

**Town of Charlton
Zoning Board of Appeals
Business Meeting Minutes**

April 13, 2021

Minutes of the Zoning Board of Appeals meeting held on April 13, 2021.

Chairman Jim Leupold called the meeting to order at 7:00 p.m. at the Charlton Town Hall, 758 Charlton Road, Charlton, New York 12019.

Roll Call attendance was taken.

Present: Jim Leupold, Chairman, Rick Potts, Dave Taplin, Jim Craig, Esq., Town Attorney and Kim Caron, Recording Secretary.

Chairman Leupold led the Pledge of Allegiance.

Business Meeting

Minutes

Chairman Leupold stated that the meeting minutes from the February 9, 2021 meeting need to be approved. Board Member Dave Taplin made a motion to approve the meeting minutes dated February 9, 2021, seconded by Board Member Rick Potts. All were in favor.

Motion carried.

February 9, 2021 Meeting Minutes approved.

Davidson Application

Chairman Leupold stated that this application was submitted by Carrie Ann Davidson for an area variance. Chairman Leupold stated that the applicant is requesting an area variance for lot frontage to allow for a two lot subdivision of property located at 123 Crane Street. Chairman Leupold stated that the survey provided shows 401 feet of frontage and the filed tax roll maps shows the frontage at 395.45 feet. Chairman Leupold stated that this application was referred by the planning board.

George Davidson, father of Carrie Ann Davidson, appeared before the Board.

Carrie Ann Davidson gave permission for her father to speak on her behalf.

Mr. Davidson stated that the lot is actually owned by his son Nick Davidson. Mr. Davidson stated that they applied to the planning board for a two lot subdivision and were told that there was not enough frontage according to the tax maps and a variance would be required to proceed. Mr. Davidson stated that the property is 67 acres between Saratoga County and Schenectady County. Mr. Davidson stated that they would like to subdivide a lot to build a house for Carrie Ann. Mr. Davidson stated that they plan to put an 1800 square foot, 3 bedroom home.

Chairman Leupold inquired if the outfit that prepared the survey was still in business.

Mr. Davidson stated that he has not had the survey updated from the 2010 survey. Mr. Davidson showed the existing farmroad on the property and the location of the proposed driveway to the new lot.

Board member Taplin stated that the dimensions for the proposed building were not shown.

Chairman Leupold asked if the structure on the drawing was the existing house.

Mr. Davidson stated that there is an existing abandoned house that is being rehabbed.

Chairman Leupold set the Public Hearing for May 11, 2021 at 7:00 p.m.

Board member Taplin made the motion to schedule the Public Hearing for May 11, 2021 at 7:00 p.m. Board member Potts seconded the motion. All were in favor.

Mrs. Caron will do the referrals to the Saratoga County Planning Board, the ECC and the Planning Board. Mrs. Caron will also prepare and publish the hearing notice and send notification to the adjoining neighbors of the hearing.

Board member Potts stated that it may be helpful if there was a letter from the surveyor certifying that the measured distance from the drawing is what it is.

Mr. Davidson stated that he would ask his surveyor.

New Business

Mrs. Caron provided the board members with the Fogg application.

Mr. Fogg was present and gave a brief explanation of his proposal.

Board member Potts made the motion to close the meeting. Board member Taplin seconded the motion. All were in favor.

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary