

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

Minutes of the Planning Board Meeting – September 16, 2019

Acting Chairwoman Connie Wood called the meeting to order at 7:19 p.m. at the Charlton Town Hall.

Present: Connie Wood, Acting Chairwoman, Jack Kadlecsek, Dawn Szurek, Bruce Gardner, Chris Mitchell, Jonathan Riedinger, Bill Keniry, Esq., Planning Board Attorney, Susan York, Planning Board Clerk and Kim Caron, Planning Board Secretary.

**AGENDA MEETING**

Mrs. Wood stated that there is a quorum.

Minutes

Mrs. Wood stated that the draft of the July 15, 2019 meeting minutes needed to be approved. Mrs. York has previously provided comments. No other comments were made

Public Hearings

None.

Subdivision Applications

Anderson and Van Guilder (214.-1-4.3)

Mrs. Wood stated that she had a picture of the building that is currently located on the property.

Pre-Application Conference

None.

Zoning Report

Mrs. Wood stated that the Board has the reports for July and August.

Correspondence

Mrs. Wood stated that she would like to discuss some of the information received at the Planning Conference at the Sagamore. Mrs. Wood stated that if a letter or email is received

from an applicant or regarding an application, all of the members need to be copied and a hard copy needs to be put on record. Mrs. Wood stated that as pertains to SEQRA, there was a lot of emphasis on concern for prohibitable effects of climate change. Mrs. Wood stated that there was talk of the BNB's becoming a problem in some areas regarding safety requirements. Mrs. Wood stated that if the Board is aware of potential problems with contamination on a property, it should be dealt with very early in the SEQRA process. Mrs. Wood stated that there was also discussion about renewable energy.

#### Town Board Liaison

Mr. Grasso would give his report during the business meeting.

Mr. Mitchell made a motion to close the Agenda meeting, seconded by Ms. Szurek. All were in favor. Agenda meeting closed at 7:35 p.m.

#### **BUSINESS MEETING**

Opened at 7:36 p.m. with the Pledge of Allegiance.

#### **Minutes**

Mrs. Wood asked for a motion to approve the draft of the July 16, 2019 meeting minutes with changes incorporated. Mr. Keniry suggested waiting until the next meeting to approve the meeting minutes since there was not a quorum of 5 to vote. Mr. Keniry stated that Mr. Mitchell and Mr. Gardner need to abstain from the vote.

#### **SUBDIVISION APPLICATIONS**

##### **Anderson and Van Guilder (214.-1-4.3)**

Mr. Rabideau appeared before the Board. Mr. Rabideau stated that he represents Jon Anderson in his proposal for a two lot subdivision at 454 Finley Road which is north of Route 67 on the west side of Finley Road. Mr. Rabideau stated that the parcel is 5 acres. Mr. Rabideau stated that the proposal is to create two lots with Lot 1 being the northerly lot and consisting of 2.35 acres and containing the existing house and improvements. Mr. Rabideau stated that the newly created Lot 2 will be the southerly lot and contain 2.72 acres for a single family residence and will include the existing storage building and the existing well. Mr. Rabideau stated that the existing well currently services the proposed Lot 1 but the intent is to drill a new well for Lot 1 and Lot 2 will be serviced by the existing well. Mr. Rabideau stated that their proposal meets the requirements of the agricultural zone.

Ms. Szurek inquired if the driveway was on Lot 1 and the building was located on Lot 2.

Mr. Rabideau stated that Mr. Anderson wanted to retain the driveway for access to the back lot.

Mr. Mitchell inquired as to the width of Lot 2

Mr. Rabideau stated around 239 feet.

Mr. Mitchell inquired as to the width of Lot 1.

Mr. Rabideau stated around 211 feet.

Mr. Mitchell inquired as to the setback from the storage building to the property line.

Mr. Rabideau stated feet.

Mr. Mitchell inquired if the other setback was a pre-existing non-conforming condition.

Mr. Rabideau stated yes.

Mr. Mitchell stated that the garage is pre-existing.

Ms. Szurek inquired as to the intent of the proposed driveway documented on the drawing.

Mr. Rabideau stated that he will verify with the applicant and put it on the drawing. Mr. Rabideau stated that the existing driveway to the storage building is being retained by Lot 1 to get to the back property. Mr. Rabideau stated that there will be a new driveway for the new lot and house.

Mr. Gardner stated that he would like clarification of the driveway and the building.

Mrs. Wood stated that the Board cannot subdivide a property where the existing house will be without a well.

Mr. Riedinger asked for the perk information.

Mr. Mitchell stated that the setback to the storage building is an issue and the well for Lot 1 is an issue.

Mrs. Wood stated that only having feet on the side of the storage building may become an issue when required maintenance needs to be done.

Mr. Mitchell inquired if the applicant would be willing to straighten out the lines.

Mrs. Wood stated that if they follow the stone wall they would need ZBA approval.

Mr. Gardner inquired what was going to stop Lot 2 from using the Lot 1 driveway.

Mr. Rabideau stated that he would speak to the applicant.

Mr. Rabideau asked what setback distance the board was looking for with the building.

The Board agreed 10 feet.

Mr. Rabideau stated that he would speak to the applicant about the well and the driveway location.

### **ZONING REPORT**

The Board reviewed the reports.

### **CORRESPONDENCE**

Discussed during agenda meeting.

### **TOWN BOARD LIAISON**

Mr. Grasso stated that he expects Verizon to submit a revised application for 764 Charlton Road which is owned by the Hunts. Mr. Grasso stated that the Board should have the application to formally refer next Monday.

Mrs. Wood inquired if there would be another public hearing.

Mr. Grasso stated that the Board isn't required to but will hold another one.

Mr. Grasso stated that he does not have an update on the subdivision regulation changes.

Mr. Grasso stated that the Board is accepting applications for the Building Inspector position.

Mr. Grasso stated that there is a new house being built on one of the lots from the Rosseutscher subdivision.

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

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Kimberly A. Caron  
Recording Secretary