

**Town of Charlton  
Saratoga County**

**PUBLIC HEARING  
Regarding Exceptional Use Application from Capital Care MPH Properties**

**March 26, 2018**

The Public Hearing began at 6:30 p.m. at the Charlton Town Hall, and was called to order by Supervisor Grattidge, who stated that this is a Public Hearing regarding an application to amend the original Exceptional Use Permit application from Capital Care MPH Properties for their property located at 286 Stage Road.

Supervisor Grattidge introduced the Town Board members present: Councilman Grasso, Councilman Hodgkins, as well as Town Clerk Brenda Mills and Town Attorney Van Vranken. The Supervisor noted that Jay Wilkinson, Planning Board Chairman was in the audience.

The Town Clerk read the following Legal Notice and confirmed that it was published in the official newspaper, The Daily Gazette on March 9, 2018:

**TOWN OF CHARLTON  
TOWN BOARD**

**LEGAL NOTICE**

PLEASE TAKE NOTICE, that the Town Board of the Town of Charlton, Saratoga County, New York, will meet to conduct a public hearing at the Charlton Town Hall, 758 Charlton Road in said Town of Charlton, County of Saratoga, New York on the **26th day of March, 2018 at 6:30 p.m.** for the purpose of hearing all persons regarding the following matter:

Exceptional Use Permit Application from Capital Care MPH Properties for property located at 286 Stage Road, Town of Charlton, New York, required as per Article VII of the Zoning Ordinance of the Town of Charlton, adopted Sept. 14, 2015.

Dated: March 6, 2018  
Brenda Mills  
Town Clerk

The Town Clerk also noted for the record that she has an Affidavit of Mailing of the Notice of Public Hearing in which notifications were sent to 52 neighboring properties on March 14, 2018.

Supervisor Grattidge asked that the Planning Board's Opinion Letter be part of the record.

Supervisor Grattidge said that tonight we are seeing an updated Site Plan based on the comments made by the Planning Board.

The Supervisor asked Mike Bianchino from Lansing Engineering to present the project.

Mr. Bianchino said that once the plans are final, he will provide the finalized copies for the Town Clerk.

Mr. Bianchino said the medical practice has grown and they are now in need of additional space. When the building was originally built, it had been approved to be 840 square feet bigger. In approximately 2008, they were approved for a 4,900 square foot building with 37 parking spaces. What they built at the time was a 4,060 square foot building with 37 parking spaces. They are now desiring to put on an addition to the building of 800+/- square feet plus 36 more parking spaces. He said that the Planning Board asked him to address the elevation and had concern whether or not there would be adequate parking during peak

times. Mr. Bianchino said that the building will look pretty much the same, minus the dormers. They will add 36 parking spaces bringing the total spaces to 73. There are currently 4 handicap accessible spaces and they will add 4 more bringing the total to 8. They will add additional landscaping. New trees will be planted along the paved area and on the south and east sides. Councilman Grasso said that he recommended 14 Norway spruces, 6 feet high and 4 red maples, 2 ½ caliper, for viewshed, and they have been incorporated into the plans. They will relocate 5 of the existing trees.

Mr. Bianchino said that the storm water basin is adequate for the proposed addition. The grading and swale are adequate for water runoff and drainage. The property has a well which has plenty of water. The septic system was built originally for the total space. It is functioning well and there is no need for increase in size. The sanitation system depth is okay. Any vents that need to be moved during construction will be moved.

Supervisor Grattidge said that he would like to see the fields surrounding the property mowed at least 2 times a season. Mr. Bianchino will pass the request on to his client.

Councilman Grasso said that the Town Board accepted Lead Agency status for the SEQR. The applicant provided the short environmental assessment forms. There are 3 parts. Councilman Grasso reviewed and completed them.

Louann Shadick-Ebert entered the Hearing at 6:45pm. She said that she the notification card that she received said the Hearing started at 7pm. The Town Clerk later found that the cards were sent out stating 7pm. The Board adjourned the Hearing at 6:53pm and said that a new Hearing would reconvene at 7pm.

At 7pm a few other residents had joined the audience and Supervisor Grattidge started the Public Hearing again.

Mr. Bianchino presented the project to the audience and gave the project information again.

The floor was opened to questions and comments from the audience.

Joseph Hess, resident, said overall he feels that this is a reasonable plan. He asked if additional parking lot lights were added, that they be low lights. He is new to Stage Road in Charlton, and can see the parking lot from him bedroom. He asked if more trees could be put on the Stage Road side of the property.

Mr. Bianchino said that no new outdoor lights will be added. Councilman Grasso said that possibly some of the trees planned for the southeast corner of the parking area could be moved to the southwest corner.

No one else chose to speak.

#### **RESOLUTION #75**

##### **Adjournment of meeting**

Motion by Councilman Grasso

Seconded by Councilman Hodgkins

Vote: All Ayes, No Nays. **CARRIED**

The Hearing adjourned at 7:12 p.m.

Respectfully submitted,

Brenda Mills  
Town Clerk