**Town of Charlton**

**Zoning Board of Appeals**

**Business Meeting Minutes**

**August 9, 2022**

Minutes of the Zoning Board of Appeals meeting held on August 9, 2022.

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, Chip Ellms, Dave Taplin, Nate Keenan, Jim Craig, Esq., Town Attorney and Kim Caron, Recording Secretary.

Chairman Leupold led the Pledge of Allegiance.

Chairman Leupold introduced the Board.

**Business Meeting**

**Minutes**

Chairman Leupold stated that the meeting minutes from the April 12, 2022 meeting need to be approved. Board member Potts made the motion to approve the April 12, 2022 minutes. Board member Taplin seconded the motion. All were in favor. Board member Ellms and Board member Keenan abstained from the vote.

**Platt/Preddice and Schmidt**

Louis J. Gnip, L.S. appeared before the Board. Mr. Gnip stated that he would be representing the applicants in their proposal.

Mr. Gnip stated that Mr. Platt owns .99 acres located at 217 Sweetman Road. Mr. Gnip stated that Mr. Schmidt owns 58.74 acres. Mr. Gnip stated that Mr. Platt and Mr. Schmidt would like to proceed before the Planning Board with a lot line adjustment to increase the Platt parcel to 1.79 acres. Mr. Gnip stated that as this will still be below the town code of 2 acre minimum, they are before the ZBA for a variance.

Chairman Leupold asked what street the Platt property fronts on.

Mr. Gnip stated Sweetman Road.

Board member Taplin inquired if there was an existing house or improvements on the property.

Mr. Gnip stated that all improvements are existing and the conveyance is all wooded area.

Board member Potts inquired how the back line was determined.

Mr. Schmidt stated that the rear line is the edge of a field.

Chairman Leupold inquired if there were any wetlands located on the property.

Mr. Schmidt reviewed the map with the board and showed the location of the piece to be conveyed.

Board Attorney Craig inquired how long the house has been on the Sweetman Road property.

Mr. Platt stated that the house was built in the late 40’s.

Board member Taplin made the motion to schedule the Public Hearing for September 13, 2022 at 7:00 p.m. Board member Potts seconded the motion. All were in favor.

**New Business**

There was no new business.

Board member Ellms made the motion to adjourn, seconded by Board member Potts. All were in favor.

Meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Kimberly A. Caron

Recording Secretary