

**TOWN OF JACKSON
PLANNING BOARD MEETING
February 3, 2015**

<These minutes are subject to Planning Board approval>

The Town of Jackson Planning Board met on February 3, 2015 at the Town Hall at 7:30 pm with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Doug Gordon
- Mark Mahoney
- Norma Nilsen
- Jamie Nolan
- John Tully

Also Present:

- Bruce Agard
- Peter Bell
- Laura Chadwick
- Sharon Dunn
- Mark N. Kenyon
- Bob Mungas
- Jean McLenithan

MINUTES

A **motion** was made by Mahoney, seconded by Gordon to approve the January 6th minutes as written. Motion carried in favor, 6-0.

SKELLKILL FARMS

Bruce Agard, surveyor and agent for Skellkill Farms was present with an application, SEQR, Agency Designation Form and survey map where the owners wish to create three new parcels from the 146.2 acre lot (tax map #223.-1-4.2). Parcels 2 & 3 will be conveyed to a buyer who operates another farm in the area. It is the buyer's intention to continue to use Skellkill Farms as a dairy farm, therefore not changing the current use of the property.

- Parcel 1 is 14 acres of vacant/wooded land east of Skellie Road just north of Donald & Donna Skellie's residential property.
- Parcel 2 is 94.04+/- acres which lie on both sides of Skellie Road. The west side of the parcel is 51.14 acres of cropland lying along the Batten Kill River. The other portion of Parcel 2 is located east of Skellie Road and includes the homestead with the original barns, the milking barn and the bunker silo.
- Parcel 3 is 6.75 acres located east of Skellie Road and north of the main farm which includes the open-sided cattle barn built about 12 years ago.
- The remaining lands (approx. 14 acres) are located on the west side of Skellie Road which includes a grassy area along the river, continuing up the wooded hillside to the small field at the top of hill.

The Board classified this project as a major subdivision. The Board completed the SEQR.

A **motion** was made by Gordon, seconded by Nolan to classify the project an unlisted action. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

A **motion** was made by Gordon, seconded by Nolan to give this project a negative declaration. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

A public hearing will be scheduled for Tuesday, March 3, 2015 at 7:30 pm. The Clerk will mail letters to the adjacent property owners.

STEVE & MELISSA SKELLIE

Bruce Agard, surveyor and agent for Steve & Melissa Skellie was present with an application, SEQR, Agency Designation Form and survey map where the owners wish to subdivide 77.66 acres of cropland from the 94.0 acre parcel (tax map #223.-1-3). This parcel crosses Skellie Road with 60.10 acres located on the west side along the Batten Kill River. Another 17.56 acres are located on the east side of Skellie Road, just north of Jordan’s property. The owners plan to retain the remaining lands east of Skellie Road, but south of the Jordan property. The new lot will be conveyed to a buyer who operates another farm in the area (the buyer is the same one who plans to purchase Skellkill Farms). It is their intention to continue to use the land for crops, therefore not changing the current use of the property.

The Board classified this project as a minor subdivision. The Board completed the SEQR.

A **motion** was made by Gordon, seconded by Nilsen to classify the project an unlisted action. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

A **motion** was made by Gordon, seconded by Nolan to give this project a negative declaration. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

A public hearing will be scheduled for Tuesday, March 3, 2015 at 7:30 following the Skellkill Farms public hearing. The Clerk will mail letters to the adjacent property owners.

WASHINGTON COUNTY TRANSFER STATION

Washington County representative, Laura Chadwick was present with an updated application, SEQR and survey map of the Washington County parcel where the County wishes to subdivide the transfer station from the remaining parcel. Ms. Chadwick provided the board with additional information for the findings.

After the board reviewed the draft findings, a **motion** was made by Gordon, seconded by Nolan to classify the project an unlisted action. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

A **motion** was made by Mahoney, seconded by Tully to give this project a conditional negative declaration; conditional upon the buyer returning to the Planning Board for an environmental assessment in the event that the buyer or future owners or operators change the use to something different from a transfer station. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

A public hearing will be scheduled for Tuesday, March 3, 2015 at 7:30 following the two previously scheduled public hearings. The Clerk will mail letters to the adjacent property owners.

MARK N. KENYON / CHARLES (BOB) MUNGAS
(Two Boundary Line Adjustments)

Nick Kenyon returned with a survey map where he wishes to move the southern boundary line of his parcel #239.-2-38 one hundred (100) feet (0.585 acres) decreasing his adjacent parcel #239-2-39.2. He plans to convey parcel #239-2-39.2 to adjacent neighbor Bob Mungas.

The survey map also shows where Mr. Mungas wishes to adjust the boundary line of his parcel #239.-2-39.10 by 50.3 feet west (0.65 acres). The boundary line adjustment would add a strip of land to Mr. Kenyon's lot to provide access to Kenyon Hill Road for parcel #239.-2-38, and the entire right-of-way would be eliminated.

A **motion** was made by Gordon, seconded by Tully to declare Mark N. and Catherine M. Kenyon Jr.'s project a boundary line adjustment and not a subdivision. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

A **motion** was made by Gordon, seconded by Tully to declare Charles R. and Andrea M. Mungas' project a boundary line adjustment and not a subdivision. Motion carried in favor 6-0.

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
Norma Nilsen	Aye
John Tully	Aye

Surveyor Peter Bell will get the Mylar printed for the Chairman to sign.

Adjourned at 9:50 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Next Regular Meeting: Tuesday, March 3, 2015 at 7:30 pm