

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

The Town of Jackson Planning Board met on March 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
- Jamie Nolan
- John Tully

Also Present:

- Bruce Agard
- Laura Chadwick
- Dean Chapin
- Kevin Elnicki
- Jean McLenithan
- John Pedersen
- Donald Skellie
- Steve Skellie

7:35 PM

PUBLIC HEARING – SKELLKILL FARMS

Bruce Agard, agent for Skellkill Farms presented an updated 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.

A couple of people wanted to review the map, but there were no other comments from the public. A **motion** was made by Nolan, seconded by Gordon to close the public hearing at 7:43 pm. Motion passed in favor 5-0.

7:44 PM

PUBLIC HEARING – STEVE & MELISSA SKELLIE

Bruce Agard, agent for Steve and Melissa Skellie presented an updated 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. A couple of people wanted to review the map, but there were no other comments from the public. A **motion** was made by Nolan, seconded by Gordon to close the public hearing at 7:52 pm. Motion passed in favor 5-0.

7:52 PM PUBLIC HEARING – WASHINGTON COUNTY TRANSFER STATION

Laura Chadwick, agent for Washington County presented a map where the County wishes to subdivide 4.31 acres which includes the transfer station from a 9.47 acre lot (tax map #248.-1-26). The transfer station has been leased to Earth Waste Management (EWM) with an option to buy. Since EWM is proceeding with purchasing the property, a subdivision is necessary. John Pedersen questioned the use of a conditional negative declaration saying that it is appropriate only if there is a specific environmental issue identified in the SEQR process. In response to a question from the board, Mr. Elnicki said that as of this meeting, the attorneys for the County and Earth Waste Systems are still not in agreement about the lot size. Consequently, Mr. Elnicki said he is reluctant, before there is an agreement about the size of the lot, to sign off on the supplemental findings containing the conditional negative declaration. A **motion** was made by Mahoney, seconded by Tully to leave the public hearing open until the April 7th Planning Board meeting. Motion carried in favor, 5-0.

8:40 PM OPEN REGULAR MEETING

MINUTES

A **motion** was made by Nolan, seconded by Gordon to approve the February 3rd minutes as written. Motion carried in favor, 5-0.

SKELLKILL FARMS

A **motion** was made by Nolan, seconded by Gordon to approve the Skellkill Farms major subdivision. Motion carried in favor, 5-0.

Roll Call:

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

STEVE & MELISSA SKELLIE

A **motion** was made by Nolan, seconded by Gordon to approve the Steve D. Skellie and Melissa A. Skellie minor subdivision. Motion carried in favor, 5-0.

Roll Call:

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

Since the Skellkill Farms and Steve and Melissa Skellie subdivisions were on the same survey map, the Chairman stamped and signed one Mylar for both projects. However, he signed separate Public Health Law letters for each subdivision.

WASHINGTON COUNTY TRANSFER STATION

Mr. Elnicki questioned why the Board would not approve the County's subdivision project. It was explained to him again that there must be an agreement about the lot size prior to any vote.

REPORT ON EVENTS BETWEEN MEETINGS

Chairman Hanf shared that he and the Clerk recently had a phone conference with the Department of Health regarding their position about a possible application from Lake Lauderdale Campgrounds, Inc. The Board will meet with Gary Pedersen on Tuesday, March 10th to discuss what will be required by the Department of Health as well as the Town of Jackson if an application is submitted for a major subdivision.

Adjourned at 9:25 pm.

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

Special Meeting: Tuesday, March 10, 2015 at 7:30 pm