

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

Minutes of the Planning Board Meeting –August 17, 2015

Chairman Jay Wilkinson called the meeting to order at 7:02 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, John Kadlecek, Connie Wood, Chris Mitchell, Marilyn Phillips, Bruce Gardner, Dawn Szurek, Bill Keniry, Esq., Planning Board Attorney and Susan York, Planning Board Clerk.

**AGENDA MEETING**

Mr. Wilkinson stated that there is a quorum.

Minutes

Mr. Wilkinson stated that the draft of the July 20, 2015 meeting minutes needed to be approved. Mrs. York has previously 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

Furchak (236.-1-40.1)

Mr. Wilkinson stated that the proposal is a subdivision of a 28.3+ acre parcel on the north and south sides of Packer Road at the corner of Maple Avenue. Mr. Wilkinson stated that the applicant is proposing to subdivide out 19.4+ acres for the existing house and improvements and create a new 8.3+ acre parcel on the south side of Packer Road for a new home.

Mr. Wilkinson stated that at the July meeting the Board took lead agency status and referred the application to Mr. McNamara and the County Planning Board. Mr. Wilkinson stated that the Board has received a letter from Mr. McNamara dated August 12, 2015. Mr. Wilkinson stated that new maps have been received with the perk test information on them.

Schrader/Flanders (236.-1-91.1)

Mr. Wilkinson stated that the applicant is Christy Schrader, the Trustee of 153 acres of vacant and undeveloped land on Jockey Street. Mr. Wilkinson stated that the proposal is to create two new residential lots of 2.7 $\pm$  acres each and have 287 $\pm$  feet of frontage on Jockey Street.

Mr. Wilkinson stated that the Board took lead agency status at the July meeting. Mr. Wilkinson stated that the application was referred to Mr. McNamara and the County Planning Board.

Subdivision Applications

Furchak (236.-1-40.1)

Discussed under Public Hearings.

Schrader/Flanders (236.-1-91.1)

Discussed under Public Hearings.

Pre-application Conferences

None.

Zoning Report

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

Correspondence.

Mr. Wilkinson stated that the Town Board will be holding a workshop on Thursday, August 20, 2015 at 7:00 p.m. to discuss proposed zoning changes.

Mr. Grasso addressed the Board to provide a summary of the proposed changes and what would be discussed at the Town Board workshop.

Town Board Liaison

Mr. Grattidge introduced John Gay as the new Town Board member to serve the balance of Sandy Verola's term.

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Mr. Mitchell. All were in favor. Agenda meeting closed at 7:20 p.m.

## **BUSINESS MEETING**

Opened at 7:33 p.m. with the Pledge of Allegiance.

### **Minutes**

Mr. Wilkinson made a motion to approve the draft of the July 20, 2015 meeting minutes with changes incorporated. Ms. Szurek seconded the motion. All were in favor. Mrs. Wood abstained from the vote.

## **PUBLIC HEARINGS**

### **Furchak (236.01-40.1)**

Mr. Wilkinson stated that the Public Hearing notice was published in the Daily Gazette on 08/10/15 and adjoining neighbor notices were mailed on 07/29/15.

Mr. Wilkinson reviewed the Public Hearing process.

Mr. Wilkinson opened the Public Hearing at 7:35 p.m.

Nicholas Furchak: This is the lot divided by Packer Road at Maple Avenue. My intentions are to subdivide a single family home parcel. This is where the well and septic will be located. This is my mother's lot, north of Packer Road. The total acreage of the lot is 29 acres and the lot I am subdividing is 8.2 acres. There will be 660 feet of road frontage on Packer Road and 660 feet of road frontage on Maple Avenue.

Jay Wilkinson: I'll open the floor up to anybody from the public that is here that has questions about this particular subdivision. If you do please come forward.

Mr. Wilkinson made a motion to close the Public Hearing seconded by Mr. Gardner. All were in favor.

Public Hearing closed at 7:40 p.m.

### **Schrader/Flanders (236.-1-91.1)**

Mr. Wilkinson stated that the Public Hearing notice was published in the Daily Gazette on 08/10 /15 and adjoining neighbor notices were mailed on 07/31/15.

Mr. Wilkinson reviewed the Public Hearing process.

Mr. Wilkinson opened the Public Hearing at 7:50 p.m.

Dave Flanders: Christy Schrader owns the parcel consisting of 153 acres. The intent is to create two new lots. There will be two new driveway cuts. These are the proposed house locations. The perk tests were witnessed by Bob Gizzi. Both lots perked in 13 minutes.

Jay Wilkinson: I'll open the floor up to anybody from the public that is here that has questions about this particular subdivision. If you do please come forward.

Alan Grattidge, 4228 Jockey Street: I live across the street. As a landowner, I fully support the Schrader's request. The lots fully meet the zoning ordinance requirements.

Ray Somers, 4243 Jockey Street: We had to sell the farm for health reasons and we now live in an apartment in Milton. My wife and I intend to buy Lot 2. I requested the Lot 2 driveway cut because of the hill at Lot 1 and I think the site distance is best as shown on the map for Lot 2.

Mr. Ames: This is for just two lots?

Jay Wilkinson: Yes but there could be more in the future.

Andi Smith, 2176 Maple Avenue: Are there any requirements as to how many houses can go on this lot?

Jay Wilkinson: As long as they have 200 feet of frontage and 2 acres they can create a lot.

Dave Flanders: After subdividing the two lots off there will be a remaining 3100 feet of frontage.

Connie Wood: There could be as many as 15 new lots.

Andi Smith: How quickly will speed limits change when more driveways go in?

Connie Wood: Speed limits are set by the State.

Dawn Szurek: The public is invited to attend the Town Board's workshop on the 20<sup>th</sup>.

Dave Flanders: There are no plans for further development of this property.

Mr. Wilkinson made a motion to close the Public Hearing seconded by Mr. Kadlecsek. All were in favor.

Public Hearing closed at 7:56 p.m.

## **SUBDIVISION APPLICATIONS**

Furchak (236.-1-40.1)

Mr. Wilkinson stated to review, the Board took lead agency status at the July meeting. Mr. Wilkinson stated that the Public Hearing has been closed. Mr. Wilkinson stated that the County reply was no significant impact. Mr. Wilkinson stated that Mr. McNamara has some concerns in his letter of August 12<sup>th</sup>. Mr. Wilkinson stated that comment 1 has been satisfied. Mr. Wilkinson stated that comment 2 needs to be resolved. Mr. Wilkinson read Mr. McNamara's comments regarding the septic design plans. Mr. Wilkinson read comment 3. Mr. Wilkinson stated that the perk rate has been satisfied but the location of the septic system is still unresolved. Mr. Wilkinson read comment 4.

Mr. Wilkinson stated that in order for the Board to move ahead with the application, more test pit information for the proposed septic system is needed for where it is proposed to be located. Mr. Wilkinson stated that the applicant has to prove that everything fits in order to subdivide. Mr. Wilkinson stated that the septic system remains an issue. Mr. Wilkinson stated that additional test pits are needed.

Ms. Szurek stated that the front yard is eliminated as a septic location because of the well location there.

Mr. Wilkinson stated that there is enough room, almost 300 feet, to separate the septic system from the well and have them both located in the front.

Mr. Mitchell asked the applicant if he was aware that if the Zoning Officer declines the current proposed septic location that it will need to be moved towards the front.

Mr. Keniry stated that Mr. McNamara has stated that the proposal meets the subdivision rules. Mr. Keniry stated that the Zoning Officer may decline the septic where it is proposed.

Mr. Wilkinson polled the Board to see if more information was required or move forward and vote.

Mr. Gardner stated that there are two locations that meet the perk requirement and the well location has been established. Mr. Gardner stated that the Board could move ahead.

Ms. Phillips stated that the applicant has proven that it can meet the percolation rate. Ms. Phillips stated that the applicant knows the risks. Ms. Phillips stated that the Board could move ahead.

Mr. Mitchell stated that the proposal meets the requirements. Mr. Mitchell stated that the Board could move ahead.

Ms. Szurek stated that the applicant has proven that it is buildable. Ms. Szurek stated that the Board has advised the applicant of the risk to need an expensive system. Ms. Szurek stated that the Board could move forward.

Mrs. Wood stated that she agrees with Ms. Szurek. Mrs. Wood stated that the Board could move forward.

Mr. Kadlecek stated that he also agreed and the Board can move forward.

The Board completed Part II of the EAF.

Mr. Wilkinson made the motion to approve the Furchak subdivision contingent upon the revision of #6 curb cut note on the drawing as Resolution 2015-04 and authorize the chairman to sign the mylars. Mr. Mitchell seconded the motion. All were in favor.

**Resolution 2015-04 was made.**

Mr. Wilkinson reviewed the number of maps required.

Mr. Wilkinson advised the applicant to get additional perk tests but the information does not need to be on the drawings.

Mrs. York provided the applicant with the filing requirements.

**Schrader/Flanders (236.-1-91.1)**

Mr. Flanders provided one copy of the revised map that addressed Mr. McNamara's concerns.

Mr. Wilkinson stated that the Board has received a new map that shows the overall parcel. The Board reviewed the driveway changes on the drawing.

Mr. Wilkinson stated that the Board has received County approval. Mr. Wilkinson stated that the Board has received a letter from Mr. McNamara with comments that need to be addressed. Mr. Wilkinson stated that comment 1 pertains to wetlands and there are no wetlands on the parcel. Mr. Wilkinson stated that comment 2 pertains to perk and has been satisfied. Mr. Wilkinson stated that comment 3 requires a revision to the curb cut note on the drawing. Mr. Wilkinson stated that comment 4 pertained to the addition of a drainage ditch with 12" culverts for both lots. Mr. Wilkinson stated that has been added to the map presented tonight.

Mr. Wilkinson stated that the engineer's comments have been resolved. Mr. Wilkinson stated that he has spoken to Ted Serbalik from DPW and the County is neutral on the location for the driveway for Lot 2 where it is shown and can always be paired with Lot 1.

Mr. Wilkinson stated that the Board is in agreement that the proposed driveway location will be put where the buyer wants it.

Mr. Kadlecek suggested placing the driveway further from the well so that the driveway runoff does not affect the well.

The Board reviewed Part I of the EAF and made revisions which were initialed by the applicant's surveyor.

The Board completed Part II of the EAF.

Mr. Wilkinson made the motion to approve the Schrader/Flanders subdivision as Resolution 2015-05 and authorize the chairman to sign the mylars.

**Resolution 2015-05 was made.**

Mr. Wilkinson reviewed the number of maps required.

Mrs. York provided the applicant with the filing requirements.

**PRE-APPLICATION CONFERENCE**

None.

**ZONING REPORT**

The Board reviewed the report.

**CORRESPONDENCE**

None.

**TOWN BOARD LIAISON**

No report.

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

The meeting was adjourned at 8:43 p.m.

Respectfully Submitted,

Kimberly A. Caron  
Recording Secretary