

Don E. Schermerhorn
82 Sweetman Road, Burnt Hills, NY 12027
Res: 518 399-9217 Cell: 518 248-8584
[**schmerhornd@outlook.com**](mailto:schermerhornd@outlook.com)

September 29, 2021

Mr. Jay Wilkinson, Chairman, and Planning Board Members
Town of Charlton Planning Board
1041 Peaceable Street
Ballston Spa, NY 12020

RE: Mancini Subdivision Application

Dear Mr. Wilkinson,

I believe the Planning Board's consideration of the Mancini subdivision application has been most challenging for the Planning Board and the public for a number of reasons.

Foremost has been the failure (omissions) of the plans to accurately depict the wetlands of the adjoining properties (Kolner/Frisbee, Orminski and Schermerhorn) and proposed Lot 4. These omissions were duly noted during the first public hearing, revised for the second public hearing but failed again to depict the true extent and topography of wetlands. In addition, for no reason offered, the revised plans presented by VanGuilder & Associates at the September 19th public hearing modified the original dimensions of the large pond to a reduced footprint. These omissions and unexplained revisions warrant a serious questioning of the validity, accuracy and truthful intent of all of the representations exhibited in the subdivision plans. When will the revision #4 presented at the September 19 public hearing be available? The subdivision plan Version # 3 ((8/17/22)) was the last one posted on the Town's website prior to the Sept. 19 public hearing for public review did not contain the revisions to the large pond re-sizing or the "paired driveway". Thus an informed public response regarding the September 19th public hearing was rendered moot by the presentation on Sept. 19 by the applicant's agent of a subsequent revision.

The submitted SWPP is riddled with misrepresentations, untruthful answers and incomplete. The Planning Board's due diligence should seek clarification and resubmission.

The same considerations need to be addressed by the Planning Board regarding statements made in *Short Environmental Assessment Form* dated 5/3/2002 (yes, "2002 !). In particular, Part 1, Q 13 is answered YES with the following qualification: "Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook." A review and determination by the US Army Corps of Engineers is warranted before further application consideration.

As stated by public comment in the Sept. 19 public hearing, "it looks like Charlton is open for development". Apparently the applicant is presumptuous in gaining approval since during this last April/May, site preparation for the proposed Lot #4 house was completed by tree cutting,

stump removal, wood chipping and brush burning on the land surrounding the large pond.
Perhaps disregard for wetland/pond regulations?

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Don E. Schermerhorn", with a stylized, cursive script.

Don E. Schermerhorn