

**Town of Charlton
Planning Board Minutes
and Public Hearing Minutes
758 Charlton Road
Charlton, New York 12019**

Minutes of the Planning Board Meeting – February 15, 2021

Chairman Jay Wilkinson called the meeting to order at 7:10 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, Dawn Szurek, Bruce Gardner, Jonathan Riedinger, Bill Keniry, Esq. Planning Board Attorney, Susan York, Planning Board Clerk and Kim Caron, Planning Board Secretary. Chris Mitchell joined the meeting at 7:30 p.m.

AGENDA MEETING

Mr. Wilkinson stated that there is a quorum.

Minutes

Mr. Wilkinson stated that the draft of the January 18, 2021 meeting minutes needed to be approved. Mrs. York has previously provided comments. No other comments were made. Mr. Wilkinson stated that the Board could vote on the minutes during the Business Meeting.

Public Hearings

Heflin and Santos Associates (225.-1-35, 36.1, 36.2, 36.3)

Mr. Wilkinson stated that Garry Heflin owns 4 contiguous parcels of land on Cook Road that add up to 76.7 ± acres. Mr. Wilkinson stated that there is 2475 feet of road frontage on the east side of Cook Road. Mr. Wilkinson stated that Mr. Heflin's residence is located at 2158 Cook Road and consists of 36 ± acres. Mr. Wilkinson stated that the remaining acreage is open land and the applicant is proposing an 8 lot subdivision for future single family homes. Mr. Wilkinson stated that a virtual pre-application conference was held in May, 2020 where the Board looked at two different plans, a cluster plan and a conventional plan. Mr. Wilkinson stated that after receiving feedback from the Board, the applicant is proceeding with the conventional subdivision plan. Mr. Wilkinson stated that at the October meeting, the Board provided feedback about preserving the hay fields. Mr. Wilkinson stated that at the last meeting the application was forwarded to the Saratoga County Planning Board and the town engineer for review. Mr. Wilkinson stated that comments have been received from the Town Engineer, not County Planning, and will be reviewed during the business portion of the meeting. Mr. Wilkinson stated that the board took lead agency at the January meeting. Mr. Wilkinson stated that there would be a public hearing at 7:30.

Subdivision Applications

Heflin and Santo Associates (225.-1-35, -36.1, -36.2, -36.6)

Addressed above.

Womer and Carpenter Associates (223.-1-1)

Mr. Wilkinson stated that this is a proposal for a subdivision of lands located at 1094 Westline Road. Mr. Wilkinson stated that the parcel is 27± acres with 1580 feet of frontage on Rocky Ridge Road. Mr. Wilkinson stated that the applicant is proposing a two lot subdivision with the newly created lot going to the applicant's son and daughter-in-law. Mr. Wilkinson stated that the remaining homestead parcel will be 12± acres located in Charlton and 4 acres located in Montgomery County.

Lot Line Change Application

Landis/Wakulenko (237.-1-9 and 237.-1-7)

Mr. Wilkinson stated that this is a proposal for a lot line change between the Landis property located at 1136 Peaceable Street and the Wakulenko property located at 1174 Peaceable Street. Mr. Wilkinson stated that the Landis' would be conveying back lands to the Wakulenko's. Mr. Wilkinson stated that after the lot line change is complete the Landis property will decrease to 85± with the existing house and improvements and the Wakulenko property will increase to 27.7± with existing house and improvements.

Zoning Report

Mr. Wilkinson stated that the Board has received the report for review.

Correspondence

Mr. Wilkinson stated that the board is expecting some new applications for the March meeting.

Mr. Wilkinson stated that there was a letter from the Saratoga County Planning Department regarding training opportunities.

Town Board Liaison

Mr. Ranaletto was not present.

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Mr. Riedinger. All were in favor. Agenda meeting closed at 7:25 p.m.

BUSINESS MEETING

Opened at 7:30 p.m. with the Pledge of Allegiance.

Minutes

Mr. Wilkinson made a motion to approve the draft of the January 18, 2021 meeting minutes with changes incorporated. Ms. Szurek seconded the motion. All were in favor.

PUBLIC HEARING (7:30)**Heflin and Santos Associates (225.-1-35, 36.1, 36.2, 36.3)**

Mr. Wilkinson stated that a legal notice was published in the Daily Gazette on February 8, 2021 and notices were mailed to the adjoining neighbors on February 1, 2021.

Mr. Wilkinson reviewed the public hearing process. Mr. Wilkinson stated that the Board would not be taking any action at this meeting. Mr. Wilkinson stated that the Public Hearing will be left open until March 15, 2021 at 7:30 p.m. Mr. Wilkinson stated that the Board would accept written comments until then.

Mr. Wilkinson opened the public hearing.

Drew Schaufert of Santos Associates appeared before the Board. A drawing was presented for viewing.

Drew Schaufert: I am Drew Schaufert of Santos Associates. I am the surveyor for Mr. Heflin. We have been working on this project for about a year now doing all of the surveying and drafting and application for the Planning Board. In a nutshell Mr. Heflin has roughly 77 acres on Cook Road with a little bit of frontage on Route 67. We have a lot of road frontage on Cook Road probably half a mile if you add it up. Currently he has his residence right here and 4 tax parcels at the moment, three of which are vacant. Two small ones here on Cook Road and a third vacant one here south of the house. The proposal before the Board is to redraw those 4 lots into 8 lots so we would be increasing the total number of lots by 4 and there will be seven lots that he will either build on or sell for residential construction.

Jay Wilkinson: We will ask some questions and whoever wants to talk feel free, this is your turn to speak.

Drew Schaufert: If it helps you I also have an aerial photograph on the back here.

Jay Wilkinson: If someone can't see the map from back there, you could come up one at a time to look at the map. We can just ask Drew to stand over a little bit.

From the audience: Before we begin can we just have some background information. That's what I was asking for before. So do you want me to approach you for that question and I am just curious can we get some background like what is the land used for currently, what other studies have been done. Are these the type of questions you want from the podium?

Dawn Szurek: The procedure is to go up and state your name and it gets recorded and you can ask questions.

Marna Posluszny, 1145 Peaceable Street: So my question to the Board is to ask the applicant is what is the current use of the property. What kind of wetlands surveys have been done either state or federal. Whether sensitive species has been looked at or are you going to look at some of the habitats and where are you with water for the neighbors. Thank you.

Jay Wilkinson: There has been some preliminary wetland surveys done and I believe most of that was taken off of a GIS survey. Is that correct Drew?

Drew Schaufert: Yes we took the wetlands off the county GIS map; they were not physically delineated on the ground. I do have a letter from DEC from 15 years ago where they deleted some regulated wetlands on the site which means that none of the regulated wetlands affect any of the proposed house locations on Cook Road.

Marna Posluszny: A 15 year old wetland map seems way out of date.

Jay Wilkinson: Those are great questions. If you stay, and when the Board gets into the discussion part after we close the public hearing, the Board will start deliberations. We had the town engineer look at this and he got back to us with a letter and that's one of the things that he suggested is that we need a delineation to be done. We will get into that.

Marna Posluszny: I will encourage you to invite the Corp of Engineers into that conversation. So NYS has regulations for wetlands but the ACOE has completely different jurisdiction. So I encourage the Board to look at both state and federal wetlands. I also encourage the Board to go further and to engage DEC for a species assessment and a habitat assessment and again DEC with the water.

Jay Wilkinson: You asked about the current use of the lands. There is some hay fields on the property.

Drew Schaufert: If I could interject it was used kind of as an equestrian setting for Mrs. Heflin until about a year and a half ago when she died. So now it is not really being used for anything other than hay.

Jay Wilkinson: Ok. Good information. What we did, if you look at some of this layout, the lots are very unique. We started off with what I call the Charlton typical bowling alley lot, 200 foot of frontage, 600-800 feet deep. We talked with the applicant, and this is part of the processes from last May, we expressed a desire that we wanted to preserve some of the hay

fields. I know they are old and haven't been used in years, some of them, because Mrs. Heflin has passed on and is not doing the horses anymore, but I believe the Smiths are still taking hay off of that property. So it has been subdivided in these unique lots to try to preserve those hay fields for future use that someone could use them and maybe a homeowner that would buy that 16 acre property, there is a 12, a 13 and then there is a 22 acre parcel and they have hay fields and they may have horses and the hay could support their horses. If you want to speak please come up here.

Robert Rivera, 2115 Route 67: Is that corner Cook property for sale?

Drew Schauffert: If and when this gets approved it will be.

Robert Rivera: Corner lot?

Drew Schauffert: Sure. I would imagine it will be for sale.

Robert Rivera: Can I get a copy of that?

Drew Schauffert: Sure call my office.

Robert Rivera: I will get a card from you after.

Drew Schauffert: Ok.

Jeff Hanan, Cook Road: I have some questions. I was wondering what is the minimum frontage and minimum lot size and the minimum house backset.

Drew Schauffert: 200 feet is the minimum frontage.

Jay Wilkinson: 200 feet of frontage and the lot size is 2 acres.

Jeff Hanan: What is the minimum house backset?

Jay Wilkinson: 60 feet. And we have been working with the applicant and trying to stagger the houses. There is a note on that drawing and we are still working on it. So stagger the front house setback so that they all don't line up like a development. We have done this on other roads. They have been receptive to that.

Jeff Hanan: (Inaudible).

Jay Wilkinson: Yes. So one might be back 100 feet and the other one might be 60. If you look at it there is proposed houses on every one and the Board asked for that to show that yes the lot can support a house, a septic and a well. If you look at Lot 4, the house is quite far back. I don't know how far that is I would think it's probably 400-500 feet off the road.

That's one of the things that we try to do to preserve the rural character. Hopefully that answered your question.

Jeff Hanan: Yes thanks. The other question I had was there any exception from the 2 acres. It was my understanding that when we moved here and purchased our property on Cook Road 10 years ago that the minimum lot size was 3 acres on Cook Road.

Jay Wilkinson: It has been that way since the 1970's.

Numerous people began speaking from the audience.

Jay Wilkinson: The lot size is 2 acres.

Suzanne Carreker-Voigt, 122 Dawson Road: About 10 years ago there was a big change in zoning here that changed that. Prior to that it was not 2 acres up in that area. I have been here 23 years and there has been a lot of changes in minimum lot sizes and road frontages.

Jeff Hanan: One other question. What school district is this zoned.

Jonathan Riedinger: Galway.

Many other people from the audience stated Galway as well.

Jeff Hanan: Maybe you were already asked this but are any of the buffer areas, is there any exception to the wetland buffers.

Jay Wilkinson: It is a 100 foot setback from DEC wetlands.

Jeff Hanan: Are there any exceptions to that?

Drew Schaufert: We would have to get a permit from DEC to do anything inside of it.

Jeff Hanan: That's my question. Is there any exceptions to DEC wetlands?

Jay Wilkinson: There is as Mr. Heflin's representative said but it has been the policy of this Board since about 2009 that the Board recognizes wetlands; a wetland is a wetland is our thought process. We require, we ask for, and we have been very successful that we keep a 100 foot buffer even though with an ACOE wetland you can build up to within 10 feet. We still ask the applicant to stay 100 feet away. I don't know of a case that we have had to have an exception, Usually the building lots are big enough and there is enough property. The applicant has always been acceptable to keeping the 100 foot buffer. As a Board we have always asked that from the applicant and it has been very well received because we are trying to protect people's water supplies and keep away from the wetlands. DEC requires it and if you look on this map, there is on Lot 8, there is a line that shows DEC wetlands and

then there is the 100 foot buffer line and then it shows where the house and the septic would be.

Jeff Hanan: When I bought my property there was a 100 foot buffer and they told us, the town told us that we couldn't do anything within 100 foot of it. So my question is, is that still the case for these lots, that there is no building within 100 foot of the buffer.

Jay Wilkinson: Yes that's what the Board wants, yes.

Jeff Hanan: Thank you. My last question is really to the Board. When we moved to Charlton 10 years ago we found the rural character of Charlton is what brought us to Charlton. Particularly driving up and down Maple and Cook Road and Division, so we got lucky and found a place available. Just a question, does the Board think that the development is going to maintain that rural character that you see along Maple, Cook and Division?

Jay Wilkinson: That's what we are trying to do. We have been working. It's a process where we gather information and we continue to work with the applicant. We have certain bounds we have to work within the zoning but that is what we are trying to do yes.

Jeff Hanan: Maintain the character.

Jay Wilkinson: If you look back at our meeting minute notes for this application since May, August, September, October, we talk about the rural character and trying to maintain it a number of times. That's what we strive for. The other thing you could do if you are really concerned about the rural character, you know the Town Board would love to hear from you. They meet two times a month on the second and fourth Mondays. They have been doing meetings on Zoom. You could get onto zoom and let them know how you feel. That's for everybody here.

Jeff Hanan: I actually didn't know about this meeting until it was posted (inaudible). So the minimum lot size is 2 acres.

Alex Smith, 2080 Cook Road: I just have a couple of points. The first is that I want to reiterate the idea of the character of Cook Road is the primary reason why we bought our property. I think when you think about the number of lots that will be in this area compared to the rest of the street currently its going to be a significant change. It's also going to be a significant increase in traffic. Although its Galway school district (inaudible) for the rest of the character of the street and I think probably for a lot of these homeowners I think (inaudible). I would just like to go on record. The other item that I want to bring to your attention is the lack of water on Cook Road is significant. When the subdivision was allowed for the Schrader properties which is actually just the opposite side of my house that was the first year after being in the residence for 10-12 years that I all the sudden have a water issue. When you look at ground water tables, that's what I do for a living, you understand that it doesn't matter whether or not this is at the end of my street or it's on that end, we are all pulling from very much the same veins. I just spent, in the last ten years, I

have spent over \$20,000.00 on my well just trying to get it to the state that's actually drinkable and I am very concerned about what this is going to do to my well water and for the rest of residents on my street, the neighbors. I just urge the planning board to really consider, I think there was a comment earlier about the NYS DEC has a ground water program. It would be useful to begin talks with them to understand the water tables. Cook Road is definitely (inaudible). So I have a concern there and would imagine my neighbors feel the same way and if this is this number of lots that is a lot of water. A lot of water to be drawing off on a daily basis. And the third is the issue of wetlands. Somebody brought it up before. The current applicant has been filling in the wetlands at the end of the street, the bolded part there. DEC has been called out before. You may want to look into that more. There are probably a significant number of wetlands and the DEC map doesn't necessarily recognize them but based on the plant species and the presence of water on the surface they are there. Most of it is happening on Lot 8 which is where the bulldozer has been parked for the last 15 years. There is history of issues with wetlands in this subdivision that the planning board may not be aware of. I think it would be due diligence to look into it especially because of the wetlands.

Jay Wilkinson: Thank you.

Karen Staulters, whose mother resides at 2140 Cook Road, read the following statement:

Hello everyone-

My name is Karen Staulters and my mother is Barbara Nachbar and she lives at 2140 Cook Rd., adjacent to the southern property that is in this plan. She shares a stone wall with the Heflin property. She wanted me to convey her concerns regarding this subdivision plan.

Our family moved to the 2140 Cook Rd. property in 1971 and at the time there was only 6 houses on Cook Rd, including ours, on a road that stretched a mile and a half. Gary Heflin's house wasn't even built yet. The road wasn't even paved and no school busses traveled on it either. The houses didn't even have numbers yet. We have seen the neighborhood change a lot over the past 40 years as more and more homes were built.

As our neighborhood slowly grew over time, we noticed small changes occurring with our water. Sometimes the amount of water seemed more and more limited as more and more houses were built, especially in the summertime. We have well water and the well is 230 feet deep. It has seemed as though there were times that our water needed to be conserved. The current water table that supplies our house seems to be finicky at times. The neighbors on the other side of us have had to drill a new well twice over the past 40 years. And both wells were more than 800 feet deep. The current owner has three different wells at this time. The supply of usable water is not always the best. As the southern property in this plan is very close to her house, this is very concerning to her. If other houses farther away have affected her water, what will two more houses positioned very close to her property do to her water supply? She and the neighbor across the street from the current field would be the ones that would be affected the most.

If the Planning Board approves this plan, my Mom feels strongly that the extra houses that are proposed will tax her water supply even further. This is very concerning to her, as she will be trying to sell her house in the next few years. She does not want to have

the expense of drilling a new well right before she moves. She does not want this plan to have an impact on her current water system. How can Mr. Heflin guarantee that it won't affect her water supply? She doesn't want her water supply jeopardized. That is the bottom line.

Her biggest concern is the ground water which is vital, but she is also concerned about the added traffic to the road, which already has a lot of traffic now.

She also has a couple of questions.

Part of the acreage has been classified as wetlands by the State of New York. How is the plan addressing this?

There are also markers that are currently visible and she also wants to know if the markers indicate her property line or is it the stonewall the property line? She wants this explained.

She is asking the Planning Board to consider her concerns.

Drew Schauffert: The stonewall is the property line.

Bob Delaney, 2177 Cook Road: Most of my concerns have been said already. I just want to reiterate the real concern about the water. I am on my second well. I live right across from the property. I know that it's not wetlands because I have a building project and have had DEC out and they went along my property and the next door neighbors. I know (inaudible) across from me but I'm not sure that (inaudible). The other thing I have a question about is fire and in case there is a fire, is there a fire department nearby.

Jay Wilkinson: Could you restate your question again.

Bob Delaney: Where is the nearest fire pond?

Jay Wilkinson: I don't know. We do have someone on the Board who is on the Harmony Fire Department. He may be able to answer that.

Jonathan Riedinger: The opposite side of Route 67 is a fire pond.

Bob Delaney: Anyways the big thing for us is the water. I don't want to see the water change. I know this gentlemen has the right to subdivide his property but water is a consideration for most of here. Thank you.

Rick Jackson, 2173 Cook Road: As far as water is concerned our nearest pond is north of 67. Last time we had a fire on Cook Road we had to close down 67 and divert traffic off of 67 for quite a big fire. There is no fire ponds there accessible on Cook Road unless we have the snowplows plow in there or we break through the ice there is nothing there. As far as wetlands are concerned, the front of my house is wetlands and behind my house is wetlands, south of my house is wetlands as well. I talked to ENCON about building a fire pond and they were against me building a fire pond because I have to have grass to make it to the fire pond. They don't want grass next to a fire pond. Even though there is an old farmer's pond on the field they don't want me building there because I have to have grass next to a fire

pond. One of the problems we have on Cook Road is there is no source, direct source of water on Cook Road unless we go into someone's driveway 1000 feet. That's not a good source of water especially in the winter time when we have to plow our way into it. So Cook Road is a dry area on the south side in terms of fire service. We have to bring the water in the tankers and it is not something you want to try to do. Something else you have to try to take into account insurance company wise is when they look at a house they want to look and see where the closest water source is. How the fire department is going to help. The people buying these houses are going to be buying a house that has a very high fire insurance rate because there is no water. Thank you.

Robert Rivera, 2115 Route 67: My property has plenty of water. We don't run out ever and isn't there like a culvert type drain on the Heflin's property that is like a big giant drain that's pumping water down.

Jay Wilkinson: That would be a question for...

Drew Schaufert: Going across Cook Road?

Robert Rivera: My other property to the right, if you walk behind there, there is like this drain in the ground that just, the water just goes down. I don't know what that is. It's diverted from my property onto these guys.

Jay Wilkinson: Thank you.

Jim Sevinsky, 838 Charlton Road: I am not on Cook Road. I have some friends there and I did drive up it today. I just heard about this and I apologize that I haven't followed all of the meetings and deliberations over the last many months. What I would say is that we, like a number of folks have said, came to this town 10 years ago because of the rural character. We have liked that the Town Board members and to the extent they are authorized to, planning board members have respected that Charlton's kind of reason for being and hope for the future is to preserve the rural character. This is not a residential district, it's a residential/agricultural, residential/rural, whatever you want to call it. I might have the name wrong but it's kind of jarring to go up Cook Road, there's trees and screening and a distance apart and then you get to this and you're going to try to cram in all 8 buildings and it just looks to me like you are suddenly going up the road and you are in picturesque Charlton and then all of the sudden you're calling this a subdivision and it looks like you are entering Malta or the Town of Ballston. Next I guess everywhere is going to be cul de sacs. I don't know. But a lot of people have changed the ownership of their lands here and I support people who want to change a lot line and build a house for their son or whatever it is, those are the kind of subdivisions I think you normally see outside of our designated residential area. So I would say that questions have been raised here tonight and you need more intensive examination of the water issues. Army Corp of engineers and the DEC. I don't know what the history is of filling in the wetlands. I don't know anything about whatever that gentleman was talking about. But it sounds like you may need some more investigation into this. To really just suddenly take something that has been farmland since 1792 or before

and convert it to 8 houses is a big change. It's a big change and maybe the place for that is talking to the Town Board about some amendments to support zoning in agricultural area or historically agricultural lands with a vision for preserving the rural area of Charlton. That's all I want to say. I think you have to take a harder look at this. I applaud you for trying to keep some open space in the back with the hay fields. It wasn't explained exactly where those were that would be helpful if you get a chance to say where you intend to have those.

Drew Schauffert showed the hayfield locations on the drawing.

Jim Sevinsky: So you would still be maximizing the use of the front (inaudible). Other residents in the town have decided that when they have a piece of land they will add a house or two maybe three. This is a lot when you think about it. Take a hard look at the water. I'm wondering if have you done all the perk tests and everything.

Jay Wilkinson: Yes he has done perk tests.

Drew Schauffert: All perk tests have been done.

Jim Sevinsky: I guess this may be an issue maybe for zoning.

Josie Jackson, 2173 Cook Road: I own almost 12 acres of property across from the Heflin's. A majority of this subdivision that is being proposed is in front of my property, the scope of the front of my property. My husband and I have been in our home for 27 years now and I can tell you that the water in our home is so bad. The past 10 years I nearly, it's my second filtration system and I'm talking about when I filtrate my house I probably have about 4 tanks and a retention tank because the water that comes out of our well now is literally yellow and we have an inline filtration system. I'm talking about the filter is this long and the maintenance of that is about \$800 per year. How much is the water system, close to \$20,000 that's how bad the water is in my property and I have 12 acres of property. So my biggest concern is with this number of houses that's going to be across the street from me how is that going to affect my water. Now we are talking about this was going back 10 years ago, that I had to spend close to \$20,000 to just filtrate my house for the water. And not only that even with the whole filtration system that I have, I have to have, to get a really good water, the water has to go into a retention tank for me to have good water. I mean my whole house; my filtration system is like tanks so I don't know I am very concerned about the water. Also there is a culvert that runs in front of my property across that goes into the Heflin's. Is that going to be remaining as whatever part of the wetland that water, you know the water that goes across the property, is that going to then be constricted with all this development.

Drew Schauffert: No it can't affect that it's going to stay.

Josie Jackson: Also my concern about mailboxes. As you know the mailboxes are on my side of the property. Right now my mailbox compared to where it goes, the Delaney's, my lot and the Snyder's on my right a good distance. So mailboxes, my mailbox there is a ditch

in front of my property. My husband maintains that. The highway departments really nice to go in and mow but the ditch, I don't expect them to go and mow down the ditch where my mailbox is. So my husband goes with his weed whacker and weed whacks the ditch behind my mailbox. Of course, with all these houses that's going to go up there will be a number of mailboxes in front of my property. Recording captured some feedback for a portion of Mrs. Jackson's comments making it inaudible. Is there going to be a guarantee from the town that after all this is done and this will be built with houses that how are we going to address the water. Are you folks going to guarantee water?

Jay Wilkinson: That's all things that we are going to look into. I appreciate your questions and you gave us more things to look into.

Josie Jackson: And also my husband and I wanted to have a fire pond in front. I contacted the ACOE, I have contacted DEC. There is an old pond that is there already when we bought our property but it is almost impossible to get anything resolved about that. I was ready to spend \$25,000 to get the pond in there but going through the hassle of that, I am not having to go through that. Someone will have to provide water on our street in case there is a problem. I appreciate you listening to all of this. Thank you.

Jay Wilkinson: Thank you for your comments.

Marna Posluszny: In regard to the rural nature of not only this area but of the town in general I think you have heard it a number of times tonight (inaudible) always to (inaudible) back and forth from the village of Round Lake (inaudible) Its concerning that there may be a precedent here. I urge you to learn a lesson from some of our neighboring towns. If you drive, I used to own a house on Middleline Road. The town of Ballston is certainly doing something very different than you are here in Charlton. I appreciate that. But I really urge you to not set a precedent for this kind of development. To look at partnerships. Saratoga PLAN actually has done a great job with the Town of Ballston providing walking trails, providing open space. This looks like it might be a very good idea to look into that and I think that may solve some of the tension that your are hearing from your constituents. I also (inaudible) subdivision program (inaudible). I think those are my two comments again I'll echo the water issue. I have just a one family home going in next to me, wetlands are an issue and water is an issue and I would be feeling very nervous if I were on Cook Road, from a fire prospective, from a water perspective and from a well perspective and those.

Suzanne Carreker-Voigt, 122 Dawson Road: I am looking at a photocopy of this map and one of my number one concerns it goes back basically to the 2015 zoning changes in Charlton that allowed us to go to the 200 foot frontages in the entire town. It wasn't just in the residential it is in the ag area. One of the things that changed at that time is, I am a horse owner, I can tell you that the land is very wet. You could very seldom ride on it. She had the horses in a very located area. So again wetlands is a big concern and I know there is a lot of leeway in the government on how you resolve this. But the other things of concern I have again rural characteristic. I moved to Charlton to have my horses and be able to ride them and over the last 23 years I virtually have no place left to ride. And that's very sad, sadder

for those coming up behind me. You have only 2 lots out of the 77 acres that will be allowed to have horses on it, or to have agriculture on it. You have to have a 200 foot road frontage. You can't have a farm, a barn that houses animals when you only have 150 foot restriction on either property line so if you have a 200 foot lot, you can't have a barn. So you are taking that away from all but two lots on this plan. I really think that subdivide it a little bit but this is just not going to work for water, it's not going to work for wetlands, it's not going to work for our agricultural preservation that we would like to see in this community. Thank you.

Patrick McGrath, 2108 Cook Road: I guess a couple things. There is understanding that we have the right to subdivide property and the gentleman that owns the property currently 4 lots, 4 pieces or parcels, those 4 are really uneven. Two are really large and two are extremely small. I think the smallest lots on the street. I was trying to make some sense out of the larger lots, most of it is super wet back there. I guess I would say a lot of people have said you know there is 4 lots here it would maybe make sense to divide them into more reasonably equal types of lots. I think the decision to take them and make 4 to 8, and I guess my question is really what, and maybe this is for a town board meeting, where the town is going. I am not really involved in town politics but is there a comprehensive vision of where to go. The reason we all love Charlton is you drive out the street, whether its Division Street or Maple Ave, Cook Road, across Eastern, there is lots of farmland like this. There are lots of 70 acre parcels and every time someone comes, and you know it's a huge timing housing boom and people are moving "out to the country" and looking for a place to move out, there's going to be lots of pressure on the board to do this every time a piece of farmland comes up. If you could squeeze 10 lots out of 5, 20 out of 10, that's just how it starts. Why this particular lot versus the next one that comes up for sale and the next one after that. It's just the real big pieces of property and all these things. My main concern is what's the big picture. This is sort of reactionary, yes all of us who live on the road are used to that rural character, that's why we bought land out here but at the same time where is this trend going. The other more minor point that I would mention is all 8 of these lots and homes will be in the Galway school district which isn't currently serviced by school busses. I could see that would definitely increase the traffic with buses. With big homes you have students and so the need for busses where there is a dangerous intersection of Cook and 67, there is hesitation about busses pulling out on the left there and cutting across the road. There would be concern about the need to route the busses. Just something to think about that would increase bus traffic.

Suzanne Carreker-Voigt: One more thing that I forgot to say in my first thing and that was that the skinny lots are the ones that have the big hay fields in the back. If you want the 200 foot road frontage and you want a farmer to go back there to do hay with big huge machines, how many people are putting up a nice house paying the money you want to have on these lots and would love to have a big farm tractor go in there.

Drew Schauffert: He doesn't come in that way.

Suzanne Carreker-Voigt: How do they come in?

Drew Schauffert: Off of 67.

Suzanne Carreker-Voigt: Then you have to go through somebody else's property.

Robert Rivera: They go through mine and I'm ok with that.

Suzanne Carreker-Voigt: As long as you live there. I mean but it's just ridiculous to think you're going to maintain farm fields where somebody has to go and get the land owner permission where you have 200 feet and you've got a beautiful home and you think farm tractors will go through. You can't say well the owner down in here is going to give permission.

Drew Schauffert: Inaudible

Joe Grasso: Hey Jay, have them direct their comments to the Board.

Jay Wilkinson: What is your concern.

Suzanne Carreker-Voigt: That the land where the big hay fields that we want to maintain preserving rural character are, except for the one where the current house is, are all 200 foot road frontages which means with a large house that would probably be put in you would have to have access for a large tractor and its haying equipment and everything to go by the house legally. I don't know what kind of arrangements there are to access those fields at this time but as we all know access is totally dependent on the moment of time where the land owner is there etcetera and it can change in a moment. Legally the only access to those large hay field areas through a 200 foot road frontage where there is going to be a nice house. I don't feel a lot of the people who are moving in and building homes on Division Street and everything else loving having to give that tractor permission and it would be very hard to maintain.

Jay Wilkinson: Thank you for your comment.

Alex Smith, 2080 Cook Road: I have a comment that I should make the planning board aware of and I thought about it after it was already said, the overall comprehensive plan of where the town is going in terms of these kinds of subdivisions. I think that the point I want to make is whatever decision is made on this set of lots is going to set precedent for another very similar lot of almost the same thing but the lot is bigger than this and it is also on Cook Road. The owners of that lot have been approached multiple times for sale and subdivision of that lot. So I think it's important for the planning board to think about that. Specifically that precedent is being set for this set of acreage of 76 acres and the other lot I'm talking about is on Cook Road and actually shares frontage on Division Street and so whatever happens here I would be afraid that would set the precedent that similar circumstance would happen. In a very short period of time it could happen any year now based on what the neighborhood has to say about the property.

Jay Wilkinson: I think those are great comments and those really should be taken to the Town Board. We can only work with our zoning that was approved in 2015.

Alex Smith: You can do that based on what's available to you in the zoning but then there is also the idea of what you can do as a community within Charlton.

Jay Wilkinson: Right, and that would be, the Town Board has got to make that decision. This Board does not have the power to do that. I would really encourage all of you that are sitting in the audience tonight, you all bring up very good comments. I have lived in Charlton for the last 47 years and I have seen a tremendous amount of change. I don't like what I see either but you can only work with what you have. You could look at it, and I'll give you my view, and they actually did this when they were doing the comprehensive plan, part of it was there was a study done and they talked about the total build out of Charlton. So if you took every 200 feet you would have a new house and they gave us that number. I participated in a bunch of the meetings for the comprehensive plan. It would be great to revisit it, and if enough people, I would think my view would have impact on the Town Board and maybe they would listen and say ok maybe we need to go to a 300 foot road frontage and a 5 acre lot. I don't know. But if you have concerns you really need to take them to the town board. This board does all they can possibly do within the zoning and there is only so far that you can go. It would be nice if the planning board in my view, is that we had the power to say we want to see every lot to be 300 feet because we want them to be horse lots. That was one of the things that was noted in the comprehensive plan to my memory was back when that was done is that Charlton was looking for, targeting people, that wanted to have small farms, horse farms particularly or a small farm with sheep or goats or something of that nature. So the comprehensive plan says one thing and the zoning says something else. How do we get the two together? I would go talk to the town supervisor and the board to let them know what you feel and hopefully they are going to listen and change things.

There was a question from the audience that was inaudible.

Jay Wilkinson: Show up at the next town board meeting and you just have to talk. The town board has been meeting on zoom and I have participated in the last 4 and it has been very helpful.

Many audience members began to speak.

Joe Grasso: Next Monday evening at 7:30 will be a zoom meeting.

Jay Wilkinson: They always have privilege of the floor for a maximum of 5 minutes. That would be something to bring up on privilege of the floor. And then maybe you check back in a couple months and say what's going on. I'll give you a little bit of my history. The only reason that I am on this board is because, I don't know how long people have lived here, but there used to be a farmer Ben Pashley on Charlton Road. My lot came off of Ben Pashley's property. He sold off a few lots because he was older and needed the money for retirement.

That was fine. Then about 15 years ago, the people that bought the property from Ben Pashley decided they were going to sell off all the lots on Peaceable Street and most of the lots with the frontage on Charlton Road are gone now too. They just sold a couple more last September October time frame and then they sold the property and left town. This is going to continue to happen and I don't like to see it either but that's how I got involved. Back in 1995 I see surveyors out there dividing up all of my street and next to me so I started coming to the meetings and I came and I hung around enough and they said "geez, you're here, why don't you become a member of the board" and I have been a member since 2008. We have to get involved if we want things to change. Right now I don't know where it stands but I know there was on the website it said they were looking for somebody to run for the town board. We could use another alternate on the planning board. I don't know where the ZBA is but I would encourage everybody, I'm giving a little speech here for the town supervisor, he might hit me over the head in a minute, but really it's the only way we are going to keep our town the way it is. I love Charlton I have been here for a lot of years, my children grew up here and went to Burnt Hills school and I am retired and I am still here and I'm not going to Florida. This is where I want to be. That's why I am on the board, I try to do what I can. This is an all volunteer board, there is no one here that gets a dime we all volunteered and we give our time and we like doing it and we love hearing from the people. This is a good discussion for a public hearing. We had a public hearing last month and no one showed up, we didn't have one person.

Audience members began speaking at the same time.

Jay Wilkinson: We put it on our website too. If you look on the town website it was on there. It said public hearing, planning board February 15, 2021, 7:30 pm town hall. Our clerk Sue York does a great job of working with Brenda Mills to make sure that's always there.

Jeff Hanan: On the posting, did the website posting say that the property was on Cook Road? Or did it just have the lot numbers.

Jay Wilkinson: You are asking if...

Jeff Hanan: On the posting did it actually say Cook Road or was it just lot numbers.

Jay Wilkinson: It said that it was on Cook Road. Our attorney will pull it out.

Bill Keniry read the legal notice.

Jeff Hanan: There is a bulldozer on the property that's been there the last three years and I'm wondering since it's very close to the road if that could be moved.

Jay Wilkinson: Don't know why it's there but I will talk to the applicant's representative during our business portion when we close the public hearing.

Ed Snyder, 2165 Cook Road: I would like to reiterate some of what you have heard this evening. I'm kind of shocked actually, I thought I was the only one that had water issues on the road but apparently that's not the case. I have a water system as well for my well and recently within the last years have had to add water. When I first bought the property I had no water issues and now if we water the horses we run dry. You have heard that there's wetlands and how can we be out of water but there is a shale layer about 12 feet down so that the surface water cannot get down to our wells. I would like to bring notice to the zoning ordinances, there's 4 there that stand right out to me. "To lessen congestion in the streets". I'm thinking that 7 houses would not lessen the congestion in the street. "To preserve farmland" The hay fields are currently mowed or hayed at least twice a year. "To preserve the rural character of the town". Again, as you have heard from the other residents, we all feel this is not doing that. It also says "to help promote the goals of the comprehensive plan". If you go to the town comprehensive plan goal number 1 is to protect farm land. Goal number 2 is to protect the environmental resources. Looking at the map, which has wetlands delineated from 2000 according to bullet 4. I would like to present the Board with the current wetlands map from the Saratoga County GIS which shows essentially from almost Route 67, $\frac{3}{4}$ of the way down that property is NYS DEC wetlands and then you got obviously the ACOE wetlands. Those are type 1 wetlands and are very high quality. This property will have to get an individual permits you have to go through the permit process and if they have to do it themselves it will probably take about a year to obtain that permit because (inaudible) individual houses. That would have to be taken into account. There is a class c stream that is shown with other tributaries off of that. My neighbor, Elicia Spagnola, 2151 Cook Road would like to submit her displeasure, which I present to the Board, with the proposed subdivision. Thank you very much.

Jay Wilkinson: Thank you. I don't see anyone else. Not trying to cut anyone short but if you want to talk now is a great time to do so. If we don't have anything else I am going to close the public hearing. Like I stated, I am going to close this portion of the hearing but it will remain open for another month until our next meeting which will be on March 15, 2021 at 7:30 p.m. In the meantime if anybody wants to submit something in writing to the planning board you could drop it off at town hall and one of the deputy clerks will take it from you and put it in the planning board mailbox. It will get read into the record at the next meeting.

Ed Snyder: Can comments be emailed?

Jay Wilkinson: Yes. There is an email address for the planning board.

Sue York: Planning Board@ townofcharlton.org.

Jay Wilkinson: We would love to hear from you. These are all great comments we had tonight and I think it was good feedback from the community and it was good to see a good turnout. Like I said most of the time we have nobody here or you might have one neighbor come and this has been going on for 14 or 15 years. The last time we had a turnout of more than maybe 4 people is when we did Deer Run and that was many years ago. Deer run and then we did Pine Hollow across the street.

The public portion of the meeting was ended at 8:45 p.m.

SUBDIVISION APPLICATIONS

Heflin and Santos and Associates (225.-1-35, -36.1, -36.2, -36.6)

Drew Schauffert appeared before the Board

Mr. Wilkinson stated that he would like to review the comment letter from Mike McNamara dated February 12, 2021.

1. The project proposes to consolidate 4 existing tax parcels and simultaneously subdivide the total land into 8 lots. Since the applicant has an existing home that will remain, the project will result in 3 current buildable lots becoming 7 buildable lots.

The Board agreed.

2. The property is in the Town's Agricultural, "A" zoning district. The required area and setbacks are listed on the plan above the title block. All 8 of the final lots will comply with the zoning requirements. It should be noted that 40 foot side yard setbacks are shown on each side of the 8 lots. While 40 feet is the minimum side yard, the zoning requires that the sum of the two side yards to be 100 feet. This means that the other side must be at least 60 feet. There is more than enough room on each lot to accomplish this once exact footprints are known and a building permit is requested.

Mr. Schauffert stated that the totals have been added to the drawing.

3. The topography appears to be taken from US Geological Survey data and contours are shown in 10-foot increments. Given the large lots with ample opportunity to shift the proposed features, this topography could be considered sufficient for subdivision. However, only a few of the contours are labeled making the elevations difficult to follow. Labels should be added to each contour.

Mr. Schauffert stated that has been done.

4. Note #6 was recently added to the plan. It states that "Required front yard setbacks ... shall vary so that structures ... shall be staggered." However, the actual front setback shown on each lot on the plan is the standard 60 foot distance from the right of way and there is no label. It does appear that the proposed homes have been staggered but these are merely suggestive at this point. Front yard setback requirements are defined by the Zoning Ordinance and it would not seem that they could be altered on a case by case basis. However, as a matter of good planning, staggering homes to achieve a desired aesthetic with the cooperation of the applicant is certainly acceptable for individual projects. We recommend that a proposed front yard setback line be shown for each lot at the staggered

locations and that they have the dimension from the right of way labeled for each individual lot. This will be much more easily recognized by the Building Inspector at the time of building permit issuance which could be in the somewhat distant future. Similarly, note #6 should be reworded using the term “proposed” front yard rather than required front yard.

Mr. Schaufert stated that he had trouble with the wording since whoever builds the first house will set the staggering.

5. The New York State jurisdictional wetlands shown on the County GIS map are much more onerous than the wetlands indicated on the subdivision plan. The GIS map would suggest that permits from DEC will be necessary for any construction on lots 6 and 7 and would be very possibly necessary for lots 4 and 8. A copy of the GIS map is included for reference. County mapping is often conservatively estimated and may not represent the actual wetland locations. This is especially true given the fact that there are hayfields and an orchard on lots 6 through 8. The subdivision plan does not indicate the basis of the wetlands shown and also does not show the 100-foot buffer that accompanies DEC wetlands. The applicant should clarify if the wetlands are from a field delineation that was confirmed by DEC. If not, that extra work would seem necessary to resolve the dispute between the GIS map and the subdivision plan especially since the wetlands are in the area proposed for development. The 100-foot buffer should also be shown for any DEC wetland as permits are also necessary for development in the buffer.

Mr. Wilkinson stated that he would like to see the wetlands delineated.

Mr. Wilkinson polled the Board about delineating the wetlands to move the application forward. The Board all agreed that a wetlands delineation would be required to move the application forward.

6. There is an existing ditch line along most but not all of the east side of Cook Road. Proposed culverts should be properly sized and shown for each driveway. Some of the proposed driveways are near existing farm field entrances that may already have sufficient culverts. Those existing entrances and culverts should be shown on the plan if they will be utilized.

Mr. Schaufert stated that he would show the culverts.

7. The total disturbance of the 7 building lots as shown would be roughly 4 acres. This project will require the applicant to submit a Notice of Intent to obtain a SPDES construction permit from NYS DEC before any construction can begin. The applicant must also prepare a Storm Water Pollution Prevention Plan (SWPPP) that includes Erosion and Sediment controls. The applicant will also need to complete a SWPPP acceptance form and obtain a signature from the Town’s Stormwater Officer in order to get the State permit. The SWPPP and SWPPP acceptance form should be submitted for review as part of the subdivision application. Permanent post-construction storm water management facilities are

not necessary as this is a single family residential project with less than five acres of disturbance.

Mr. Schauffert stated that someone from his office was working on this and was not sure if it would be ready for the next meeting.

8. Lots 1 through 4 and lots 6 and 7 all show front yard septic systems and a rear yard well. This arrangement will place the septic systems at a higher elevation than the well. NYS Department of Health Appendix 75a outlines the standards for residential waste treatment systems. Footnote "a" of Table 2 specifies that when septic systems are upgrade and in the direct surface drainage path to wells, the spacing between the well and the septic system must be increased to 200 feet. Another concern is that by locating the septic system upgrade from the house, the ability to use gravity distribution from the home to the field may be sacrificed. More detailed topography may be necessary when a formal design of the lots is performed. Installing effluent pumps not only adds unnecessary cost, but also a key component that is prone to failure. Gravity distribution would be preferable. Each of these issues can be easily avoided simply by placing the septic systems behind the homes when detailed plot plans are prepared for building permits. We leave it to the discretion of the design engineer to consider these factors during building permit approval. Additional soil testing may be necessary if the septic systems are moved a significant distance from the current test locations.

Mr. Schauffert stated that would be addressed at the time of the building permit application.

Mr. .Wilkinson stated that he did not want to leave this issue until then. Mr. .Wilkinson stated that the first step is the wetlands delineation and then the septic and the house locations can be locked in.

Mr. Schauffert stated that the locations could not be locked in case someone wanted to build somewhere else on the property.

Mr. .Wilkinson stated that the Board will approve a building envelope on the drawing and the house can be built only within that envelope.

Mr. Mitchell stated that the wetlands need to be delineated to determine the setback then the building envelope can be determined.

Mr. Schauffert stated that he would like to keep the option of having the septic systems in the front of the lots.

Mr. Wilkinson stated that the Board prefers the septic in the back and if there is a choice between front or back the board would like to see it in the back.

9. At least two deep test holes and perc tests have been performed on each of the proposed building lots. The results show that seasonally high groundwater is somewhat near the

surface but that conventional septic systems are feasible with perhaps a small amount of fill. Lots 1 and 2 are a bit more marginal. They may require the use of a raised system and additional attention should be given to their design during building permit application.

Mr. Wilkinson stated that this will be addressed further as the application moves forward and the wetlands are delineated.

