

**Town of Charlton
Zoning Board of Appeals
Business Meeting Minutes
and Public Hearing Minutes**

August 10, 2021

Minutes of the Zoning Board of Appeals meeting held on August 10, 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, Nate Keenan, Chip Ellms, Jim Craig, Esq., Town Attorney and Laurie Kruppenbacher, Acting Recording Secretary.

Chairman Leupold led the Pledge of Allegiance.

Business Meeting

Minutes

Chairman Leupold stated that the meeting minutes from the July 13, 2021 meeting need to be approved. Board member Potts made the motion to approve, seconded by Board member Keenan. All were in favor.

Joseph Bonitatibus (KORE Development)

Public Hearing

Chairman Leupold stated that this application has been before the Board previously for a 2 lot subdivision with a request for an area variances for road frontage to allow for the subdivision of property located at 720 Swaggertown Road.

Luigi Palleschi of ABD Engineers appeared on behalf of the applicant, Joseph Bonitatibus who was also present.

Mr. Palleschi presented a map showing the proposal. Mr. Palleschi stated that they have revised the frontage on their plan per the Board's feedback with Lot 1 having 175 feet of frontage and 8 acres and Lot 2 having 200 feet of frontage and 2 acres. Mr. Palleschi stated that the house for Lot 1 will be built towards the back of the parcel and the house for Lot 2 will be closer to the road. Mr. Palleschi stated that perk tests have been done and both lots

will have a raised bed septic system for and both lots will have wells. Mr. Palleschi stated that they plan to use the existing driveway on Lot 1.

Chairman Leupold opened the Public Hearing.

Michael DeSantis, 721 Swaggertown Road stated that he also owns 717 Swaggertown Road after the passing of his mother. Mr. DeSantis stated that he was concerned about how many variances were being requested but has previously spoken to Mr. Palleschi prior to the meeting and got all of his questions answered. Mr. DeSantis stated that he does not object to the proposal. Mr. DeSantis stated that there is already an increase in traffic due to the two subdivisions up the road. Mr. DeSantis stated that he would like water brought in to the area.

Chairman Leupold stated that the proposed houses would have on site wells and septic systems.

Board member Ellms made the motion to close the Public Hearing. Board member Potts seconded the motion.

Public Hearing closed at 7:28 p.m.

Deliberations

Board member Potts inquired if the survey map had been updated.

Mr. Palleschi stated that the maps have been updated but not completed yet. Mr. Palleschi stated that they still need to find some additional pins on Swaggertown Road. Mr. Palleschi stated that if any of the numbers change, they will resubmit their application.

Attorney Craig stated that the approval should read approximately 175 feet for Lot 1 and 200 feet for Lot 2.

Mr. Palleschi stated they when they walked it off it came to about 165-175 feet. Mr. Palleschi stated that they need to go farther down the street.

Attorney Craig stated that there are some changes needed for the draft resolution prepared for the Board. Attorney Craig stated that it should read that Lot 1 needs approximately a 25 foot variance, first paragraph of page 2 changed to "minimum of approximately 175 feet of frontage, page 2 #5a "a maximum of 175 feet of frontage for Lot 1 and Lot 2 shall be 200 feet of frontage".

Board member Potts inquired when the survey would be completed.

Mr. Palleschi stated that he hopes to have it done within 2 weeks.

Attorney Craig stated that if the numbers are too far off then the application needs to come back in front of the Board again.

Board member Ellms made the motion to approve the variance request of 25 feet for Lot 1 to allow for a two lot subdivision of the property. Board member Potts seconded the motion. All were in favor.

Motion Carried.

New Business

Chairman Leupold stated that there has been no new information received for the Davidson application.

Attorney Craig stated that another extension will be required. Attorney Craig stated that the applicant will need to request an extension at the September meeting or provide updated information for the Board to review.

Board member Keenan made the motion to close the meeting. Board member Ellms seconded the motion. All were in favor.

Meeting adjourned at 7:38 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary