

**Town of Austerlitz Planning Board  
Public Hearing and Regular Meeting  
August 5, 2010**

**Members Present:** Chairman Charles Knauss, Deputy Chairman Charles Lawson, Sandra Fischer, Richard Madonia

**Members Absent:** Ben Puccio

**Public Hearing: 6:59 p.m. Continuation from last month**

Claire Verenazi – Minor Subdivision on Pratt Hill Rd – Martina M. Gallagher, court stenographer, hired by Attorney William Better for Mr. Szokey, and Attorney William Better representing Mr. Szokey are present. Mr. Fred Haley, Matt Verenazi and Claire Verenazi are present on behalf of the Claire Verenazi.

Mr. Haley presented maps with provisions of lot one requested by the planning board. He also presented copy of 1941 deed conveying ownership of the road. He reminds the board there is no reliance on the road for road frontage or area.

Mr. Better reminded the planning board that ownership of the road and easement was never an issue. Mr. Better is concerned that he has not heard anything about private road compliance as required by the Town. In Mr. Better's opinion, there are three lots being serviced by the private road.

Discussion ensued about driveway versus private road and town law. It is agreed that access is not being questioned at this time. Verenazi's have been maintaining the road. Mr. Szokey pays for the maintenance. A road maintenance agreement is again brought up. Until a road maintenance agreement is agreed upon, nothing can go forward.

Claire Verenazi reminds everyone that they do not need the road to access their property.

The hearing will be continued to September meeting. Close of hearing 7:39 p.m.

**New Business:**

Mr. Borsh – Subdivision on Fire Hill road. Current road is 18 ft wide with a 30 by 30 turnaround. Two acres minimum of lot one and three plus for lot two. Can they come off the 30 by 30 for two driveways? 30 feet right of away exists to get to their property.

Mr. Borsh was advised to look at his deed regarding further stipulations for the right of way. A road maintenance agreement needs to be written up for the three parcels and needs to be put on the map. Planning Board will ask Attorney for the town regarding Planning board variance versus Zoning Board variance.

Planning board accepted another application for lot line adjustment from Mr. Fred Haley on behalf of Hawkins/Verenazi.

**Minutes:**

Approval of July Minutes: Motion to approve: C. Lawson, seconded: S. Fischer, all agreed.

Motion to adjourn: 8:01 p.m. C. Knauss, seconded: s. Fischer, all approved

Respectfully submitted: Leslie M. Coons