\*AGENDA\*\*\*\*\***

- 1.) Public Hearing Continuation: PL-2021-05 Minor Subdivision Davis**
- 2.) Public Hearing: PL-2021-07 Minor Subdivision Helmrath**
- 3.) Public Hearing: PL-2021-08 Solar Folco**
- 4.) Open Regular Planning Board Meeting**
- 5.) Moment of Silence, Followed by the Pledge of Allegiance**
- 6.) Roll Call**
- 7.) Minutes**
- 8.) Old Business**
  - A.) PL-2021-04 Minor Subdivision Goggins-Resolution**
  - B.) PL-2021-05 Minor Subdivision Davis**
  - C.) PL-2021-07 Minor Subdivision Helmrath**
  - D.) PL-2021-08 Solar Folco**
  - D.) PL-2021-03 Boundary Line Adjustment Vieni**
  - E.) PL-2020-03 Site Plan Review Beckman**
- 9.) New Business**
  - A.) PL-2021-09 Boundary Line Adjustment/Minor Subdivision Verenazi**
- 10.) Public Comment**
- 11.) Adjournment**

JUL 01 2021

Town of Austerlitz  
Planning Board Meeting  
June 3, 2021

Planning Board Meeting

The June 3, 2021 Planning Board Meeting was held via Zoom in accordance with the Governor's Executive Order 202.1. Meeting instructions were on the Town website.

Present: Lee Tilden, Chair, Deborah Lans, Jane Magee, Eric Sieber and Perry Samowitz, Members. Erin Reis, Minute Taker and Joseph Catalano, Attorney for the Town were also present.

Public Hearing for Planning Board Project PL-2021-04, Minor Subdivision, Goggins.

Public Hearing called to order at 7:07 p.m

Lee Tilden noted that the public hearing notice was legally posted April 13, 2021 in the Hudson Register Star.

Dan Russell explained the subdivision for 11.7 acres is for a new house, Walton Goggins explained the reasoning for the subdivision and Sasha Hare added their love for the area and reasoning.

Chair Tilden advised that no emails or letters in the mail were received to date on this project.

No one wished to make a comment. Chairman Tilden advised that he would move onto other business and give the public until 7:15 p.m. to come onto the Zoom meeting and make a comment.

All those wishing to be heard were heard.

Public Hearing called to order at 7:13 p.m

Public Hearing for Planning Board Project PL-2021-05, Minor Subdivision, Davis.

Dan Russell explains the subdivision for one 33 acre lot and another for 88 acres and that 33 of the acres are located in the Town of Hillsdale. Public Member, Jennifer Schrober stated she is concerned about clearing of the land. Chairman Tilden states this will be adjourned due to the land being across town lines. Mr. Russell states both Towns have a ridgeline protection law. Mr. Catalano states SEQRA needs to be a coordinated review with Hillsdale. Mr. Russell adds that nothing is being built with this subdivision. Chairman Tilden states Austerlitz will be taken off as Lead Agency and is now an involved agency.

A motion to close the public hearing for Goggins was made by D. Lans and seconded by E. Sieber.

Roll call

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0 Public Hearing closed at 7:28 p.m

A motion to adjourn Davis was made by P. Samowitz and seconded by J. Magee.

**Reference Material**

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Roll call  
Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes

A motion to set order for Davis to be first for the July 1<sup>st</sup> meeting was made by E. Sieber and seconded by D. Lans.

Roll call  
Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes

Regular Meeting called to order at 7:29 p.m.

Moment of Silence, followed by Pledge of Allegiance.

**Minutes**

A motion to accept the May 6, 2021 Public Hearing and Regular Planning Board Meeting minutes was made by J. Magee and seconded by D. Lans.

Roll call  
Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes  
Motion carried 5:0

**Old Business**

**Planning Board Application PL-2021-04**

Property Owner: Walton Goggins, Jr.

Applicant: Walton Goggins, Jr.

Representative: Daniel Russell

Project Property: 135 LaBranche Road (Both Sides of the Road) SBL:106.-1-4.112

Zoning: Rural Residential

Project: Minor Subdivision-Original acreage 124.01 dividing into 2 parcels: 112.279 acres and 11.731 acres.

A Motion to declare that SEQRA part 2 as prepared by the Planning Board for application PL-2021-04, that the project will not result in a significant or an adverse environmental impact was made by E. Sieber and seconded by J. Magee.

Roll Call  
Lee Tilden: yes

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Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes  
Motion carried 5:0

A Motion to approve the 2 Lot Subdivision for PL-2021-04 located at 135 LaBranche Road (Both Sides of the Road) SBL:106.-1-4.112 as depicted on the map dated 3/25/21 and as presented with no changes or conditions was made by D. Lans and seconded by J. Magee.

Roll Call

Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes  
Motion carried 5:0

**Planning Board Application PL-2021-06 Colton for a driveway easement is tabled**

**Planning Board Application PL-2021-03 Vieni for a Lot Line Adjustment is tabled**

**New Business**

**Planning Board Application PL-2021-07**

Property Owner: Peter Cox Helmrath  
Applicant: Peter Cox Helmrath  
Representative: Nathan Burrows  
Project Property: Intersection of Punsit and Mallory SBL:95.-1-32  
Zoning: Rural Residential  
Project: Minor Subdivision-Original acreage 376.033 dividing into 2 parcels: 18 acres and 358 acres.

Nathan Burrows gives a brief explanation of the subdivision and that the 18 acres has a driveway and the other has the barn.

A motion to declare application PL-2021-07 complete and in the Ag. District was made by J. Magee and seconded by D. Lans.

Roll Call

Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes  
Motion carried 5:0

A motion to declare application PL-2021-07 an unlisted action under SEQRA was made by P. Samowitz and seconded by J. Magee.

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Roll Call  
Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes  
Motion carried 5:0

A motion to schedule a public hearing for application PL-2021-07 for July 1<sup>st</sup>, 2021 as the second order of business was made by D. Lans and seconded by P. Samowitz.

Roll Call  
Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes  
Motion carried 5:0

**Planning Board Application PL-2021-08**

Property Owner: Mimi Falco  
Applicant: Empire Solar  
Representative: Stephanie  
Project Property: 32 Harvey Mountain Road SBL:88.-2-26  
Zoning: Rural Residential  
Project: 10.08kW ground mounted solar array

Stephanie begins with a brief explanation that it will be on 0.011 acres worth of land and shares her screen of aerial photos. D. Lans asks what direction the panels will face, Stephanie states south and shows photos of the existing trees. P. Samowitz asks for a view from Harvey Mountain Road, Stephanie shows photos of winter view and in summer they won't be visible. Chairman Tilden states this should be treated as an accessory structure by the code and it is relatively small and shielded. Attorney Catalano states this is a Type II Action for SEQRA and part II is not needed and is a condition that can be approved tonight.

A motion to declare application PL-2021-08 a Type II Action for SEQRA was made by P. Samowitz seconded by J. Magee.

Roll Call  
Lee Tilden: yes  
Deborah Lans: yes  
Eric Sieber: yes  
Perry Samowitz: yes  
Jane Magee: yes  
Motion carried 5:0

Chairman Tilden asks for an accurate site plan showing the exact location for the arrays for the next meeting.

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**Planning Board Meeting**

A motion to schedule a public hearing for application PL-2021-08 for July 1<sup>st</sup>, 2021 as the third order of business was made by P. Samowitz and seconded by J. Magee.

Roll Call

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0

D. Lans suggests they check the setbacks for the district and indicate those and Attorney Catalano suggests showing screening with the leaves as well.

**Adjournment**

A motion was made by P. Samowitz and seconded by D. Lans

Lee Tilden: yes

Deborah Lans: yes

Eric Sieber: yes

Perry Samowitz: yes

Jane Magee: yes

Motion carried 5:0 Meeting adjourned at 8:16 pm

Respectfully Submitted,  
Erin Reis

PL 2021-08

To/Co

### SITE VERIFICATION NOTES:

1. PRIOR TO SUBMISSION TO MUNICIPALITY OF THE PLANS, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF THE PLANS. SUBMISSION OF PLANS SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK. IF EXISTING CONDITIONS VARY FROM PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY PROJECT ENGINEER A.S.A.P. CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY THEREFROM.
3. THE OWNER/CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, VERIFY ALL CONDITIONS, EXAMINE THE DESIGN DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS.
4. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR WILL HOLD THE DESIGN ENGINEER HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

### ARRAY NOTES:

THERE IS (1) GROUND MOUNT ARRAY, FOR A TOTAL OF 535 SQ FT.

\*\* GROUND MOUNT ARRAY SHALL BE STAKED OUT BY A LICENSED PROFESSIONAL SURVEYOR PRIOR TO INSTALLATION.

### PROJECT DESIGN DATA:

WORK SHALL BE COMPLETED AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE, PUBLICATION DATE: NOVEMBER 2019, NFPA 70, 2020 NATIONAL ELECTRICAL CODE AND 2018 WOOD FRAME CONSTRUCTION MANUAL. LOAD CRITERIA AS FOLLOWS:  
EXPOSURE CATEGORY: "B"  
GROUND SNOW LOAD: 40 PSF  
WIND SPEED: 120 MPH, 35SPF

### GENERAL NOTES:

1. ALL SOLAR MODULES TO BE LG 350W AND SHALL BE INSTALLED AS PER LG INSTALLATION MANUAL.
2. ALL INVERTERS TO BE SOLAR EDGE INVERTERS ALL RACKING AS PER DETAILS FOR GROUND MOUNT INSTALLATION.



