

**TOWN OF JACKSON
PLANNING BOARD MEETING
June 7, 2016**

The Town of Jackson Planning Board met on June 7, 2016 at the Town Hall at 7:00 am with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Doug Gordon
- Irene Headwell
- Mark Mahoney
- Jamie Nolan
- John Tully

Others present:

- Harold Gilbar
- Jan Woodcock
- Edwin Wright

MINUTES

A **motion** was made by Mahoney, seconded by Tully to approve the May 3rd meeting minutes as written. Motion carried in favor, 4-0 with Headwell and Nolan abstaining.

HEDGES LAKE, INC.

Harold Gilbar of Hedges Lake, Inc. was present with an application, SEQR and maps of his waterfront property along Hedges Lake (tax map #231.59-3-46). He wishes to subdivide 0.007 acres (30 ft. x 10ft.) from the portion of the parcel located between David Smith and William Hollyer.

Several items were missing on the survey map that the Board requested be corrected and/or added:

1. Add locus map
2. List parcels with adjacent owner's names along lake side as well as across Nesbitt Road
3. Rename map as Hedges Lake, Inc.
4. Correct the parcel ID
5. Label 291 ft. as parcel 1, then the rest would say remaining lands

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

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

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Irene Headwell	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
John Tully	Aye

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

Roll Call:

Doug Gordon	Aye
Noel Hanf	Aye
Irene Headwell	Aye
Jamie Nolan	Aye
Mark Mahoney	Aye
John Tully	Aye

Since the map needs several changes, a public hearing is scheduled for Tuesday, July 5, 2016 at 7:00 pm contingent upon the Chairman receiving and reviewing an updated survey map by June 20th.

JAN WOODCOCK

Jan Woodcock (Barton Building, LLC) was present to ask questions about two possible subdivisions he is considering.

The first potential subdivision is tax parcel #248.-2-7 where Mr. Woodcock would like to subdivide 5.6 acres from a 51.2 acre parcel. The 5.6 acres is a vacant lot located along the east side of County Route 64 starting at the intersection of Shunpike Road. The Board agreed that if Mr. Woodcock submits an application as he has explained, it would be considered a minor subdivision.

The second potential subdivision is located along Colfax Road. The tax parcel #239.-2-74 is 97.4 acres of a private forest. Mr. Woodcock is considering selling the entire lot, however, he would also consider creating two new lots if a buyer didn't want the entire mountain parcel. The Board agreed that if Mr. Woodcock submits an application as he has explained, it would be considered a minor subdivision.

DRAFT MORATORIUM

The Town Board has reviewed Local Law #1 of 2016 "Moratorium on Certain Solar Uses." The Town Attorney has also reviewed and approved the document. The Town Board passed a resolution to hold a public hearing on Wednesday, July 6, 2016 at 8:00 pm. The draft moratorium has also been sent to the County Planning Board for their review.

SITE PLAN REVIEW

Some of the members of the Board have reviewed local site plans. The Board made a list of elements to consider including in a Site Plan Review for Jackson. Due to time restrictions, the Board scheduled another meeting on Monday, June 20 at 7:00 pm to continue this topic.

Adjourned at 9:27 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Special Meeting: MONDAY, June 20th at 7:00 pm
Next regular meeting: TUESDAY, July 5, 2016 at 7:00 pm