

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

Minutes of Planning Board Meeting – June 15, 2009

Chairman Jay Wilkinson called the meeting to order at 7:00 p.m. at the John W. Taylor Hall.

Present: Jay Wilkinson, Chairman, John Kadlecsek, Mark Hodgkins, Connie Wood, Dawn Szurek, Ray Black, William Keniry, Planning Board Attorney, Susan York, Planning Board clerk and Kimberly Caron, Recording Secretary.

AGENDA MEETING:

Mr. Wilkinson stated that there is a quorum of five members.

Mr. Wilkinson stated that the Kuehner lot line change is the only application on the agenda for tonight. Mr. Wilkinson stated that the Board sent a referral letter to the Town of Glenville but received no response. Mr. Wilkinson stated that the Board received a response from the County indicating approval of the application.

Minutes

Mr. Wilkinson stated that the draft of the May meeting minutes needed to be approved. Mr. Wilkinson stated that Mrs. York provided comments. Mr. Wilkinson stated that he agreed with Mrs. York's comments. Mrs. Wood had a question on some wording of the minutes, which Mrs. Caron explained. Mr. Wilkinson stated that the Board could approve the minutes during the business meeting.

Public Hearings

Mr. Wilkinson stated that there would not be any Public Hearings.

Subdivision Applications

Mr. Wilkinson stated that there were no new applications or new business.

Mr. Wilkinson stated that the Ward application and the Heflin/Durst applications had been removed from the agenda and the Board is waiting for the applicants to take action.

Zoning Administrator Report

Mr. LaFountain provided his report for the month of May 2009. The Board reviewed the report.

Town Board Liaison

Mr. Wilkinson stated that there would be no report. Mr. Wilkinson stated that Mrs.

Verola is still not feeling well.

Correspondence

Mr. Wilkinson stated that the Board has received a planning chart from Mr. Valentine and requested that the information be updated for the Town of Charlton. Mr. Wilkinson asked for any comments.

Mr. Wilkinson stated that the next Board meeting in July would be held in the new Town Hall. Mr. Wilkinson asked Mr. Black to chair that meeting, as he would be unavailable.

Mr. Wilkinson made the motion to close the agenda meeting seconded by Mr. Kadlecsek. The agenda meeting was 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 May 18, 2009 minutes with changes incorporated. Mr. Black seconded the motion. All were in favor.

Zoning Administrator Report

Reviewed at Agenda meeting.

Correspondence

Reviewed at Agenda meeting.

Town Board Liaison

No report.

Subdivision Applications

None.

Kuehner/Miller (246-3-64 and 246-3-63.2)

Mr. Black recused himself from discussions.

Mr. Kuehner appeared before the Board.

Mr. Wilkinson stated that at the May meeting the Board needed County approval, which had been received. Mr. Wilkinson stated that the Board also needed to refer the application to the Town of Glenville, which has been done. Mr. Wilkinson stated that the Board did not receive a response from the Town of Glenville.

Mr. Wilkinson stated that the Board also requested that the Right to Farm note be changed.

Mr. Kuehner stated that it had been done but he brought the wrong map to this meeting.

Mr. Wilkinson made the motion to classify the action as an unlisted action with a negative impact declaration for the purposes of SEQRA for the lot line change of Kuehner/Miller on Dawson Road. Mr. Kadlecsek seconded the motion. All were in favor.

The Board completed the short form Environmental Assessment form parts II and III.

Mr. Wilkinson made the motion to approve the Kuehner/Miller lot line change as Resolution 2009-03 and authorize the chairman to sign the corrected mylars. Mr. Kadlecsek seconded the motion. All were in favor. Mr. Black recused himself.

Resolution 2009-03 was made.

Mr. Keniry stated that he received an electronic response from Kevin Cochran of Town of Glenville Planning Board dated May 22, 2009 and there was no objection.

Mr. Wilkinson reviewed the number of mylars required with Mr. Kuehner.

Mrs. York provided the filing instructions to Mr. Kuehner.

Correspondence

Mr. Wilkinson stated that the Right to Farm note in the body of the subdivision application and review guide was different from the one in the standard notes. Mr. Wilkinson inquired if the Board felt that they should read the same to avoid having applicants use the wrong language.

Mr. Keniry stated that he does not know how the standard note originated. Mr. Keniry stated that the note that was provided by Mr. McNamara might not be consistent with what the legislation is. Mr. Keniry stated that the text in the review guide may be consistent with the legislation and the note from Mr. McNamara may not.

Mr. Black stated that the Board asked Mr. McNamara to create the standard notes.

Mr. Wilkinson inquired if Mr. Keniry could research the correct language.

Mr. Keniry stated that he would research that and get back to the Board. Mr. Keniry stated that he would look to see what needs to be changed. Mr. Keniry stated that there are two different purposes, one as a notice to buyers for them to sign and the other is the note for the mylar. Mr. Keniry stated that the Board may just need to add a clarification to the review guide language.

Mr. Wilkinson made the motion to adjourn the meeting. Mr. Black seconded the motion. All were in favor.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary