

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

Minutes of the Planning Board Meeting – July 15, 2019

Chairman Jay Wilkinson called the meeting to order at 7:12 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, Jack Kadlecek, Connie Wood, Dawn Szurek, Jonathan Riedinger, William Keniry, Planning Board Attorney and Susan York, Planning Board Clerk.

AGENDA MEETING

Mr. Wilkinson stated that there is a quorum.

Minutes

Mr. Wilkinson stated that the draft of the June 17, 2019 meeting minutes needed to be approved. Mrs. York has previously provided comments. Ms. Wood asked if Mr. Grasso had a report. Mr. Wilkinson stated that he gave an update on the Verizon balloon test and that Verizon would be providing an update in the near future. Mr. Wilkinson stated that he is still working on the changes to the subdivision regulations. No other comments were made. Mr. Wilkinson stated that the Board could vote on the minutes during the Business Meeting.

Public Hearings

None.

Subdivision Applications

None.

Pre-Application Conference

Hvizdak (234.-1-3)

Mr. Wilkinson stated that this is a proposal for a three lot subdivision on Westline Road. Mr. Wilkinson stated that Lot 1 will be 5± acres and will contain the existing house and outbuildings. Mr. Wilkinson stated that Lot 2 will be 5± acres and Lot 3 will be 4.82 acres. Mr. Wilkinson stated that Lots 2 & 3 will be offered for sale. Mr. Wilkinson stated that the

applicants are represented by their nephew Todd Hvizdak. Mr. Wilkinson stated that he has been in contact with Todd by phone and has discussed what is required for the proposed subdivision and what information was missing from the initial submission.

Mrs. Wood had a question pertaining to question #14 on the SEQRA paperwork.

Zoning Report

Mr. Wilkinson stated that the Board did not receive a report.

Correspondence

None.

Mr. Wilkinson stated that he attended the county meeting that was for ideas for the conference next year.

Mrs. Wood stated that she feels that climate change needs to be addressed.

Town Board Liaison

Mr. Grasso was not present. Mr. Wilkinson stated that Mr. Grasso wanted the Board to know that the Town Board expects Verizon to give an update on the balloon test and their purchase of the Hunt property on Charlton Road at the August meeting. Mr. Wilkinson stated that any reports submitted will be distributed to the various boards for comments.

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Mr. Kadlecsek. All were in favor. Agenda meeting closed at 7:30 p.m.

BUSINESS MEETING

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

Minutes

Mrs. Wood made a motion to approve the draft of the June 17, 2019 meeting minutes with changes incorporated. Ms. Szurek seconded the motion. All were in favor.

SUBDIVISION APPLICATIONS

None.

PRE-APPLICATION CONFERENCE

Hvizdak (234.-1-3)

Todd Hvizdak appeared before the Board.

Mr. Hvizdak stated that his aunt and uncle are retired and live mostly in Florida. Mr. Hvizdak stated that he and his wife currently live in the house. Mr. Hvizdak stated that their proposal is to subdivide the lot into three lots, build a house for themselves on the center lot and his uncle would eventually sell Lot 3.

Mr. Wilkinson stated that he has driven by the property. Mr. Wilkinson inquired why there was a driveway already located on the proposed Lot 3.

Mr. Hvizdak stated that the lot is mostly wooded and there is a cleared out section and there is a garage located on the proposed Lot 3 that his uncle stores his boat in. Mr. Hvizdak stated that all of the other issues on the property have been resolved.

Mr. Wilkinson stated that he has spoken to the Zoning Officer, Paul Borisenko, and confirmed that the issues on the parcel before the Town have been resolved.

Mr. Wilkinson inquired how long the driveway was to the existing house.

Mr. Hvizdak stated that the driveway is around 150 feet.

Mr. Wilkinson stated that the drawing needs the Town's standard notes. Mr. Wilkinson stated that the Board would also like to see the proposed house locations for the proposed Lots 2 & 3, including the septic and well locations. Mr. Wilkinson stated that the drawing also needs the contour lines to be added every 5 feet and the setback distances also need to be shown. Mr. Wilkinson stated that the existing house and septic and well locations also need to be shown.

Mr. Wilkinson stated that the main issue with the proposal is the perc test results. Mr. Wilkinson stated that the results show that the lots perk 1" in 90 minutes. Mr. Wilkinson stated that the Town's requirement is 1" in 60 minutes. Mr. Wilkinson stated that the lots will have to have perc tests redone in an area that percs within the requirements. Mr. Wilkinson stated that each of the new lots must demonstrate perc before the Board can move forward. Mr. Wilkinson stated that all perc tests have to be witnessed by the Zoning Officer.

Mr. Hvizdak stated that there is a slight grade from east to west. Mr. Hvizdak stated that it is pretty straight from north to south.

Mr. Wilkinson stated that once the area for the septic is identified, the well location must be 100 feet away.

Mr. Wilkinson stated that the house location can move around within the building envelope.

Mrs. Wood inquired when the existing house located on the proposed Lot 1 was built.

Mr. Hvizdak stated that the existing house was built around 24 years ago.

Mr. Wilkinson inquired if there was a house as you turn the corner.

Mr. Hvizdak stated that the house to the east is on West Line Road.

Ms. Szurek asked if there were horses across the street.

Mr. Hvizdak stated that there were 3 horses on the lot across the street. Mr. Hvizdak stated that there were a lot of horses in the area.

Mr. Wilkinson stated that he looked at the GIS maps and did not see a wetland issue on the lots.

Mr. Hvizdak stated that the proposed Lot 2 was a field around 45 years ago.

Mrs. Wood asked that the existing stone wall be shown on the drawing.

Mr. Wilkinson stated that he and Mrs. York are available for any questions.

Ms. Szurek inquired if the horse farm was commercial.

Mr. Hvizdak stated that across the road was a private horse farm.

Mr. Wilkinson stated that the Board needs to notify Amsterdam of the proposed subdivision as a courtesy.

Mr. Wilkinson provided Mr. Hvizdak with his marked up map. Mr. Wilkinson stated that in order to get on the August agenda, the requested documentation must be submitted by August 5th and 15 copies are required.

Mr. Wilkinson stated that the setbacks for the existing garage also need to be shown on the maps.

Mrs. Wood advised pricing out the cost of a raised bed septic system.

ZONING REPORT

The Board did not receive a report.

CORRESPONDENCE

TOWN BOARD LIAISON

Mr. Grasso was not present.

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

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary