

**Town of Charlton
Planning Board Minutes
758 Charlton Road
Charlton, New York 12019**

Minutes of the Planning Board Meeting – July 16, 2018

Chairman Jay Wilkinson called the meeting to order at 7:10 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, Connie Wood, Dawn Szurek, Chris Mitchell, Jonathan Riedinger, Bruce Gardner, Bill Keniry, Esq., Planning Board Attorney and Susan York, Planning Board Clerk.

AGENDA MEETING

Mr. Wilkinson stated that there is a quorum.

Minutes

Mr. Wilkinson stated that the draft of the May 21, 2018 meeting minutes needed to be approved. Mrs. York has previously provided comments. Ms. Szurek provided comments. No other comments were made. Mr. Wilkinson stated that the Board could vote on the minutes during the Business Meeting.

Mr. Wilkinson stated that the draft of the June 18, 2018 meeting minutes needed to be approved. Mrs. York has previously provided comments. Mr. Wilkinson provided comments. No other comments were made. Mr. Wilkinson stated that the Board could vote on the minutes during the Business Meeting.

Public Hearings

There was no Public Hearing scheduled.

Subdivision Applications

Gridley/Katz (236.-1-127)

Mr. Wilkinson stated that he did conduct a site visit as did Mrs. Wood.

Mr. Wilkinson stated that this is a 5.5 acre parcel located on Packer Road. Mr. Wilkinson stated that the applicant is proposing to subdivide the parcel into two lots. Mr. Wilkinson stated that the newly created Lot 1 will be a 2.3 acre parcel for a new single family house and Lot 2 will be a 3.2 acre parcel and will contain the existing house and improvements.

Mr. Wilkinson stated that the Board took lead agency status at the May meeting and completed SEQRA. Mr. Wilkinson stated that the application was referred to the Saratoga County Planning Board and the Town Engineer for review and comments have been received and reviewed.

Mr. Wilkinson stated that the Board was concerned about the location of the lot lines since the property is heavily wooded. Mr. Wilkinson stated that the Board requested that the lots be staked for a site visit. Mr. Wilkinson stated that this has been done and now the proposal is clear and makes sense.

Mrs. Wood stated that she would like to see the building envelope.

Rossdeutscher/James and Van Guilder (246.-3-108, 107)

Mr. Keniry stated that the Board can ask the applicant's representative for a status update while they are here for another application.

Zoning Report

Mr. Wilkinson stated that the Board has received the May report.

Correspondence

A FOIL request has been made by William Heilman regarding the Charlton Oil Co. facility on Crane Street.

Town Board Liaison

Mr. Grasso is on vacation.

Mr. Wilkinson had a report for the Board.

Mr. Wilkinson stated that notice has been placed on the bulletin board regarding a workshop the Town Board will be holding regarding the proposal for St. Mary's Urgent Care to take over the old Stewarts location.

Mr. Wilkinson stated that the Town Board is still looking at options regarding the proposed ambulance district tax due to the increase in Galway's operating costs.

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Mr. Mitchell. All were in favor. Agenda meeting closed at 7:30 p.m.

BUSINESS MEETING

Opened at 7:32 p.m. with the Pledge of Allegiance.

SUBDIVISION APPLICATIONS

Gridley/Katz 236.-1-127)

Mr. Rabideau appeared before the Board.

Mr. Wilkinson gave a quick review of the proposal.

Mr. Wilkinson stated that last month the Board reviewed the comments from the Town Engineer and the comments have been addressed. Mr. Wilkinson stated that the comments from the Saratoga County Planning Board were no significant impact. Mr. Wilkinson stated that the Board took lead agency status at the May meeting and also completed the SEQRA determination at the July meeting. Mr. Wilkinson stated that at the June meeting the Board requested the property be staked along Packer Road so that the Board could visualize the proposal.

Mr. Wilkinson stated that he did email everyone confirmation that the stakes have been placed on the property. Mr. Wilkinson stated that the stakes were helpful in visualizing the proposal.

Mr. Rabideau stated that he also verified the stakes tonight.

Mr. Wilkinson stated that the proposal is now crystal clear.

Mrs. Wood inquired how far the woods come into the 2.33 acre lot.

Mr. Rabideau stated about 1/3 of the way.

Mrs. Wood stated that she saw orange ribbons which were very helpful. Mrs. Wood stated that she would like to see the house located in such a way as to not be the same as the existing house. Mrs. Wood inquired if a building envelope could be placed on the drawing.

Mr. Rabideau stated that it will look like two random houses in the field especially with the tree row and the woods.

Mrs. Wood stated that the tree row makes it look close to the existing house.

Mr. Katz stated that there is 50 foot of woods for the side. Mr. Katz stated that the proposed house will have an attached garage and a front porch and will look different than the existing house.

Mrs. Wood stated that her concern is the houses looking the same right next to each other. Mrs. Wood stated that she would like to see the house placed different than the existing.

Mr. Gardner asked what the depth was of the back line.

Mr. Rabideau stated that he did not know.

Mr. Katz stated that it is pretty far back.

Mr. Gardner stated that the field seems deeper than 460 feet.

Mr. Wilkinson stated that the drawing shows the house back 148 feet. Mr. Wilkinson inquired if that was the highest spot.

Mr. Katz stated yes.

Mr. Wilkinson asked if the house could be placed 10-20 feet forward.

Mr. Katz stated yes and he doesn't mind that.

The Board discussed moving the proposed house location forward.

Mr. Keniry inquired if the house could be placed so that the location of the house does not exceed 130 feet.

Mr. Rabideau stated yes and he could add a note to the drawing.

The Board agreed.

The Board completed Part II of the EAF.

Mr. Wilkinson made the motion to approve the Gridley/Katz subdivision located at 1025 Packer Road contingent on the drawing being modified to include a note to specify the maximum distance to the front of the property line for the proposed new house not to exceed 130 feet as Resolution 2018-04 and authorize the chairman to sign the mylars. Mr. Mitchell seconded the motion. All were in favor.

Resolution 2018-04 was made.

Rossdeutscher/James and Van Guilder (246.-3-108, 107)

Mr. Wilkinson asked Mr. Rabideau if there was a status update for the project.

Mr. Rabideau stated that he has no report as the applicant has not decided anything yet.

ZONING REPORT

The Board reviewed the report.

CORRESPONDENCE

Addressed during agenda meeting.

TOWN BOARD LIAISON

Mr. Grasso is on vacation.

Mr. Wilkinson made a motion to adjourn the meeting. Mr. Mitchell seconded the motion. All were in favor.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary