

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

Minutes of the Planning Board Meeting –March 21, 2016

Chairman Jay Wilkinson called the meeting to order at 7:00 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, Connie Wood, Marilyn Phillips, Bruce Gardner, Dawn Szurek, Bill Keniry, Esq., Planning Board Attorney, Susan York, Planning Board Clerk and Kim Caron, Recording Secretary. Chris Mitchell and Jonathan Redinger, Planning Board Alternate, joined the meeting at 7:10 p.m.

AGENDA MEETING

Mr. Wilkinson stated that there is a quorum.

Minutes

Mr. Wilkinson stated that the draft of the February 15, 2016 meeting minutes needed to be approved. Mrs. York has previously provided comments. Ms. Szurek provided comments. 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

Marra/Carnevali (223.-1-23)

Mr. Wilkinson stated that this is an application for a subdivision of a 72± acre lot on Jolly Road. Mr. Wilkinson stated that the applicant would like to subdivide three lots with the existing house and improvements on 61 acres, and create two new building lots of 5± acres each for future sale.

Pre-application Conferences

None.

Zoning Report

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

Correspondence.

Mr. Wilkinson stated that the New York State Planning conference was being held on April 17-April 19 at the Gideon Putnam Resort. Mr. Wilkinson stated that Mr. Kadlecek and Mrs. Wood would be attending.

Mr. Wilkinson stated that he would like to have someone from Saratoga County Planning to give the Board a GIS demonstration. Mr. Wilkinson stated that he would contact Jason Kemper to see if anyone was available for next month. Mr. Wilkinson stated that he would also like to review an Environmental Impact Statement online.

Town Board Liaison

Mr. Grasso was present

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Mr. Gardner. All were in favor. Agenda meeting closed at 7:10 p.m.

BUSINESS MEETING

Opened at 7:45 p.m. with the Pledge of Allegiance.

Minutes

Mr. Wilkinson made a motion to approve the draft of the February 15, 2016 meeting minutes with changes incorporated. Ms. Phillips seconded the motion. All were in favor. Mr. Mitchell abstained from the vote.

PUBLIC HEARINGS

None.

SUBDIVISION APPLICATIONS

Marra/Carnevali (223.-1-23)

Frank Marra appeared before the Board.

Mr. Marra stated that he would like to explain why there is only one perk test shown on the drawing. Mr. Marra stated that he had started the process a few years back and started with

perk tests. Mr. Marra stated that he did not hire a surveyor at that time. Mr. Marra stated that his plans went on hold and he never got the other perk test done. Mr. Marra stated that the ground was frozen and he was unable to get the second perk test before this meeting. Mr. Marra stated that he plans to do the other perk test on the other lot next week.

Mr. Wilkinson inquired if there were any wetlands on the lots.

Mr. Marra stated that there were no wetlands. Mr. Marra stated that they were fields and they used the stonewall fences as the property lines. Mr. Marra stated that the land is very dry.

Mr. Wilkinson inquired if a deep hole test had been done on the property.

Mr. Marra stated yes, there is about 3 to 3 ½ feet of soil and it varies depending where you dig. Mr. Marra stated that the lots are not completely flat; they do have some rising hills and some low spots.

Mr. Mitchell inquired if there was limestone at 3 feet of soil.

Mr. Marra stated yes.

Mr. Mitchell asked Mr. Marra to show the location of Eugene Snowicz's property.

Mr. Marra showed the neighboring properties on the drawing.

Mr. Mitchell inquired if the property was being sold.

Mr. Marra stated no that he wanted to complete the process and may build himself on one of the lots.

Mr. Wilkinson stated that the subdivision regulations require any easements on the property be shown on the drawing. Mr. Wilkinson inquired what kind of easement was there as the surveyor listed it as unknown.

Mr. Marra stated that easement is for National Grid for the power to his house.

Mr. Grasso stated that National Grid can provide a copy of the easement.

Mr. Keniry advised the applicant to get a copy of the existing easement.

Mr. Wilkinson stated that the application would need to be referred to the County Planning Board and the Town Engineer. Mr. Wilkinson stated that the Board needs the easements. Mr. Wilkinson reviewed page 14 of the subdivision regulations listing the requirements for the drawing and what needs to be shown. Mr. Wilkinson asked that the surveyor revise the map to meet the requirements of page 14. Mr. Wilkinson asked that the scale be 400

feet/inch on the entire map, perk test results for the other lot, the existing home and improvements be shown as well as the existing well and septic areas. Mr. Wilkinson asked for the proposed driveways to be shown also. Mr. Wilkinson asked that "District 2" be put on the drawing after the "AG" notation. Mr. Wilkinson stated that the setbacks also need to be shown and the proposed locations of the new houses on the new proposed lots.

Mrs. York stated that the application needs to be updated to change "RA" to "A".

Ms. Szurek inquired if there were any wetlands.

Mr. Marra stated no.

The Board reviewed the wetlands maps.

Mrs. Wood made a motion to declare the Planning Board as lead agency status for the purposes of SEQRA for the Marra/Carnevali subdivision on Jolly Road. Ms. Szurek seconded the motion. All were in favor.

Mr. Wilkinson polled the Board about scheduling the Public Hearing for next month.

Mr. Keniry stated that the Board could schedule the Public Hearing and send what the Board currently has to the County and the engineer.

Mr. Wilkinson made the motion to schedule the Public Hearing for April 18, 2016 at 7:30 p.m. Ms. Phillips seconded the motion. All were in favor.

Mrs. York provided the public hearing cards for the applicant.

PRE-APPLICATION CONFERENCE

None.

ZONING REPORT

The Board reviewed the report.

CORRESPONDENCE

None.

TOWN BOARD LIAISON

Mr. Grasso has 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 8:20 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary