

**Town of Austerlitz Planning Board
Public Hearing and Regular Meeting
June 3, 2010**

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

Members Absent: Ben Puccio

Open of Public Hearing: 7:03 p.m.

- Claire Verenazi – Minor Subdivision on Pratt Hill Rd, Lots 85-1-19.111 and 85-1-16. Bill Better, attorney for property owner John Szokey, Fred Haley, surveyor for C. Verenazi, Matt Verenazi and Claire Verenazi present. Mr. Szokey owns the road through Verenazi's property. Verenazi's have a permanent road easement. The map is confusing as to who owns the road. Maintenance of road needs to be discussed, per Mr. Better. Road width is questioned. Mr. Haley could not find a deeded width for the road. Mr. Better points out that the Planning Board needs to look to the future and plan for future issues of this road and development of this property if subdivided and sold. Verenazi's feel the current issue is to sell 20 acres of land their land and future discussion of the road and property development is a different issue. Road law was questioned.

C. Knauss – Road should be brought up to town width. Make it known that if a house is to be built on the 20 acres, then road needs to meet town standards.

C. Lawson – A third owner is being added. Road maintenance agreement is needed.

Verenazi's and Szokey are to come back with a road maintenance agreement and an agreement for no further subdivision and defined width ownership of the roadway. Right now Mr. Haley's map states a 12 ft gravel driveway. Continue discussion next month. Maps from April 6, 2010 were given back to Mr. Haley. New map is in the file. More maps will come after revisions. Certified letters and receipts were placed in the file.

Adjourn Public Hearing: 7:57 p.m.

Old Business:

- Phil Gellert – Minor Subdivision on State Route 22
Maps reflect change that Mr. Pendergast, Engineer for the Town, requested. The Planning Board will grant contingent approval provided a State permit is issued. Continuation of the Gellert public hearing was closed. (Hearing was held last year; owners have already been notified with return receipts in the file.) There was a question if more fees will be involved. There is still an escrow balance. If more money is needed, Mr. Gellert will be notified.

Motion to move for negative SEQR: S. Fischer
Seconded C. Lawson
All approved.

Motion to move to accept application as complete: S. Fischer
Seconded C. Lawson

All approved.

Motion to approve with contingency of NYS DOT permit: S. Fischer

Seconded: C. Lawson

All approved.

- More discussion and review of Verenazi maps regarding subdivision.

Minutes:

- May Minutes
Edits were made, approval postponed to next month.
All approved.

Motion to Close: C. Knauss

Seconded: C Lawson

All approved.

Meeting Adjourned: 8:30 p.m.

Respectfully Submitted by: Leslie M. Coons