

**TOWN OF JACKSON
PLANNING BOARD MEETING
August 2, 2016**

The Town of Jackson Planning Board met on August 2, 2016 at the Town Hall at 7:00 am for the regular monthly meeting with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Irene Headwell
- Mark Mahoney
- Cheryl Record
- John Tully

Others present:

- Peter Bell
- Ted Dwyer

MINUTES

A **motion** was made by Tully, seconded by Mahoney to approve the July 5th meeting minutes as written. Motion carried in favor, 4-0 with Headwell abstaining.

WILLIAM DAILEY/TED DWYER

Ted Dwyer, agent for Bill Dailey, was in attendance along with surveyor Peter Bell to present an application, SEQR and map of Mr. Dailey's parcel #231.-2-7, located off Nesbitt Road. Mr. Dailey would like subdivide one acre of vacant land from the northeastern portion of his 14.3 acre parcel that runs adjacent to Mr. Dwyer's parcels #231.-2-7.1 and #231.-2-8.1. If approved, Mr. Dwyer will combine the one-acre to parcel #231.-2-8.1.

The Planning Board had reviewed a sketch plan of this project on December 2, 2014 along with the Agency Designation form that both Mr. Dailey and Mr. Dwyer had signed. At that time there was no official survey plat and so the Board anticipated that this would be a minor subdivision. Upon receiving the application July 21, 2016, the Planning Board Clerk confirmed (in-person) with Mr. Dailey that Mr. Dwyer could still represent him.

After reviewing the survey, the Board determined that this project qualified as a boundary line adjustment. A **motion** was made by Headwell, seconded by Tully stating this project is a boundary line adjustment and not a subdivision. Motion carried in favor 5-0.

Mr. Bell will add a note to the plat stating that the land Mr. Dailey is conveying to Mr. Dwyer will be combined with parcel #231.-2-8.1. Once the final maps are printed, the Chairman will stamp and sign them.

SITE PLAN REVIEW

After reviewing several site plans from other towns, Chairman Hanf drafted portions of a site plan as a starting point for Jackson.

There was a lengthy discussion about the lake/river properties and how exemptions within the site plan may not help resolve ongoing building issues in those areas. It was suggested that in the draft comprehensive plan, one planning strategy might be to consider a local by-law to regulate development around the lakes, rivers and environmentally-sensitive areas where there is a greater population density.

Another topic focused having on standard for single-family and double-family residences. Mahoney and Tully were asked to study this subject prior the next meeting. The Board decided to meet again on Wednesday, August 17th at 7:00 pm.

Adjourned at 9:20 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Special Planning Board meeting: Wednesday, August 17, 2016 at 7:00 pm

Next Regular meeting – Tuesday, September 6, 2016 at 7:00 pm