

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

Minutes of the Planning Board Meeting – September 17, 2012

Chairman Jay Wilkinson called the meeting to order at 7:05 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, John Kadlecek, Connie Wood, Chris Mitchell, Dawn Szurek, Marilyn Phillips, Bill Keniry, Planning Board Attorney, 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 August 20, 2012 meeting minutes needed to be approved. Mr. Wilkinson stated that Mrs. York provided comments. Mr. Wilkinson provided comments. No other comments were provided. Mr. Wilkinson stated that the Board could vote on the minutes during the Business Meeting.

Public Hearings

Mr. Wilkinson stated that there are no Public Hearings.

Lot Line Change

Pangburn/Burleigh (247-1-12 and 247-1-65)

Mr. Wilkinson stated that this is a standard lot line change.

Zoning Report

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

Correspondence

Mr. Wilkinson stated that he has spoken to Dave Schweizer regarding his intentions for a lot line change. Mr. Wilkinson stated that Mr. Schweizer is looking for feedback from the

Board. Mr. Wilkinson stated that Mr. Schweizer would like to do a lot line change on his property for estate planning. Mr. Wilkinson stated that there is also a proposed driveway agreement between the parties in which Parcel A would have control. Mr. Wilkinson stated that Parcel A would be one piece and Parcel B would be the rest.

The Board reviewed the proposed drawing. Mr. Keniry clarified the drawing for the Board. Mr. Keniry stated that Mr. Schweizer is looking to eliminate the line to make his property all one piece except for Parcels A and D. Mr. Keniry stated that the property being retained will be an "H" shape.

Mr. Wilkinson stated that the driveway would have to conform to the new standards for driveways over 500 feet.

M. Keniry suggested comprising a list of questions for Mr. Schweizer so that he can anticipate what the Board is looking for.

Mr. Wilkinson stated that he would get back to Mr. Schweizer with the feedback.

Mr. Wilkinson stated that he has sent a letter to Alan Grattidge regarding the Deer Run Road dedication. Mr. Wilkinson stated that everyone should have a copy. Mr. Wilkinson stated that Mr. McNamara helped in the drafting of the letter.

Mr. Wilkinson stated that he has sent a letter to Bob Gizzi regarding the Mayer subdivision so that he is aware of where the horse is supposed to be located and allowed to roam.

Town Board Liaison

Mrs. Verola was not present.

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Mrs. Wood. 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

Mr. Wilkinson made the motion to approve the draft of the August 20, 2012 minutes with changes incorporated. Mr. Kadlec seconded the motion. All were in favor.

LOT LINE CHANGE

Pangburn/Burleigh (247.-1-12 and 247.-1-65)

Mary Ann Pangburn appeared before the Board. Ms. Pangburn stated that she would like to purchase a 50 x 200 piece of property from her neighbor and annex it to her property to square up the back of the lot. Ms. Pangburn stated that she lives at 1030 Peaceable Street. Ms. Pangburn stated that the original front line was 200 feet then she purchased 150 front feet and 250 back feet. Ms. Pangburn stated that the Burleigh property is for sale and she can purchase a strip of 50 x 200 to even off her property.

Mrs. Wood inquired if the barn was located on the Burleigh property.

Ms. Pangburn stated yes it is for hay storage and there is no foundation, only sides and a roof.

Mr. Wilkinson stated that this is a straight forward lot line change. Mr. Wilkinson stated that there is an affidavit from Scott Burleigh regarding the purchase agreement.

Ms. Pangburn stated that she has provided the original affidavit and two copies.

Mr. Wilkinson gave the affidavit to Mr. Keniry for review.

Mr. Wilkinson stated that the application has already been forwarded to the County Planning Board and their response was no significant impact. Mr. Wilkinson stated that the file contains the affidavit and the sales agreement as well as a copy of the deed. Mr. Wilkinson stated that the only issue pertains to the standard notes. Mr. Wilkinson requested that the well and septic notes be added to the drawing and that the language in the right to farm note be changed to conform to Charlton's notes. Mr. Wilkinson stated that the Zoning district is also missing from the drawing. Mr. Wilkinson stated that the application is complete.

Mr. Wilkinson made the motion to declare the Planning Board as lead agency for purposes of SEQRA and that the action is unlisted with a negative declaration relative to SEQRA for the Pangburn/Burleigh Lot Line Change at 1030 Peaceable Street. Mr. Mitchell seconded the motion. All were in favor.

Mr. Wilkinson made the motion to waive engineering review, fees and a Public Hearing for the Pangburn/Burleigh Lot Line Change at 1030 Peaceable Street. Mr. Mitchell seconded the motion. All were in favor.

The Board completed the EAF.

Mr. Kadlecik inquired if there would be two deeds.

Mr. Keniry advised Ms. Pangburn that when the attorney prepares the sale paperwork, they can also prepare the deed necessary to merge the additional lands into the title of real property currently owned.

Mr. Wilkinson made the motion to approve the Pangburn/Burleigh Lot Line Change as Resolution 2012-07 and authorize the chairman to sign the mylars contingent upon changes to the well, septic and RTF notes on the drawing and the addition of the zoning district to the map. Mrs. Wood seconded the motion. All were in favor.

Resolution 2012-07 was made.

Mr. Wilkinson provided Ms. Pangburn with the standard notes and Mrs. York provided Ms. Pangburn with the filing instructions.

Zoning Report

The Board reviewed the Zoning Report.

Town Board Liaison

Mrs. Verola was not present.

Correspondence

Addressed in the Agenda Meeting.

Eran Wasserman appeared before the Board to submit copies of an engineering report. Mr. Wasserman submitted an engineering report. Mr. Wasserman inquired when a workshop was going to be scheduled and when the extension deadline was.

Mr. Wilkinson stated that the Board will review the information. Mr. Wilkinson stated that Mr. Wasserman can be put on the agenda for next month.

Mr. Wasserman stated that the modifications to the septic system were done by the previous owner and he would like to restore the septic to the way it was before the alteration.

Mr. Wilkinson stated that the Board granted an extension to November 1st. Mr. Wilkinson stated that the Board will review the information submitted and see him next month.

Mr. Wasserman inquired about the workshop.

Mr. Wilkinson stated that dates are still being worked out. Mr. Wilkinson stated that he would be advised once the workshop was scheduled.

Mr. Wasserman stated that he may have additional information to submit including an updated drawing of the patio layout and the parking spaces.

Mr. Wilkinson stated that the information would need to be provided October 1st, two weeks prior to the next meeting.

The Board entered into Executive Session at 8:30 p.m.

The Board returned from Executive Session at 9:00 p.m.

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

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary