

**Town of Charlton
Saratoga County
Town Board Meeting**

February 13, 2017

The Regular Meeting of the Town Board of the Town of Charlton, Saratoga County, New York was held at the Charlton Town Hall, 758 Charlton Rd, Charlton, NY and called to order by Supervisor Grattidge at 7:30 p.m.

Supervisor Grattidge led the pledge of Allegiance.

Present: Councilman Gay, Councilman Grasso, Councilman Heritage, Councilman Hodgkins, Supervisor Grattidge, Town Clerk Brenda Mills, Attorney Van Vranken.

APPROVAL OF MINUTES

RESOLUTION #65

Approval of Minutes

Motion by Councilman Gay

Seconded by Councilman Grasso

BE IT RESOLVED that the Town Board has approved the minutes of the Town Board Public Hearing on January 23, 2017

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

RESOLUTION #66

Approval of Minutes

Motion by Councilman Grasso

Seconded by Councilman Hodgkins

BE IT RESOLVED that the Town Board has approved the minutes of the Town Board Agenda Meeting on January 23, 2017.

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

PRIVILEGE OF THE FLOOR FOR AGENDA ITEMS

No one chose to speak.

ABSTRACT OF CLAIMS

RESOLUTION #67

Approval of Abstract of Claims

Motion by Councilman Heritage

Seconded by Councilman Hodgkins

BE IT RESOLVED that the Town Board has approved the payment of bills as presented in Abstract No. 103, voucher numbers 58-95 in the amount of \$80,029.84 and Abstract No. 2, voucher numbers 201-202 in the amount of \$8,285.10.

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

TOWN CLERK'S REPORT

Clerk Mills reported that the Town Clerk's office took in \$759.50 for the month of January. \$647.00 was paid to the Supervisor's Office, and \$112.50 was paid to other Governmental agencies.

RESOLUTION #68

Acceptance of the Town Clerk's Report

Motion by Councilman Hodgkins

Seconded by Councilman Gay

BE IT RESOLVED that the Town Board has accepted the Town Clerk's reports as read.

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

SUPERVISORS REPORT

For the month of January, I attended 3 Town meetings and 7 County meetings.

Some of the highlights of the month:

- Attended normal Town and County meetings
- Attended the Annual BPA Talk of the Towns held in the Town of Glenville
- Attended the Saratoga County Swearing in ceremony and Organizational Meeting
- Held 2 Public Hearing on the Cell Tower and the Stewart's Project
- Attended the County Planning Conference in Saratoga Springs
- Attended the NYSAC annual meeting in Albany

The Supervisor confirmed that the Board has received the monthly financial reports.

(see financial report on next page)

02/13/2017 14:23:39

MONTHLY REPORT OF SUPERVISOR**TO THE TOWN BOARD OF THE TOWN OF CHARLTON :**

Pursuant to Section 125 of the Town Law, I hereby render the following detailed statement of all moneys received and disbursed by me during the month of January, 2017:

DATED: February 13, 2017

SUPERVISOR

	Balance 12/31/2016	Increases	Decreases	Balance 01/31/2017
A GENERAL FUND - TOWNWIDE				
CASH - CHECKING	11,315.38	87,616.42	86,864.32	12,067.48
CASH - SAVING	564,389.80	61,967.35	87,614.32	538,742.83
PETTY CASH	500.00	100.00	0.00	600.00
Park Fees Reserve	60,413.50	4.97	0.00	60,418.47
TOTAL	636,618.68	149,688.74	174,478.64	611,828.78
DA HIGHWAY FUND				
CASH - CHECKING	0.00	39,764.71	39,764.71	0.00
CASH - SAVINGS	-10,555.70	57,447.78	39,764.71	7,127.37
CASH, SPECIAL RESERVE	15,481.03	0.00	0.00	15,481.03
TOTAL	4,925.33	97,212.49	79,529.42	22,608.40
F WATER #1 FUND				
CASH - CHECKING	0.00	47,991.90	47,991.90	0.00
CASH - SAVINGS	252,488.28	19.88	47,991.90	204,516.26
WATER SERIAL BOND	34,315.92	1.46	0.00	34,317.38
CASH, SPECIAL RESERVES	121,307.50	5.15	0.00	121,312.65
TOTAL	408,111.70	48,018.39	95,983.80	360,146.29
SW WATER #2 FUND				
CASH - CHECKING	0.00	114.52	114.52	0.00
CASH - SAVINGS	25,748.04	2.13	114.52	25,635.65
TOTAL	25,748.04	116.65	229.04	25,635.65
TA TRUST & AGENCY				
CASH - CHECKING	16,443.71	526,419.26	528,359.26	14,503.71
TOTAL	16,443.71	526,419.26	528,359.26	14,503.71
H CAPITAL PROJECTS				
	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00
TOTAL ALL FUNDS	1,091,847.46	821,455.53	878,580.16	1,034,722.83

ANNOUNCEMENTS & COMMUNICATIONS

The Town offices will be closed Monday, February 20th in observance of Presidents Day.

COMMUNICATIONS

Supervisor Grattidge said that we received the annual Saratoga County Dog Shelter's report and Charlton received a rating of good.

Supervisor Grattidge said that a letter has been received from Charlton Oil replying to Attorney Van Vranken's request for a timeline to remove the tractor trailer trucks from the Crane Street property. Mr. Wessell said that the trucks will be moved by April 1st. Attorney Van Vranken said that he spoke to Mr. Wessell's engineer and informed him that the relocation and the amendment of the Exceptional Use Permit application should be done simultaneously.

Letters were received from the Saratoga County Planning Board regarding the Verizon application which stated that there was no significant countywide or intercommunity impact. They also sent a letter concerning the Stewarts Shop application which stated that there was no significant countywide or intercommunity impact.

The Supervisor confirmed with the Town Clerk that she is keeping copies of correspondence on file that have been received regarding the Stewarts and Verizon applications.

DISCUSSION:

Attorney David Brennan, representative for Verizon Wireless, addressed the Board to see if there are additional questions that need to be answered for the proposed cell tower project at 764 Charlton Road. They are also in the process of preparing a response to the Town Engineer's questions. He wants to address two items that arose at the Town Board Meeting in January which questions arose about the height of the tower and concerns were raised about the view-shed pictures that were provided regarding the balloon test.

Regarding the height of the tower, Mr. Brennan said that they ran the initial RF test at a certain height based on the water tower height. When they were asked to look for alternative sites, they used the same ground elevation for the RF test of the new site. They are now taking a look at the ability to reduce the tower height by 10 to 20 feet without changing what is shown on the coverage plots. He said that on the flipside, how do you want to handle co-location in the future? There is a possible problem if the tower is only 10 feet higher than the trees, and another carrier wants to locate on the tower. They would now be in the trees, it is not going to work and is not an ideal co-location opportunity. Normally what they like to do is have it above the trees enough so it can accommodate a little bit of growth, keeping in mind that the trees will also grow in the next 5 years. There is a strong possibility that AT&T will want to locate on the tower, and other carriers could as well. Another option is to have the lower height tower with the possibility of extension in the future. They would put a flange on the top they could have 10 to 20 foot sections bolted on top.

Supervisor Grattidge said that he feels it is important that there be space on the tower for the co-location of other carriers rather than an application for a whole new tower. Originally it was talked about the possibility of 3 carriers. He is willing to consider a lower height and only 2 carriers, but does not want to eliminate the possibility of any other carrier. He also said that he felt it would be helpful to have photos that show the actual tower and what it would look like rather than the balloon. He requested photos of the actual simulation.

Councilman Grasso referred to a picture that was previously provided that did not show the balloon by a house, and it caused ire from some of the residents. He also said that he would rather start at 100' and have another carrier prove that they need to go higher. He feels that even at 100', there is probably still room for 2 other carriers before they are in the trees.

Dave Brennan said that he will get the actual tree height and the actual height needed for the tower.

Councilman Grasso asked if the tower can be painted white or sky blue to lessen the impact. Mr. Brennan said that is possible and there is an example of one at Exit 8 of Route 87.

Councilman Grasso said that he reviewed the SEQR form and asked Mr. Brennan to check the answers to: C2A, C2C, D2K, E2N, E2M, E3E3, E3G and Visual EAF item 2. He said that the revised responses will help the Board complete part 2 and 3. Mr. Brennan said that there are new generation of generators that are very quiet, and would not be audible to people off of the property.

Councilman Hodgkins asked Mr. Brennan if they have thought of using drones to get a visual view of what can be seen from the top of the tower. Mr. Brennan said that he will check to see if it is possible. Drones have been used before to determine height.

Councilman Grasso said that this evening some correspondence was received from a resident regarding some historical review, and he asked Mr. Brennan to be ready to respond to that.

DEPARTMENT & COMMITTEE REPORTS

Constables – In January, there were 25 patrols, 25 complaints, 9 911 calls and 2 accidents & 3 EMT calls responded to. 1,964 miles were traveled, and 36 tickets issued of which 9 were issued on Route 67.

Dog Control – In January, there were 5 complaints and 3 expired licenses followed up on, 4 licensed dog seized and returned to owners and 1 dog bite reported.

Zoning – In January, 1 Building Permit and 2 CO/CCs were issued.

Water – The water readings from the Department of Health are better than expected. Doug Flynn is awaiting his license from the Department of Health.

Party in the Park – Councilman Hodgkins said that he believes that 3 meetings will be necessary to plan the event and suggested that there be monthly meetings beginning in March.

Highway – Mr. Emerich reported that his Department has been busy with ice and snow removal and cutting trees. He has had to use more salt than anticipated and his salt budget is too low to cover the additional salt that he needs to purchase. He has not heard if the State will issue additional money this year because of the extreme weather. He may be receiving \$24,000 from the State for the Pave NY program which could possibly be used to offset the salt cost.

Historian – Marv Livingston said that Linda LaRue and Judy Curtiss have been helping him to label over 1,000 photos that he has. He is working on matching homes that were numbered by Frank Laforthum with post 911 house numbers. Nancy Wilson had helped in the past to repackage many of the files in the Historian's office, and he is working on indexing everything in the files. Work on the Charlton Book is proceeding.

Planning Board – Jay Wilkinson said that the Board is reviewing the site plan for Stewarts as well as subdivision applications from Austro, Bartczak and Montemorano.

MOTIONS, RESOLUTIONS, AND AUTHORIZATIONS

RESOLUTION #69

Resolution to order posted roads in the Town of Charlton with a four ton gross weight limit on a temporary basis

Motion by Councilman Heritage

Seconded by Councilman Hodgkins

Roll Call: Councilman Gay: Aye, Councilman Grasso: Aye, Councilman Heritage: Aye, Councilman Hodgkins: Aye, Supervisor Grattidge: Aye. **CARRIED.**

TOWN OF CHARLTON
COUNTY OF SARATOGA
STATE OF NEW YORK

RESOLUTION NO. 69

February 13, 2017

A RESOLUTION TO ORDER POSTED ROADS IN THE TOWN OF CHARLTON WITH A FOUR TON GROSS WEIGHT LIMIT ON A TEMPORARY BASIS

WHEREAS, the Town Board has been advised by the Charlton Superintendent of Highways that he intends to post certain roads with a four ton limitation, effective immediately, and

WHEREAS, the Town Board desires to assist the Highway Superintendent in the enforcement of this posting limitation and as authorized by New York State Vehicle and Traffic Law §1660, subd. 11.

NOW BE IT RESOLVED, that the Town Board hereby affirms and authorizes, pursuant to §1660(11) of the New York State Vehicle and Traffic Law the direction and order of the Superintendent of Highways of the Town of Charlton that all Town roads as posted will be temporarily limited to any and all vehicles having no more than a gross weight of four tons, and

BE IT FURTHER RESOLVED, that this restriction and limitation shall take effect as of the date of this resolution and such restriction shall become effective upon posting of such highways by the Superintendent of Highways or his designee, and

BE IT FURTHER RESOLVED, that such limitation shall continue in effect until such time as conditions permit the withdrawing of the order, and

BE IT FURTHER RESOLVED, that notice is hereby given that any person or persons violating this order shall be subject to enforcement as provided in §1800 of the New York State Vehicle and Traffic Law.

Moved by	Councilman Heritage	Voting:	Councilman Gay	Aye
			Councilman Grasso	Aye
Seconded by	Councilman Hodgkins		Councilman Heritage	Aye
			Councilman Hodgkins	Aye
			Supervisor Grattidge	Aye

I certify that this is a true and exact copy of this original as passed by the Town Board of the Town of Charlton on

Dated: February 13, 2017

Brenda Mills, Town Clerk

RESOLUTION #70

Resolution determining the environmental nonsignificance under the New York State Environmental Quality Review Act regarding the Exceptional Use Permit application of Stewart's Shops Corp.

Motion by Councilman Heritage

Seconded by Councilman Gay

Discussion: Councilman Grasso requested that the words Local Law in the 4th and 5th paragraph be changed to resolution, and that the reference to Full EAF (FEAF) be changed to Short EAF (SEAF). The changes were made prior to the vote. Councilman Grasso also said that the Planning Board had recommended that Stewarts move the gas canopy to the eastside instead of the roadside. Stewarts has made the change which removed the visual impact on the church. He recommended approving this resolution tonight.

Roll Call: Councilman Gay: Aye, Councilman Grasso: Aye, Councilman Heritage: Aye, Councilman Hodgkins: Aye, Supervisor Grattidge: Aye. **CARRIED.**

TOWN OF CHARLTON
COUNTY OF SARATOGA
STATE OF NEW YORK

RESOLUTION NO. 70

February 13, 2017

**A RESOLUTION DETERMINING THE ENVIRONMENTAL
NONSIGNIFICANCE UNDER THE NEW YORK STATE ENVIRONMENTAL
QUALITY REVIEW ACT REGARDING THE EXCEPTIONAL USE PERMIT
APPLICATION OF STEWART'S SHOPS CORP.**

WHEREAS, the Town Board approved a Resolution on December 12, 2016 acknowledging receipt of an Exceptional Use Permit (EUP) Application from Stewart's Shops Corp. and acceptance by the Town Board of primary jurisdiction of such application pursuant to the Zoning Ordinance of the Town of Charlton adopted September 14, 2015, and

WHEREAS, the Town Board accepted jurisdiction as authorized by Article VII, Sections 1 and 3(a) of the Charlton Zoning Ordinance, and

WHEREAS, the Town Board held a Public Hearing on the subject application on January 23, 2017 at the Charlton Town Hall, which included members of the Charlton Zoning Board of Appeals and the Charlton Planning Board, with all parties in attendance permitted to speak on behalf of or in opposition to the proposed Exceptional Use Permit, and

WHEREAS, the Saratoga County Planning Board having determined pursuant to Section 239-m of the General Municipal Law that the County Planning Board had not identified any significant County wide or inter-community impacts associated with the proposed resolution, and

WHEREAS, pursuant to Part 617 of the Implementing Regulations pertaining to Article 8 of the Statement Environmental Quality Review Act (hereafter "SEQR"), it has been determined by the Town Board of the Town of Charlton that adoption of the proposed resolution constitutes an unlisted action as defined under said regulations and the adoption of said resolution would not have a significant effect upon the environment and could be processed by the Town Board without regard to SEQR, and

WHEREAS, the Town Board has prepared Parts 1, 2 and 3 of the attached Short Environmental Assessment Form (SEAF) and presented the document at the Town Board meeting held on February 13, 2017, a copy of which SEAF is attached to this Resolution and made a part hereof as if more fully set forth herein, and

WHEREAS, the Town Board has completed a review of the potential environmental impacts associated with the proposed use of the subject premises as a retail and gasoline filling station as such are defined in the Town of Charlton Zoning Ordinance, copies of such analysis are on file with the Town Clerk of the Town of Charlton.

The Town of Charlton Town Board, based on the information set forth in this resolution, hereby resolves as follows:

Pursuant to and in accordance with the provisions of Section 617.6 of SEQR, the Town Board of the Town of Charlton hereby makes the following determinations with respect to the Exceptional Use Permit application of the Stewart’s Shops Corp.

1. The Town Board of the Town of Charlton hereby determines that the action is subject to SEQR.

2. The Town Board hereby determines that the action does not involve a Federal agency and does not involve other agencies.

3. The Town Board hereby determines that the action is an unlisted action under SEQR.

4. The Town Board hereby finds and determines that it is, has been and will be the lead agency with respect to the adoption of and approval of the above described action.

5. The Town Board hereby finds and determines that: (a) it has considered the action, reviewed the Environmental Assessment Form, reviewed the criteria set forth in 6 NYCRR Section 617.7(c), thoroughly analyzed the relevant areas of potential environment concern, and has duly considered all of the potential amended ordinance environmental impacts and their magnitude in connection with the proposed action; (b) the Exceptional Use Permit Application and implementation will not result in any large or important environmental impacts and therefore is one which will not have a significant impact on the environment.

6. The Town Board, as lead agency with respect to the Exceptional Use Permit Application of Stewart’s Shops Corp. hereby: (a) adopts a negative declaration pursuant to 6 NYCRR Section 617.7 with respect to this application; (b) authorizes the Supervisor of the Town of Charlton to sign a negative declaration determination of non-significance with respect to this EUP Application and (c) authorizes the Town Clerk of the Town of Charlton to forward a copy of said negative declaration determination of non-significance to the Town of Charlton Planning Board and Town of Charlton Zoning Board of Appeals.

7. This resolution shall take effect immediately.

Moved by	Councilman Heritage	Voting:	Councilman Gay	Aye
			Councilman Grasso	Aye
Seconded by	Councilman Gay		Councilman Heritage	Aye
			Councilman Hodgkins	Aye
			Supervisor Grattidge	Aye

I certify that this is a true and exact copy of this original as passed by the Town Board of the Town of Charlton on

Dated: February 13, 2017

Brenda Mills, Town Clerk

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Stewart's Shops Corp.			
Name of Action or Project: Proposed Stewart's			
Project Location (describe, and attach a location map): Southeast Corner of State Routes 147 and 67			
Brief Description of Proposed Action: The proposed action involves the construction of a 3,675 square foot Stewart's Shop (convenience store) with four multi-product dispensers (eight fueling points total). The fueling dispenser furthest east will have a 3+1 dispenser for low-flow diesel and on the outside edge of pavement there will be a high-flow diesel and kerosene pump. An on-site well will be dug for water supply and septic system installed for wastewater handling.			
Name of Applicant or Sponsor: Stewart's Shops Corp.		Telephone: (518) 581-1201 ext 4435	
		E-Mail: cmarshall@stewartsshops.com	
Address: P.O. Box 435			
City/PO: Saratoga Springs		State: New York	Zip Code: 12866
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS DOT - Highway Work Permit ; Charlton Town Board: Exceptional Use Permit ; Charlton Planning Board: Site Plan; Town of Charlton ZBA: Exceptional Use Permit and Potential Variance ; Saratoga County Planning Board 239 Referral			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 3.18 acres	
b. Total acreage to be physically disturbed?		_____ 1.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.18 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Religious _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>ON-SITE WELL</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ON-SITE SEPTIC</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Stormwater Management Area _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Stewart's Shops Corp</u>		Date: <u>11/15/16</u>
Signature: <u>Chris Manell</u>		

PRINT FORM

EAF Mapper Summary Report

Sunday, November 13, 2016 10:59 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Agency Use Only [If applicable]

Project:	Proposed Stewart's Routes 147/67
Date:	2/13/17

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:	Proposed Stewart's
Date:	2/13/17

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- 3. Will the proposed action impair the character or quality of the existing community.
- 8. Will the proposed action impair the character or quality of important historic, archeological, architectural or aesthetic resources?

The proposed Stewart's has the potential to result in a moderate impact on the character of the community; and has the potential to impair the character and quality of an important architectural and aesthetic resources.

The Town of Charlton is a largely rural and agricultural community and the action represents a commercial use on a currently vacant farm field. There is an existing iconic church in colonial style architecture, located across from the project site (SW corner of Routes 67/147). Views of the church are important to the community and are notable to many who travel along the Route 67 corridor. There is an existing cemetery located across the street from the proposed Stewart's (NE corner of Routes 67/147), views of which are also important. The proposed Stewart's (SE corner of Routes 67/147) will be introduced into the views of the church in many locations, and to the cemetery in some locations. There is an existing Stewart's that will be vacated following the construction of the new Stewart's.

Proposed Mitigation measures to reduce the level of impact such that they are not significant include the following:

- use of colonial style architecture of the Stewart's with shingled roof, clapboard and stone siding, and a cupola
- use of downlight style lights with minimal lighting when the Stewart's is not open for business
- proposed lighting levels that are the minimum necessary for safety and security
- sensitive placement of the building and fuel canopy such that views towards the church are not obstructed
- extensive landscaping throughout the site
- restrictions on the use of interior illuminated LED signage
- use of a ground mounted sign
- incorporation of a stone wall at the corner of Routes 67/147 and inclusion of a Welcome to Charlton sign
- removal of the fueling facilities at the existing Stewart's upon completion of the new Stewart's
- removal or conversion to an approved use of the existing Stewart's within 2 years completion of the new Stewart's

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Charlton Town Board	2/13/17
Name of Lead Agency	Date
Alan Grattidge	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

PRIVILEGE OF THE FLOOR

Suzanne Voigt, resident, asked the Board what the policy is to use the Community Center and if a 501c3 is required for reservations. She saw in previous minutes that the Charlton Republicans have been allowed to reserve the building. She said she has applied to use the Center for birthday parties, anniversary parties, Democratic parties and children's farm related events, but was told she had to have a 501c3. The Board said that they will look into it.

The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Brenda Mills
Town Clerk