

Town of Austerlitz
Planning Board Meeting
December 7, 2023

Present: Deborah Lans, Chair, Chris Ferrone, Eric Sieber, and Steve Lobel, Planning Board Members. Also present: Planning Board Clerk, J Lotus.

The regular meeting of the Austerlitz Planning Board was called to order by Chair Lans at 7:04 pm.

Minutes

A motion to accept the September, 2023 Planning Board Meeting and the meeting minutes from the Special Meeting of the Planning Board in October was made by Member E. Sieber and Seconded by Chair Lans.

Voice Vote:

Deborah Lans: Y

Chris Ferrone: abstained

Steve Lobel: Y

Dale Madsen: Absent

Eric Sieber: Y

Motion Carried 3:1:1

New Business

Gellert PL-2022-18 Boundary Line Adjustment

Property Owner: Gellert, Phil

Applicant: Phil Gellert

Project Property: Kern Drive SBL #104.-1-26.121

Zoning: Rural Residential

The neighbor, Buffett-Kreisberg, is wanting to purchase a non-buildable lot from Mr. Philip Gellert. The Buffett-Kreisberg's have owned a right-of-way through this lot for many years. Mr. Gellert explained that moving the property line will allow the neighbor to purchase the lot they have a right of way through which would allow their property to continue to the small lake (Lake St. John). Chair Lans pointed out that Mr. Gellert would need the buyers to sign the application for Boundary Line Adjustment application as the recipients of the property. Mr. Gellert presented the Planning Board with the signed contract for the property sale however, the contract did not specify the plot location or size and, therefore, will have to be amended or recreated.

Mr. Gellert requested approval of the boundary line adjustment pending having the application signed. Mr. Gellert stated that the Town of Ghent Planning Board will approve a boundary line adjustment all the way to Lake St. John once the Town of Austerlitz Planning Board has approved it. Member Sieber wanted to know what Mr. Gellert plans on doing with the rest of the land. Phil states that he will subdivide three parcels. He plans on talking to the neighbors Judith Neu and Mark and Virginia Feldman to see whether they, too, wish to purchase parcels after obtaining boundary line adjustments. Member Sieber stated that the Planning Board would want to see the

firetruck turn arounds for any additional applications and stated that Mr. Gellert will need to speak with Mr. Fitzpatrick, the highway supervisor and the head of the Fire Department for road approval, prior to any subdivisions being created. Chair Lans directed Mr. Gellert to provide the Planning Board with a new map which corrects statement that “there shall be no further subdivision of any parcel shown on this plat without the approval of the town of Ghent Planning Board”. The new map shall be amended to: “there shall be no further subdivision of any parcel shown on this plat without the approval of the Town of Austerlitz Planning Board and the Town of Ghent Planning Board.”

The Board resolved that Chair Lans was authorized to sign a newly made map that provided the above changes in verbiage and to accept an application for Property Line Adjustment that is appropriately signed by Mr. Gellert and the Purchasors, Buffett-Kreisberg. Member Sieber made the motion that the Town of Austerlitz Planning Board approve the Property Line Adjustment subject to the contingencies above (a new and correctly signed application and a properly worded plat map). Member Ferrone seconded the motion.

Vote:

Deborah Lans: Y

Chris Ferrone: Y

Steve Lobel: Y

Dale Madsen: Absent

Eric Sieber: Y

Motion Carried 4:1:0

Other Business

None

Public Comment:

None

Member Lobel made a motion to adjourn the Planning Board meeting. Member Ferrone seconded the motion.

The Planning Board meeting ended at 7:25 p.m.

Respectfully Submitted by

J Lotus

Town of Austerlitz Planning Board Clerk