RESIDENTIAL SOLAR PANEL INSTALLATION  
LOCATED AT - 32 HARVEY MOUNTAIN ROAD, AUSTERLITZ, NY 12071  
TOWN OF AUSTERLITZ, COLUMBIA COUNTY, NEW YORK

### GROUND MOUNT LOCATION SURVEY:

NTS



SOLAR PANEL  
INSTALLATION  
FOLCO  
RESIDENCE  
32 HARVEY MOUNTAIN RD  
AUSTERLITZ  
NEW YORK 12071

REVISIONS NOTES	
(1)	JUNE 9, 2021
DRAWN BY: MEM	SCALE: AS-NOTED
CHECKED BY: MEM	PROJECT #: EB-1319-2
DATE: APRIL 2, 2021	REV. BY: RB-2-29
MUNICIPALITY: TOWN OF AUSTERLITZ	COUNTY: COLUMBIA

SYSTEM NOTES:  
TOTAL SYSTEM SIZE: 21.24KW DC SYSTEM  
PANEL TYPE: LG 350W  
# OF PANELS: 28  
INVERTER: ENPHASE ENPHASE 07PLUS  
# OF INVERTERS: 28  
ARRAY: #1  
AZIMUTH: 150  
TILT: 30  
# OF PANELS: 28

PROFESSIONAL NOTES:  
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE ENGINEER SHALL NOT BE VALID.

SEAL & SIGNATURE



DWG# S-1  
PROJECT SITE PLAN AND NOTES  
1 OF 5

Reference Material  
JUL 01 2021  
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Harvey Mountain Road traveling East from Route 22



**Reference Material**

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Harvey Mountain Road traveling East from Route 22 - approaching property



**Reference Material**

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Harvey Mountain Road traveling East from Route 22 - approaching property



**Reference Material**  
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View of residence from Harvey Mountain Rd.



Reference Material  
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Back of residence from Harvey Mountain Rd.



**Reference Material**  
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Residence from Harvey Mountain Rd.



**Reference Material**  
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Facing West from Harvey Mountain Rd. (Back of residence)



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On residence property facing Ground Mount location



Reference Material  
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Standing at Ground Mount location facing Southern neighbor



Reference Material  
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Standing at Ground Mount location facing Southern Neighbor



**Reference Material**

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Standing at Ground Mount Location facing Western neighbor



Reference Material

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Standing at Ground Mount location facing Harvey Mountain Rd.



**Reference Material**

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72-2021-09

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TOWN OF AUSTERLITZ  
RECEIVED  
JUN 10 2021  
PLANNING  
BOARD  
COLUMBIA COUNTY

JUL 01 2021

**Final  
Approval**

617.20  
Appendix B  
Short Environmental Assessment Form

TOWN OF AUSTERLITZ  
RECEIVED  
JUN 08 2021  
PLANNING  
BOARD  
COLUMBIA COUNTY

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <u>LANDS OF MATTHEW A. SERENAZI</u>							
Project Location (describe, and attach a location map): <u>SOUTH OF PRATT HILL RD &amp; WEST OF STATE MOUNTAIN RD.</u>							
Brief Description of Proposed Action:  <u>SHIFT OF TAX PARCEL LINE</u>							
Name of Applicant or Sponsor: <u>MATTHEW A. SERENAZI</u>		Telephone:					
Address: <u>P.O. BOX 336</u>		E-Mail:					
City/PO: <u>CATHAM</u>		State: <u>NY</u>	Zip Code: <u>12037</u>				
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 type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
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? <u>21.90</u> acres b. Total acreage to be physically disturbed? <u>0</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>21.40</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>VACANT LAND</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>VACANT LAND</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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 checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" 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 <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: MATTHEW A. VORONSKI Date: June 8, 2021

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?"

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

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

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

**Reference Material**

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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.						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Name of Lead Agency</td> <td style="width: 50%; text-align: center;">Date</td> </tr> <tr> <td style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</td> <td style="text-align: center;">Title of Responsible Officer</td> </tr> <tr> <td style="text-align: center;">Signature of Responsible Officer in Lead Agency</td> <td style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</td> </tr> </table>		Name of Lead Agency	Date	Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer	Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
Name of Lead Agency	Date						
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer						
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)						

**PRINT**

**RESET**

VERENAZI MINOR 2 LOT SUBDIVISION, PLANNING BOARD  
ABUTTERS LIST

June 7, 2021

Albert & Claire P. Verenazi  
(180) Pratt Hill Road  
Chatham, NY 12037  
TM# 94.-1-5.111 & 85.-1-16.12 (Parcels being changed)

Estelle T. Hawkins  
P.O. Box 194  
Spencertown, NY 12165  
TM# 94.-1-5.12

Ellen Rockmuller & Joel Minsky  
245 W 107<sup>th</sup> St  
New York, NY 10025  
TM# 85.-1-18

**Reference Material**

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Matthew A. & Sandra S. Verenazi  
238 Pratt Hill Road  
Chatham, NY 12037  
TM# 94.-1-32 & 33

*Additional Parcels North of Pratt Hill Road*

John H. Grube Jr. & Eleanor H. Grube  
139 Pratt Hill Road  
Chatham, NY 12037  
TM# 94.-1-2.1

John Szoke  
333 57th St.  
New York, NY 10022  
TM# 85.-1-12

## Planning Board Meeting

