

**TOWN OF JACKSON
PLANNING BOARD MEETING
January 6, 2015**

The Town of Jackson Planning Board met on January 6, 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:

- Laura Chadwick
- Kevin Elnicki
- Erika Sellar Ryan

MINUTES

A **motion** was made by Nilsen, seconded by Nolan to approve the December 2nd minutes as written. Motion carried in favor, 5-0 with Gordon abstaining.

HAROLD GILBAR

Erika Sellar Ryan was present to discuss a possible boundary line adjustment between her client, John Weber, and adjacent landowner, Harold Gilbar (property may or may not still be under the name of Hedges Lake, Inc.). This one-acre parcel (tax map #231.16-4-22) is classified as a common road with small portions of open space. Mr. Weber and Mr. Gilbar would like to adjust the property line along Mr. Webers' northwest boundary so that it abuts the Anderson property eliminating that one-tenth of an acre of vacant space. If approved, that one-tenth of an acre would then be conveyed to Mr. Weber. Both Mr. Weber and Mr. Gilbar plan to sign an agency designation form allowing Ms. Sellar Ryan to handle this project on their behalf. Chairman Hanf asked if the owner of parcel #231.16-4-4 had road access across the one-tenth portion. Ms. Sellar-Ryan needed to research that question. The board agreed the project would be a boundary line adjustment. Once the survey is complete, Ms. Sellar Ryan will return with all the necessary paperwork and map.

WASHINGTON COUNTY TRANSFER STATION

Washington County representative, Laura Chadwick was present with a survey map of the Washington County parcel where the County wishes to subdivide the transfer station from the remaining parcel. Also present was Kevin Elnicki, a representative from Earth Waste Systems (the anticipated purchaser of all of the County Transfer Stations).

Upon review of the map, several items were noted:

- The acreage of the proposed subdivision was about an acre more from the sketch plan. Although the map showed the Transfer Station parcel as 4.31 acres, Mr. Elnicki stated they may need additional land beyond the fence line.

- Chairman Hanf stated that although the Highway garage is on the same tax parcel, it was acquired by the County as a separate lot in 1964. Therefore the total acreage from which the Transfer Station is being subdivided will be less and should be corrected.
- The driveway will remain with the Transfer Station parcel, however there will be an easement for the County (and other departments) to have access to the fuel pumps just off Content Farm Road.
- The septic to the Transfer Station must be identified on the map and the possibility of an existing power line easement should be investigated and shown on the map if it exists.

The Board also reviewed each item of the SEQR to which there were a few changes. Ms. Chadwick will complete a new application and SEQR while the map will be updated. Chairman Hanf also asked Mr. Elnicki about potential changes in use of the facility. Mr. Elnicki stated that there are no plans for any changes other than normal growth of the business. In addition, he agreed that if Earth Waste Systems plans any significant change, they would be willing to return to the Planning Board for an environmental review.

Adjourned at 9:50 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

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