10. The Short Environmental Assessment Form (SEAF) submitted as part of the application is an older version. The form should be resubmitted on the current form available from NYS DEC's website. Only question #12 has changed. There are also a few answers in Part #1 that should be reconsidered. a. For question #2, a SPDES Construction Permit will be necessary from NYS DEC. A wetlands permit for construction either in the buffer or in the wetland itself may also be necessary depending on the resolution of comment #5 above. This answer should be changed to "yes" with DEC listed. b. For question #3b, there will be physical disturbance associated with the home construction. As shown that disturbance is approximately 4 acres. c. For question #9, presumably the proposed homes will at least meet the state energy code requirements resulting in a "yes" answer. d. Question #12 has been altered on the current SEAF. All parts of the question should be answered. e. Question #13b could be a "yes" answer depending on the resolution of comment #5. f. Question #17 should be answered "yes" since the new homes will create storm water discharge. The two sub-questions would both seem to be "no" answers.

Mr. Schaufert provided a revised SEAF that addresses Mr. McNamara's comments.

Mr. Wilkinson stated that covers the comments from Mr. McNamara's letter.

Mr. Wilkinson stated that Lot 8 had the leach field located within the 100 foot buffer and has since been moved north.

Mr. Schaufert stated yes.

Mr. Wilkinson stated that the Board would like to see the rural character of the Route 67 corridor maintained. Mr. Wilkinson stated that for Lot 8, you can see in through the orchard. Mr. Wilkinson stated that the house should be built to the north since the goal is to not see the house as you drive by.

Mr. Schaufert stated that would be fine.

Mr. Wilkinson stated that the Board is still waiting for County Planning Board comments. Mr. Wilkinson stated that the Board will await the wetlands delineation.

Mr. Wilkinson stated that the board completed the EAF last month. Mr. Wilkinson stated that for questions 1, 2 and 8 he added a note. Mr. Wilkinson read the note aloud.

Ms. Szurek asked that number 9 also have the note.

Womer and Carpenter Associates (223.-1-1)

Mr. Wilkinson stated that this is an application for a subdivision on Westline Road subdividing a 27± acre parcel to create one lot for the applicant's son.

Art Carpenter appeared before the Board. Mr. Carpenter stated that the property has acreage in Charlton and acreage in Montgomery county right up against the Town of Galway line. Mr. Carpenter stated that the applicant's home is on the west side of the property. Mr. Carpenter stated that the east side is vacant land. Mr. Carpenter stated that they are proposing subdividing a 4.5 acre piece off the east side for a building lot for the applicant's son. Mr. Carpenter stated that the applicant will retain the remaining 8.8 acre newly created lot together with Lot 1 that encompasses the existing house and improvements. Mr. Carpenter stated that the new lot would have over 400 feet of frontage with over 550 feet of frontage on Rocky Ridge Road too.

Mr. Wilkinson stated that test pits are shown on the drawing and demonstrate that the new Lot 2 will perk. Mr. Wilkinson stated that the proposed house location and driveway are also shown.

Ms. Szurek stated that this subdivision is actually creating 2 new lots since the remaining acreage across the road will be another lot. Ms. Szurek stated that there will be two new lots, an 8.7 acre lot and a 4.4 acre lot.

Mr. Wilkinson stated that perk tests will also have to be done on Lot 3 as well.

Mr. Carpenter stated that he would get it done.

Mr. Wilkinson stated that he would like to see a proposed building envelope similar to what was done on lot 2.

Mr. Carpenter stated ok.

Mr. Wilkinson stated that the application will be forwarded to the County Planning Board and the town engineer for review and comments.

The Board completed the short form EAF.

Ms. Szurek asked for a note pertaining to ag lands be put on the form.

Mr. Wilkinson made the motion to declare the Planning Board as lead agency status for the purposes of SEQRA and that the action be classified as an unlisted action with a negative impact declaration relative to SEQRA. Mr. Mitchell seconded the motion. All were in favor.

Mr. Keniry will take care of the notifications for the Town of Galway and the Town of Amsterdam.

Mr. Wilkinson made the motion to schedule the Public Hearing for March 15, 2021 at 7:30 p.m. Mr. Riedinger seconded the motion. All were in favor.

LOT LINE ADJUSTMENT APPLICATION

Landis/Wakulenko (237.-1-9 and 237.-1-7)

Mr. Wilkinson stated that the Landis's own 110 \pm acres on Peaceable Street and are proposing a lot line change with their neighbors the Wakulenko who own 2.87 \pm acres. Mr. Wilkinson stated that the Landis's are proposing to sell 25 \pm acres of back land to the Wakulenko's. Mr. Wilkinson stated that after the lot line adjustment, the Landis property will be 85 \pm acres and the Wakulenko's property will be 27.76 \pm acres.

Mr. Wakulenko appeared before the Board and presented their proposal as outlined above.

Mr. Wilkinson made the motion to waive engineering review, park fees, application fees and the public hearing. Mr. Mitchell seconded the motion. All were in favor.

Mr. Wilkinson stated that the application has to be reviewed by the Saratoga County Planning Board before the board can proceed.

Mr. Wilkinson advised the applicants to come to the next meeting unless a response has not been received from the county.

ZONING REPORT

The Board reviewed the report.

CORRESPONDENCE

None.

TOWN BOARD LIAISON

Mr. Ranaletto was not present. Supervisor Grasso gave a report.

Supervisor Grasso stated that at the town boards last meeting they completed SEQRA for the Nemec application for the old firehouse and the ZBA granted the use variance at their last meeting. Supervisor Grasso stated that the town board will continue with the Special Exception Use permit at the next meeting. Supervisor Grasso stated that if there are changes to the site plan the planning board can address them at the time of application for a building permit.

Supervisor Grasso stated that the new cell tower is operational. Supervisor Grasso stated that there has been immediate feedback both positive and negative. Supervisor Grasso stated that Verizon is still fine tuning but most of the areas that were thought to be included in the coverage are now covered.

Supervisor Grasso stated that the Town Board held a water commission meeting in early February that was mandated by NYSDOH. Supervisor Grasso stated that all of the follow up lead tests have been within the acceptable limit however the town still has protocols that need to be followed.

Supervisor Grasso stated that there is still a vacancy on the town board.

Mr. Wilkinson made a motion to adjourn the meeting. Mr. Riedinger seconded the motion. All were in favor.

The meeting was adjourned at 10:05 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary