

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
March 10, 2015**

The Town of Jackson Planning Board met on March 10, 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 (7:33)

**Also Present:**

- Bruce Agard
- Andy Kelly
- Gary Pedersen

**MINUTES**

A **motion** was made by Mahoney, seconded by Gordon to approve the March 3<sup>rd</sup> minutes as written. Motion carried in favor, 5-0.

**STEVE & MELISSA SKELLIE**

Since the March 3<sup>rd</sup> meeting when the Board approved both the Skellkill Farms major subdivision and the Steve & Melissa Skellie minor subdivision (which are on the same map), it was determined that there was an easement on the Steve & Melissa Skellie portion of the map that was supposed to be removed. The easement is located on the southwest corner of the Jordan property for ingress and egress to parcel 2 over the remaining lands of parcel 1 – both north and south of the brook. Bruce Agard, agent for this project asked the Board to approve the amended survey plat dated March 8, 2015. A note has been placed on the map stating that the amended map supersedes the January 2015 map. A **motion** was made by Mahoney, seconded by Gordon to approve the March 8, 2015 amended map. Motion carried in favor 6-0. Chairman Hanf signed the maps as well as new Public Health Law letters.

**LAKE LAUDERDALE CAMPGROUNDS, INC.**

Since late-summer 2014 Gary Pedersen, representing Lake Lauderdale Campgrounds, Inc. (LLCG, Inc.), has been communicating with both the Planning Board as well as the Department of Health (DOH) regarding a possible major subdivision application for Lake Lauderdale Campgrounds, Inc. Given the long history, the Planning Board spent a lot of time researching the chronology of this property by reviewing old files and meeting with the DOH. Following a phone conference with DOH in February, this meeting was scheduled to share with Mr. Pedersen the expectations that need to occur in order to resolve past and present issues. Chairman Hanf began by explaining that neither the Town of Jackson nor the DOH wishes to enforce penalties of past infractions. It is the desire of both entities to work with LLCG, Inc. to resolve the issues so that property can be subdivided and sold while protecting other neighboring properties as well as the lake.

Chairman Hanf stated that three things needed to happen to resolve the past issues:

- Land needs be set aside from parcel 232.-17-1-37 for future septic tanks in case other neighboring parcels as well as LLCG, Inc. parcels have septic failure.

- A homeowners' association needs to be established for the properties that were originally part of LLCG, Inc. The Planning Board will assist with communicating with the property owners to help them understand the need and benefits of establishing a homeowners' association.
- An appropriate septic system will require some engineering work.

Mr. Pedersen responded with a few comments:

- He objected to Chairman Hanf using the term *illegal subdivisions* associated with LLCG, Inc. He referred to a 2002 letter from LLCG, Inc.'s former attorney, Tony Jordan and referenced Environmental Conservation Law, Title 15, Section 17-1501 which states  
*...the word "subdivision" shall mean any tract of land which is divided into five or more parcels, after the effective date of this act, along any existing or proposed street(s), highways(s), easement(s) or right(s)-of-way for sale or for rent as residential lots or residential building plots, and in the county of Suffolk also as business, commercial or industrial lots or building plots, regardless of whether the lots or plots to be sold or offered for sale, or leased for any period of time, are described by metes and bounds or by reference to a map or survey of the property or by any other method of description and regardless of whether the lots or plots are contiguous.*
- He has no objection to creating a sanitary easement.
- He doesn't believe there are algae blooms in the lake.
- He feels he's getting beaten up by the Planning Board's requirements.

Mr. Pedersen was asked to submit an application, agency designation form, SEQR and sketch plan if the survey map isn't complete when the application is delivered. In addition to identifying the lots he wishes to subdivide, the map will also include:

- A sketch of a "loop" road rather than a "T-turn".
- Land to be set aside for a "community" septic system, with a tank set inside the "loop" road, which would be pumped out to a larger mechanism(s) on parcel 232.17-1-37.

The Planning Board will

- Identify the lots that must be given the option to be included in the potential septic system.
- Send a letter to Mr. Pedersen re-stating what the Planning Board expects.
- Contact DOH about the acreage required for a community septic system.
- Assist with communicating with the neighbors about establishing a homeowners' association. This step, however, won't occur until after the Board has reviewed the application and other paperwork.

Mr. Pedersen stated that the DOH has requested separate survey plats for each parcel he wishes to subdivide so that the wells and septic systems are easily identified.

**Adjourned** at 9:25 pm.

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk

**Regular Meeting: Tuesday, April 7, 2015 at 7:30 pm**