

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

September 14, 2021

Minutes of the Zoning Board of Appeals meeting held on September 14, 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, Nate Keenan, 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 August 10, 2021 meeting need to be approved. Chairman Leupold stated that there are not enough members from the August meeting to hold a vote. Chairman Leupold stated that the Board could vote on the minutes next month.

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 this application was referred by the planning board. Chairman Leupold stated that new drawings have been provided to the Board this evening.

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

Mr. Davidson stated that they have had the survey completed by Van Guilder Land Surveyors and shows that the total lot frontage is 401.7 feet. Mr. Davidson stated that Lot 1 will have 226.72 feet of frontage and be the newly created lot. Mr. Davidson stated that Lot 2 would be the remaining lands of Davidson and would have 175 feet of frontage. Mr. Davidson stated that there will be two driveways, the existing farm road that will go with the farm property and the new driveway for the new lot. Mr. Davidson stated that the building envelope has been provided and meets the setback requirements. Mr. Davidson stated that

the wetlands and the wetlands setback has been added and perk tests have been completed. Mr. Davidson stated that a conventional septic system would be required. Mr. Davidson requested an extension of time for the Board to review the new material submitted.

Board Attorney Craig clarified that the applicant is requesting a two month extension of time for the Board to act since the Public Hearing on the initial drawings has been completed.

The Board agreed to a two month extension.

Mr. Davidson showed the frontages for each lot on the drawing as they were not clearly marked.

Board Attorney Craig requested that the applicant label the frontages for each lot on the drawing for the next meeting.

Board member Taplin asked if the 25 foot variance request was for the remaining lands.

Mr. Davidson stated yes.

Chairman Leupold questioned the dotted line labeled 490 feet.

Mr. Davidson stated that he believes that to be grading.

Chairman Leupold asked for the location of the pond.

Mr. Davidson showed the pond on the drawing.

Mr. Davidson stated that the perk test information is on the drawing with the proposed septic location.

Board Attorney Craig stated that the Board will meet again in October to weigh in on the information provided tonight and if satisfied, can schedule the Public Hearing for November.

Mr. Davidson stated that was fine.

Board member Taplin inquired why they were not just splitting the lot in half to avoid the variance requirement.

Mr. Davidson stated that it had to be done this way because of the unusable land and gives them more flexibility.

Board member Taplin made the motion to extend the time for the Board to act until the November 16, 2021 meeting. Board member Keenan seconded the motion. All were in favor.

Board Attorney Craig asked Mrs. Caron to send the referrals to the ECC, Saratoga County Planning Board and the Charlton Planning Board for review.

New Business

Chairman Leupold stated that there is no new business.

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

Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary