

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

Minutes of the Planning Board Meeting –February 15, 2016

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

Present: Jay Wilkinson, Chairman, Connie Wood, Marilyn Phillips, Bruce Gardner, Dawn Szurek, Jonathan Riedinger, Planning Board Alternate, Susan York, Planning Board Clerk and Kim Caron, Recording Secretary.

AGENDA MEETING

Mr. Wilkinson stated that there is a quorum.

Minutes

Mr. Wilkinson stated that the draft of the January 18, 2016 meeting minutes needed to be approved. Mrs. York has previously provided comments. Ms. Phillips provided a comment. No other comments were provided. Mr. Wilkinson stated that the Board could vote on the minutes during the Business Meeting.

Public Hearings

None.

Subdivision Applications

None.

Pre-application Conferences

None.

Zoning Report

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

Correspondence.

Mr. Wilkinson stated that Len Wessell from Charlton Oil may come to ask the Board some questions. Mr. Wilkinson stated that Ray Black is walking Mr. Wessell through the process.

Mr. Wilkinson stated that there are some issues with the Charlton Oil property. Mr. Wilkinson stated that there is a conditional use on the parcel granted by the ZBA years ago. Mr. Wilkinson stated that Mr. Wessell would like to do a lot line change between the two parcels he owns on Crane Street. Mr. Wilkinson stated that Mr. Wessell purchased the lot next to the Charlton Oil lot. Mr. Wilkinson stated that the Mr. Wessell asked if he could come to the Board meeting with a sketch plan and discuss his intentions. Mr. Wilkinson stated that he told Mr. Wessell that he could come and ask questions, however, that the Board could not take any action at this time due to the issues with the conditional use of the property. Mr. Wilkinson stated that he informed Mr. Wessell that the issues with the property need to be resolved before the Planning Board could accept any applications. Mr. Wilkinson stated that the Board could advise Mr. Wessell of what would be required for the lot line change application. Mr. Wilkinson stated that they will need a survey showing the locations of the existing improvements and well and septic system locations.

Mr. Wilkinson stated that the Board could discuss key points from the January 27, 2016 County Planning and Zoning Conference.

Town Board Liaison

No report.

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Mr. Gardner. All were in favor. Agenda meeting closed at 7:15 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, 2016 meeting minutes with changes incorporated. Ms. Szurek seconded the motion. All were in favor. Mrs. Wood and Mr. Reidinger abstained from the vote.

PUBLIC HEARINGS

None.

SUBDIVISION APPLICATIONS

None.

PRE-APPLICATION CONFERENCE

Len Wessell and Ray Black appeared before the Board.

Mr. Wessell handed out paperwork to the Board including the tax map showing both of his parcels, a drawing of the existing lots, pictures of the existing residence and a picture of what the property would look like after a lot line change.

Mr. Wessell stated that right now the Charlton Oil lot is cluttered. Mr. Wessell stated that there is not enough room on the lot. Mr. Wessell stated that he would like to move the lot line 55 feet, which is enough room for parking and a privacy blind between the existing house, and the garage and the new parking area, to shield the trucks. Mr. Wessell stated that moving the parking area to the other side of the property would address the noise concerns on Charlton Road because there would be a buffer to lessen the noise. Mr. Wessell stated that he would like to leave the lot with the existing house as a residential lot, then demolish the house and erect a new house on the same footprint.

Ms. Szurek inquired if the dotted line represented the proposed new line.

Mr. Wessell stated yes.

Mrs. Wood clarified that the new frontage on the lot with the existing house would be 135 feet.

Mr. Wessell stated that it is like reversing the lots.

Mrs. Wood inquired if the lot would be put up for sale.

Mr. Wessell stated no, that either he or one of his daughters would live there. Mr. Wessell stated that he would like to build a Cape Cod in the same footprint.

Ms. Szurek inquired if there was an existing well or septic system.

Mr. Wessell stated yes that they did some excavating to inspect and found 2 wells dried up and filled in. Mr. Wessell stated that there is no well in use now and they would most likely drill a new well. Mr. Wessell stated that Odorless came and found a 1000 gallon septic tank. Mr. Wessell stated that they did not look at the drain fields.

Mrs. Wood stated that reducing the size of a lot required ZBA approval.

Mr. Wessell stated that the Charlton Oil lot has a new well.

Mrs. Wood stated that all existing wells and septic systems would have to be shown on a drawing.

Mr. Wessell stated that he would have a well drilled on the property with the existing house. Mr. Wessell stated that he plans to look into that further in the spring. Mr. Wessell stated that they need to look into the drain fields on the Charlton Oil property. Mr. Wessell stated that he thinks there is 48 feet between his septic and the well on the other property. Mr. Wessell showed the location of the Charlton Oil septic system on the drawing and where the drainage could be located. Mr. Wessell stated that Odorless pumps the tank annually. Mr. Wessell stated that the lot line change would allow for drain fields on the Charlton Oil property.

Mr. Wilkinson advised the requirements for a lot line change: survey of both parcels, show proposed new lot line on the drawing, all existing structures need to be shown, all existing wells and septic systems for both lots shown on the drawing.

Mr. Wilkinson stated that the pre-existing use permit issues would need to be resolved first. Mr. Wilkinson stated that secondly, the lot line change would require variances granted by the ZBA. Mr. Wilkinson suggested obtaining the denial from Mr. Gizzi which would then involve the ZBA. Mr. Wilkinson stated that the Planning Board could review the site plan in conjunction with the lot line change. Mr. Wilkinson stated that the Boards could also hold a joint public hearing.

Mr. Black reiterated Mr. Wessell's plans for the properties. Mr. Black stated that this would be the best use of the property. Mr. Black asked the Board for an opinion on the proposed plan.

Mr. Wilkinson stated that the Board could not provide any comments or opinions on the proposed plan.

Mr. Black asked Mr. Grasso if the Town Board had any opinion on this matter.

Mr. Grasso stated that nothing had been discussed.

ZONING REPORT

The Board reviewed the report.

CORRESPONDENCE

None.

TOWN BOARD LIAISON

No report.

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

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary