

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

Minutes of Planning Board Workshop – March 3, 2010

Chairman Jay Wilkinson opened the workshop at 7:00 p.m. at the Charlton Town Hall. Mr. Wilkinson stated that the workshop is being held to discuss the LaFountain/Miller application.

Present: Jay Wilkinson, Chairman, John Kadlecek, Mark Hodgkins, Connie Wood, Dawn Szurek, Ray Black, Susan York, Planning Board Clerk, Kimberly Caron, Recording Secretary, Michael McNamara, Town Engineer, Bruce Gardner, Town Councilman, Marv Schorr, Chairman of the Environmental Conservation Commission, Lane Jastrebski, ECC Member, Robert Kileen, ECC Member, Scott Lansing, Lansing Engineering and David and Teresa LaFountain.
Chris Mitchell joined the meeting at 7:20 p.m.

Mrs. Wood recused herself from participating in discussions.

Mr. Wilkinson stated that the goals for the Town have been encompassed in the Comprehensive Plan and the Farmland Protection Act. Mr. Wilkinson stated that the goal of this workshop is to come to a meeting of the minds to maintain the Town's goals as well as the goals of the applicant.

Mr. Wilkinson stated that the questions of the Board are as follows:

- what has been done since the last meeting to address the Planning Board concerns;
- what is the plan for maintaining rural character on Cook Road and Route 67;
- have the applicants looked at selling the development rights to the farmland; and
- what are the goals of the applicants.

Mr. Lansing stated that he brought the maps that the Board has already seen with the proposed area of the subdivision highlighted. Mr. Lansing stated that the drawing shows the roads, wetlands, wooded area, farmland, etc. Mr. Lansing stated that they have not made any changes to the drawing.

Mr. Lansing stated that the applicant's intent is to keep the farmland with each lot proposed. Mr. Lansing stated that in order to maintain some of the rural character on Cook Road they have proposed a large lot there. Mr. Lansing stated that he does not know about selling the farm rights. Mr. Lansing stated that the applicant's goal is for a 7-lot subdivision with the larger wooded lots in the back for the applicant's children.

Mrs. LaFountain stated that they have not changed the plan because of the added expense. Mrs. LaFountain stated that they have gone over numerous scenarios on their own and with the Board. Mrs. LaFountain stated that they need to do a 7-lot subdivision because they need to sell 5 lots to make the subdivision financially feasible. Mrs. LaFountain stated that it would cost more money for them to have a cluster plan drawn up. Mrs. LaFountain stated that she understands the Board's priorities. Mrs. LaFountain stated that with what they are proposing, they are trying to maintain the Town's goals.

Mrs. LaFountain stated that if the land was sold to a developer, there would be more than 7 lots. Mrs. LaFountain stated that the farmland has not been associated with a working farm since 1989. Mrs. LaFountain stated that before they take on the expense of having a cluster plan drawn up, they want a consensus from the Board of what the Board wants.

Mr. Black stated that he agrees and understands the applicant's goals. Mr. Black stated that where he lives, when purchased, they could only see one house. Mr. Black stated that now he can see 14 houses. Mr. Black stated that the rural character is not there anymore. Mr. Black stated that the applicants have made clear that their intent is to make enough money to afford to keep 2 lots for their children. Mr. Black inquired if there were 2 specific lots.

Mr. LaFountain stated the two wooded 16-acre lots.

Mr. Black inquired why.

Mr. LaFountain stated that they would like to keep as much of the woods as they could to maintain the woods for the children. Mr. LaFountain stated that there are trails running through there that the children have played on for the last 20 years.

Mr. Wilkinson stated that the Board had denied the request for a waiver of the cluster plan. Mr. Wilkinson stated that the Board was hoping for a cluster plan tonight to review. Mr. Wilkinson stated that at the last workshop, Mr. McNamara provided several different scenarios to point the applicants in the direction of what the Board wants.

Mrs. LaFountain stated that there are conflicting points of perspective. Mrs. LaFountain stated that she was under the impression that putting in a new road was not acceptable to the Town. Mrs. LaFountain stated that designating land to the Town was also unacceptable. Mrs. LaFountain stated that creating the additional expense of another drawing without knowing what they are working towards is not financially acceptable to them.

There were several small group discussions pertaining to the drawings by Mr. McNamara.

Mr. Black made the suggestion that if Mr. LaFountain's son-in-law was interested in farming, that they take one of the lots with the farmland and work the land.

Small group discussions.

Mr. LaFountain stated that after the wetlands delineation was done there were 16 acres of unusable land and the price of the land did not decrease.

Mr. Kadlec raised the question of the Town accepting another road.

Mr. Wilkinson stated that he was under the impression that the Town does not want any more roads.

Mr. Gardner stated that the issue has not been discussed.

Mr. Wilkinson provided a sketch of an alternative cluster plan. Mr. Wilkinson's sketch addressed all of the Town's goals.

The issue of new roads was discussed.

Mr. Black asked Mr. Gardner to look at the proposal that called for an access road to be put in.

Mr. Gardner suggested going before the Town Board and the ZORC committee. Mr. Gardner wanted the record to reflect that he was not present at the workshop representing the Town Board and any suggestions or statements made were his personal opinion.

Mr. Wilkinson stated that the Board would like to see a cluster plan to move forward.

Mr. McNamara suggested that the wells and septic be part of the cluster plan.

The sketches provided by Mr. McNamara at the February workshop were again reviewed.

Mr. Wilkinson made clear to the applicants that the Board was not trying to plan their subdivision, just give clear direction of what the Board was looking for.

Mr. Lansing stated that he is better advised of what the Board is looking for and will try to come to common ground.

Mr. Wilkinson stated that the Board will keep the application on the agenda for review of a cluster sketch plan.

The workshop ended at 8:30 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary