

Town of Charlton Planning Board

October 17, 2022 / Public Hearing 7:30pm

RE: Mancini and VanGuilder (247.-1-34) Proposed 4 Lot Subdivision

Comments from Bryant M. Kolner, 80 Sweetman Rd., Town of Charlton, Tax Map 247.-1-80, owner of the adjacent aforesaid property.

1- We are requesting that the proposed 16' wide driveway for Lot # 4 needs to have a minimum 20' set back buffer zone south from the Kolner/Frisbee southern property line and the Schermerhorn southern property line to maintain the rural character of our agricultural properties and provide us with a noise buffer barrier as well. In addition, said 16' wide roadway will traverse over three separate portions of wetlands which flow year round from the Kolner/Frisbee property and the Schermerhorn property and are approximately 75', 75' and 150' wide respectively and 1 culvert for each section of wetland will not suffice, under the 16' roadway and will not collect that many feet of water flowing from the wetlands. Additionally, we will not allow any excavation on the property line or on our property and that includes no removal of any rock walls, natural vegetation and/or existing trees.

2- The installation of multiple NYSEG power poles and power lines from the front of this property at Lot # 1, alongside the 16' roadway to the proposed Lot # 4 house will disrupt and ruin the present rural character of the natural woods that we view from our home and make it look like a commercial sub-division, which is not true to the rural agricultural character of Sweetman Rd.

3- Map number 4 as presented by Van Guilder Associates is a "gross mis-conception" of the real wetlands and are meant only to distract the Planning Board and any other reviewing agencies, from the actual truth about the real wetlands, as known by the long time residents of this area of Sweetman Rd. Van Guilder works for the Mancini's and he is hired to promote and facilitate this sub-division request by the Mancini's and he has altered the map 4 times moving the 16' wide roadway, driveway curb cuts even going so far as to shrinking down the overall size and location of the pond on lot # 4 to accommodate the 16' wide roadway. See the 8" x 10" Google map aerial view of the lot # 4 pond after being cleared in May 2022. How do the Mancini's intend to navigate this pond at normal water levels with their 16' wide roadway fully submerged under water during a normal year of precipitation...with a bridge which will require an ACOE Permit to build or what ?? Where do you think the raised bed septic effluent is going to be dispersed...right into the wetland groundwater and eventually to the Orminski property to the south and into his dug well.

4- Perc tests & soil observations are not valid without a valid PE signed and officially stamped report. This has not been produced. This being an extremely dry year will yield unreliable perc tests and without the number of bedrooms in each proposed house, it's impossible to size the required septic system leach field. These houses may very well require "raised bed leach fields on all three houses, due to high ground water, which the basal area could cover an area of 150' by 112' for a 3 bedroom house and even larger basal area of 250' by 128' for the Lot # 4 house which most likely will be a 5 bedroom house. The perc test soils are not sandy loam whatsoever. I spoke to Saratoga County Soil and Water personnel who advised me that this entire area of Sweetman Rd. consists of all rocks and clay soil only, no sandy loam at all.

5- The issue of 450 tons of contaminated soil from the Alco Locomotive in Schenectady deposited and spread on 15 acres of this property and the 15 tons of contaminated soil from National Grid spread on 1 acre of this property is real and should be thoroughly investigated, soil and water testing be performed to rule out ground water contamination that could be hazardous to the residents of that property and adjacent Orminski property to the south. NYSDEC Spill Report Form bearing spill number 0380004 outlines the hazardous materials but test pits were only done where the horse manure is staged, not in the vegetative area to the rear of this open field where it is more likely to be found.

6- Once the Mancini's build the new house on Lot # 4, what is to become of the existing Brenner house which they renovated and are presently living in ? Will it be sold and then followed up by selling Lot # 2 and Lot # 3 as building lots ??

In summary...The Planning Board does not need to not make a hasty decision on this sub-division application for this proposed project, but rather a thoughtful analytical decision, taking into careful consideration of all the affected residents presentations and concerns, along with all the additional physical data presented, before making a final determination. The long time residents of Sweetman Rd. know this area all too well, wish to preserve and protect our agricultural heritage without any "cluster housing, house behind a house or raised bed septic systems" which are not conducive to the Town of Charlton Master Plan and the Right to Farm Law. We all value the rural characteristics and quiet beauty of Sweetman Road and we wish to keep it this way.

I will remind the Planning Board that all of the Sweetman Road long time residents who are present here tonight, are united in our opposition to this proposed Mancini sub-division. Thank you very much.

Bryant M. Kolner / Wendy Frisbee

APR-21-03 MON 08:45 PM
MAY. 1. 2003 12:51PM

CHERYL ORMINSKI
PRIME PROPERTIES

FAX: 5183997605

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NO. 0999 P. 1

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10-17-77

4-21-03

BROKER PRICE OPINION
68 Swadlow Road
Burnt Hills, NY 12027

(GEORGE E. BRENNER, JR. - Current Occupant ("owner"))
BANK FORECLOSURE 399-3133

Addendum: ADJUSTED MARKET VALUE

The assessed value of this property for tax purposes is \$214,700. This figure could be supported by the attached comparable properties, with adjustment for the greater amount of acreage of the subject property, were the property in excellent condition. Adjusting for the poor condition of the house and grounds, as noted on the cover page of this report, the market value would be reduced to about \$165,000. Deducting from that figure the environmental remediation costs of about \$212,104 (see below) the market value is reduced to a negative \$47,104. Even considering that market value may exceed assessed value, it is unlikely that the maximum potential value of this property would exceed the costs of repair and remediation.

ENVIRONMENTAL REMEDIATION COST:

Information sources:

1. George E. Brenner, Jr., owner: disclosure of sites of environmental contamination
2. Gee Bee Enterprises, 87 Kingsbury Rd., Burnt Hills, NY 12027: leach field repair cost
3. Thomas S. Segulic, P.E., HRP Associates, Inc., Environmental/Civil Engineering & Hydrogeology, 100 Saratoga Village Boulevard, Suite 27, Malta, NY 12020: environmental remediation costs

← current occupant being foreclosed
← occupant's son's business

Contamination Site	Remediation Cost
1. Buried fuel tanks	\$ 104,500
2. Contaminated soil deposits	48,500
3. Asbestos	16,104
4. Landfill	27,500
5. Construction debris incineration	12,000
6. Motor oil deposits	3,000
7. Non-functioning leach field	3,500
TOTAL	\$ 212,104

Description of Contamination:

1. Buried fuel tanks

- a. A 1550 gallon metal tank, used to store fuel oil since 1951, is located 15 feet from the well which provides all water for this residence. The tank has exceeded its life-expectancy by at least 35 years and is presumed to have been leaking. This may have seriously contaminated much of the surrounding soil, as well as the water supply. Cost for removal of the tank and remediation of the soil contamination might be expected to total around \$65,000. A substitute fuel oil storage system would need to be installed. With no basement to this

4-21-03

house and no natural gas available in the area, an alternate type of fuel might need to be used. Cost of installation of a new system has not been determined at this time.

- b. A 550 gallon metal gasoline tank was buried in 1955. It had a major leak in 1980, losing about 450 gallons of gasoline into the surrounding soil. The tank was replaced at that time with another 550 gallon metal tank which has exceeded its life expectancy and is presumed to be leaking at this time. Costs for remediation of the soil contamination in this area are estimated at around \$35,500.

2. Contaminated Soil Deposits.

- a. An estimated 450 tons of contaminated soil from Alco Locomotive Products were dumped as fill over an area of about 15 acres. Estimated cost of remediation is approximately \$45,000.
- b. An estimated 15 tons of contaminated soil, taken from the shoulder of Scotch Bush Road, Town of Ballston, was dumped as fill by Niagara Mohawk Power Corporation over an area of about one acre. Estimated cost of remediation is approximately \$1,500.

3. Asbestos.

- a. The garage and utility room have asbestos-lined walls and ceiling over a total of 1,208 square feet. Removal at \$12.00 per square foot would cost \$14,496.
- b. The hot water boiler is encased in asbestos insulation, over a total area of about 38 square feet, which is damaged in many places. Cost for removal at \$16.00 per square foot would be \$608.

4. Landfill.

Household and farm waste was dumped in a wetland site of about 50' x 150' over a period of about 40 years. Cost of remediation estimated at around \$27,500.

5. Construction debris incineration.

A construction company has been piling debris in an area of approximately 25' x 30' x 20' high, and burning it annually since 1977. Contamination of the underlying and surrounding soil is presumed to have occurred. Cost of remediation of this soil contamination is estimated at around \$12,000.

6. Motor oil deposits.

An undetermined amount of used engine oil was spread over barnyard and lane areas from the 1950s through the 1970s for dust control. Cost of removal is estimated at around \$3,000.

7. Non-functioning leach field.

An inoperable leach field is presumed to have caused bacterial contamination of the surrounding soil with an estimated cost of \$3,500 for correction.

Occupant's SON

I believe.

(ALSO has name of
GEORGE BRENNER)

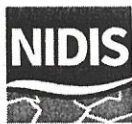
GEE BEE Enterprises

97 Kingsbury Rd

Barns Hill, NY

12027

399-2809

rec
10-17-22**Drought.gov**

National Integrated Drought Information System

BY LOCATION | COUNTY

Drought Conditions for Saratoga County[Go To New York State Page \(https://www.drought.gov/states/New-York\)](https://www.drought.gov/states/New-York)

Get notified when conditions change

[Sign Up for Alerts \(/drought-alerts/signup\)](/drought-alerts/signup)**11,895**

people in Saratoga County are affected by drought

↑ 100% since last week

↑ 100% since last month

29th

driest June on record, over the past 128 years

↓ 1.23

inches from normal

5.4%

of people in Saratoga County are affected by drought

↑ 5% since last week

↑ 5% since last month

58th

driest year to date over the past 128 years (January-June 2022)

↓ 0.81

inches from normal

Current Conditions for Saratoga CountyU.S. Drought Monitor