



Charlton Environmental Conservation Commission

Minutes of the Charlton Environmental Conservation Commission Meeting – March 30, 2010

1. The meeting was called to order at 7:00 pm. Members present were Dube, Jastrebski, Killeen, Ranaletto, Schorr, Smith
2. The minutes of the February 23, 2010 meeting were accepted.
3. Upcoming events were discussed. The roadside cleanup and tree give away are set for May 1, 2010; the household hazardous waste collection is tentatively set for August 21- participation by additional towns is still unclear. Sundae on the farm will be held in Charlton this year, at the Arnold farm.
4. County EMC meeting – EPA and GE have issued separate reports on the first phase of dredging the Hudson River PCB hot spots. EPA appears to be claiming that although not everything went as planned, there were no obstacles uncovered that could not be fixed in phase 2. However, the GE report seems to say that there were major issues that could/should delay or cancel phase 2. These issues included the finding of much higher concentrations of PCBs in the river bed and much deeper deposits of PCBs, both of which resulted in more PCB entrainment carryover to downstream. A new peer review committee will review the data and render its conclusions.
5. The impacts of wetland areas on buildable sites in subdivision applications were again discussed. The ECC feels strongly that clustering should not be considered in areas where both wetlands and municipal water exist, as is the case in the Heflin-Durst subdivision on Swaggertown Road. The Planning Board was reminded of the ECC position on this subject by again sending it the September 2005 ECC letter commenting on the Swaggertown Road subdivision application. The Planning Board appears to be considering its “guidance” on preserving open space as a “rule”. Based on discussions held by the Comprehensive Plan Committee with a hydro-geologist consultant, it was concluded that lot sizes larger than 2 acre should be required in wetland or poor soil areas of Charlton, rather than smaller lot sizes.
5. Update - LaFountain application – The applicant has re-submitted its plan to the Planning Board based on providing a cluster design. The latest design adds a road and 9 more houses to the original 7. It uses smaller lot sizes, some less than 1 acre, and rather than preserving open space uses much more of the available space than the conventional design. Furthermore, the road would probably have to be taken over by the Town adding the cost of maintenance to the Town.
6. The Froland Transportation application, to take over the property of Capital Care Medical Practice on Stage Road when that practice moves to its new building, was discussed. This appears to be a low impact use of the non-conforming use building. It will be used strictly as a professional office with 5 current employees. Some concern was expressed about future expansion of the non-conforming use, but it was noted that any future expansion would require again going to the Town Board for approval. Similarly, this would not set precedence since it is currently a non-conforming use; any business desiring to move into an existing building in a residential area would be prohibited from doing so without obtaining a special exception.
7. Jacobs application – An aerial photo map was provided, but still did not provide enough detail. There is no formal plot plan and it cannot be adequately reviewed.

The meeting was adjourned at 9:15 pm.

Respectfully submitted,

M.M. Schorr, Chairman for Robert Killeen, Secretary

cc: ECC members

D. Salisbury, Town Board liaison