

Charlton Planning Board final minutes – approved 02/19/2024
Case site walk at 1085 West Line Road, West Charlton NY 12010
SBL 223. – 1 – 2.121
February 10, 2024 at 1 PM

Attendees: Rick Potts – Chairman, Connie Wood, Dawn Szurek, Jonathan Riedinger, Greg Stevens, Robin Sevinsky, Chris Mitchell, Kevin Weed – Surveyor for Van Guilder, and Susan York - Clerk

The attendees gathered in the driveway and took note of the visible outcrop of limestone north of the driveway. They also took note of how high the land is to the east, across the road from 1085 West Line Road, and how it drops off significantly to the west.

The group then walked south along the road where the proposed new lots #3 and #4 are located, as numbered on the map. The same sharp drop-off from the road was seen, with higher elevation to the east. At proposed lot #3, a culvert was observed that would bring water from a deep ditch to the east, under West Line Road, and discharge water on the proposed lot to the west. Several members observed on lots #3 and #4 some small areas of standing water just a short distance into the lots, further indicating the damp conditions evident in a considerable amount of the area encompassed in this proposed subdivision. From the road, Kevin pointed out where the proposed boundary lines and locations for the houses would be for these 2 lots. Per Kevin, the test pits and perc. tests were done in August, 2023. Sight distance from these proposed lots was viewed as OK.

The wetlands were discussed. Kevin told the group that Van Guilder has no DEC certification to delineate wetlands. Van Guilder has done this work for years and had their wetland biologist delineate the wetlands for this property. DEC came out to check and approve the delineations.

The group then walked north, to the other side of 1085 West Line Road, to observe proposed lot #1. The group viewed the existing farm road and thought that this would make a better location for the driveway, than where it was shown on the map, to provide better sight distance. Planning Board members thought that this proposed lot #1 was the better of the proposed lots.

It was discussed that if the owner and applicant, Angela Case, should decide to drop one of the proposed lots, so that this project would no longer be considered a major subdivision, Planning Board members advised that lot #4 be the one eliminated. Lots #3 and #4 could be combined to give more opportunity for the home to be moved to the center of the area, thus avoiding the water discharge area, as well as to avoid the other areas that appeared to have standing water on the surface.

Submitted by,

Susan York
Clerk – Planning Board