



Charlton Environmental Conservation Commission

Minutes of the Charlton Environmental Conservation Commission Meeting – January 26, 2010

1. The meeting was called to order at 7:30 pm. Members present were Dube, Jastrebski, Killeen, Schorr
2. The minutes of the October 27, 2009 meeting were accepted as amended.
3. Marv said that the budget includes the roadside cleanup, tree give away and hazardous waste collection. Charlton, Ballston, Galway and Milton so are far likely to participate.
4. Review of ZBA and Planning Board applications.

Palma application – Rt 67. Too many factors are in play that complicate the application. These include septic/well separation distance not adequate since 200 ft is required due to down slope between the septic and the well, steep grade from the road to property behind the house, too many setbacks not met, wet areas, lot size too small, several errors in application, not enough detail on drawings.

Jacobs application – the plot plan is sloppy and poorly done, since there are currently structures and facilities there. A plot plan drawn to scale should be submitted showing all dimensions and elevations, wetlands, etc. Too much detail is missing.

Muscanell application – Root Road. This is the second review by the ECC. The DEC wetland disturbance permit has not yet been received. The original ECC comments were discussed along with future course of action concerning wetlands protection during construction.

LaFountain application – Rt 67/Division subdivision plans are detailed and complete, the lots conform to the zoning ordinance, the wetlands are shown and there appear to be no concerns.

Heflin/Durst – Swaggertown Road. A new cluster design (to preserve open space) has been submitted showing 23 one acre lots. A concern is that the open space not be developed later. The ECC is on record as opposing a cluster design on this property.

Stack application for a lot line deed change to split off 3 acres with a house and structures from a 35 acre tree farm property to enhance an agriculture tax exemption. No environmental impact.

5. Watershed maps were reviewed at the request of the Supervisor.

The meeting was adjourned at 9:35 pm.

Respectfully submitted,

M.M. Schorr, Chairman

cc: ECC members

D. Salisbury, Town Board liaison