

Town of Austerlitz  
Planning Board Meeting  
February 2, 2023

The Planning Board meeting was held in-person.

Present: Deborah Lans, Chair, Eric Sieber. Steve Lobel and Dale Madsen, Members; Absent: Chris Ferrone, Member; 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.

No Public Hearings are scheduled for this evening.

**Regular Meeting called to order by the Chair at 7:03 p.m.**

**Minutes**

A motion to approve and accept the January 5, 2023 Planning Board Meeting minutes as presented, was made by E. Sieber and seconded by S. Lobel.

Voice vote

Deborah Lans: yes

Eric Sieber: yes

Chris Ferrone: absent

Steve Lobel: yes

Dale Madsen - yes

Motion carried 4:0:1

**Old Business - Planning Board Application PL-2022-20 Leslie Gabosh Minor Subdivision**

The Board was advised that the ZBA had accepted as complete the application an area variance submitted by the Gabosh family. The application for the variance as well as for a two-lot subdivision will be set for a joint public hearing of the ZBA and Planning Board on the date scheduled for the PB's March meeting. No further action is needed at this time.

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

**New Business**

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

Graham Stone and Alex Jensen, representing themselves as owners of property located at 104 East Hill Road, provided a sketch for their proposal for music and art design studios at their residential property. They explained their business model and their proposal to have what they call "intimate gatherings" for 25-35 people once a month to promote their recording and design businesses. They also proposed one annual event that would be a larger gathering. They currently have two short-term rental units on their property, one in the main house and one in an apartment in the garage above the music studio. They showed a proposed parking area for 15 cars on one of the three

parcels comprising their property. Questions were raised by the Board concerning the pathway from the parking area to the house, the nature of the gatherings, possible sound and light arrangements and effects, the C of O status of a loft area used for occasional rentals, and other matters. The applicants will need to provide a site plan drawn to scale which provides the information that conforms to the Town Law and further description of the project to bring their application closer to completion. No action was taken by the Board as the application was not proposed as complete.

### **Elana Carlson: Project Discussion**

Elana Carlsen appeared with her attorney, Dan Tuczinski, to inquire what would be the necessary approval process to start a bagel shop in the Spencertown Country Store property. She is considering entering into a lease for such purpose and wanted to meet with the Board before she made any commitments. She explained her plans and provided the Board with a sketch of the interior layout and parking area behind the store. The Board discussed the proposal with her and answered her questions about the process for review of the proposal. She is currently negotiating a lease for the property and expects to submit an application in March.

### **Gwen Sherman: Project Discussion**

Gwen Sherman appeared to inquire as to the process for seeking approval of a subdivision of a 33.76 acre parcel owned by her family on Cool Timber Road into 6 lots to be accessed by a private road. She showed a rough sketch of the project. The Board reviewed with her the provisions of the Town Road and Subdivision laws and discussed how she might proceed. No application has been submitted yet and she will take the Board's input under consideration.

### **Public Comment**

Phil Gellert appeared similarly to inquire about the process for a subdivision application for land that lies partly in Ghent and partly in Austerlitz off Kern Drive and also Fern Hill Road/Studio Road. In Austerlitz he seeks to divide an approximately 22 acre parcel into 3 lots. The Board reviewed with Mr. Gellert the application process and requirements of the Subdivision Law and that the Planning Board will need to see an application and coordinate review with the Town of Ghent Planning Board.

In other business, J. Catalano discussed the issue of an escrow amount being held for many years for improvement of a private road that was reviewed and approved in the recent Hi-Roc 3-lot subdivision.

### **Adjournment**

The regular meeting of the Board was adjourned at 8:52 by motion of D. Madsen; seconded by S. Lobel; and passed by voice vote, 4:0:1.

Respectfully Submitted,  
Joseph Catalano, Attorney for Town