

**TOWN OF CHARLTON**  
**Town Board Workshop**  
**to review reasoning behind proposed Zoning Amendments**

**August 20, 2015**

A Town Board Workshop to review the reasoning behind the proposed Zoning amendments by the Town Board of the Town of Charlton, Saratoga County, New York was held at the Charlton Town Hall and commenced at 7:00p.m.

Present: Councilman Grasso, Councilman Hodgkins, Councilman Lippiello, Councilman Gay, Supervisor Grattidge.

Also in attendance:

Jim Leupold  
Jim Sevinsky  
Penny Heritage  
Marshall Heritage  
Eileen Stone  
David Wood  
Connie Wood  
Jay Wilkinson  
Bradley Howe  
Teri Gay  
Marv Schorr  
Suzanne Carreker-Voigt  
Lita Eskin  
Howie Eskin  
Bruce Gardner  
Eric Kohler

The Board discussed the following items:

- Discussed purpose of meeting was to review reasons behind currently proposed zoning amendments (3/31/15 draft)
- Discussed next steps in re-zoning process
- Discussed unlicensed vehicles and suggestion to delete "Operational", reference Page 35
- Discussed pros and cons associated with proposed change to minimum lot size for the keeping of horses, from 3 acres to 5 acres
- Discussed consistency or lack thereof with Ag and Markets Law
- Discussed merits of requirement for Manure Management Plan and need to develop implementation policies and procedures
- Discussed previous consideration of subtraction of wetlands from minimum lot area
- Discussed previous consideration of buffer requirements for certain streams and wetlands
- Discussed proposed setbacks associated with ground mounted solar arrays and consideration of less restrictive setbacks

*8/20/15 TB Workshop minutes approved 8/24/15*

- Discussed request for more changes to farm stand requirements including review of farm stands on lots without primary agricultural use
- Discussed rationale behind change in percolation rate from 45 minutes per inch to less restrictive 60 minutes per inch
- Discussed unintended change in proposed new language on Page 6 regarding restricting any unlisted “activities” versus unlisted “uses”
- Discussed Exceptional Use permit process required for Banquet Facilities

Most attendees participated in the discussions. Everyone was provided an opportunity to be heard.

The Workshop adjourned at 9:07 p.m.

Respectfully submitted,

Joe Grasso  
Councilman