

Chairperson, Planning Board
Town of Charlton
758 Charlton Road
Charlton, NY 12019

01/15/2024

Dear Chairperson,

I am writing to provide written comment on the application for subdivision of the lands currently owned by Garry R. Heflin, 2158 Cook Road, Charlton, NY 12019. I respect the right of Mr. Heflin to subdivide his lands in accordance with the Town of Charlton's regulations. However, as a current resident of Cook Road I would like to inform the Town of my concerns about the extent of the subdivision as currently proposed.

As a resident of the Town of Charlton, I commend the Town Planning Board for its previous efforts and decisions on this subdivision application when it was previously applied for. My comments from both March and May of 2021 on that previous application still stand as the substance of this most recent application have not changed in a way that measurably reduces my concerns.

During that last application, Mr. Jay Wilkson, Chairman of the Town Planning Board requested to Mr. Andrew Schauffert, L.S., on March 20, 2021, that in order for the Heflin subdivision to proceed as stated the following was requested by the Town:

1. "A hydrogeology study completed to assess and determine potential impacts and effects new wells may have on existing wells of neighboring properties"; and
2. "A traffic study performed to determine the impacts and effects of 7 new homes would have on the Cook Road route 67 intersection."

To date I do not believe these studies have been completed. I requested the Town Planning Board reiterate its previous position and require these studies be completed before any decision be made regarding approval of the subdivision application. If these studies have been completed, I request the Town Planning Board make them publicly available for review before making any final decision on approval of the subdivision.

My additional concerns and requests include:

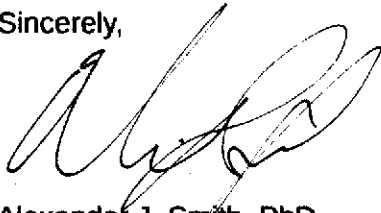
1. This hearing of January 15, 2024 should be postponed until the next meeting of the planning board. Today is a Federal and State Holiday. Good government practice suggests important public hearings should be avoided on holidays. Additionally, not all information was available to the public in advance of the hearing, specifically the most recent subdivision application map. As of one week ago, the subdivision map was not included on the public website. I had to email to have the issue fixed.

2. The same concerns as stated in my previous written comments still stand.
 - a. The high density of wetlands in the subject area means building disturbance creates an unnecessary impact on the natural water filtration and groundwater recharge for residents on both Cook Road and northern Jockey St. For this reason the subdivision should not be approved unless the Town can guarantee the quality and quantity of existing wells and groundwater supplies.
 - b. The addition of these homes unnecessarily changes the rural characteristic of Cook Road and runs counter to the Town's Comprehensive Plan.
 - c. Given the previous examples of disregard for the importance of area wetlands by the owner (i.e. Purposeful filling and grading of existing mapped wetlands to create buildable lots now requested for subdivision), why should we trust the results of the Environmental Impact Statement and SEQR process before us? I request and independent, third party, provided by the Town complete the environmental review for this subdivision application.

Before a decision is made on the application for subdivision, I request the Town provide the necessary written response to public comment to inform town residents and myself of how my concerns will or will not be addressed.

Thank you in advance for your consideration and I look forward to hearing from you.

Sincerely,



Alexander J. Smith, PhD
2080 Cook Road
Charlton, NY 12019
riversmith@live.com
518-867-2865