

## **Town of Jackson Town Board Meeting March 8, 2017**

The Town Board of the Town of Jackson met on March 8, 2017 at 1:00 pm at the Cambridge American Legion for the regular monthly meeting with a public hearing afterward on site plan review law.

### **Members Present:**

- Supervisor Jay Skellie
- Councilman Mike Nolan
- Councilman Travis Rea
- Councilman Carol Rich

### **Others Town Officials:**

- Highway Superintendent, Sean Carney
- Budget Officer Donna Nolan
- Town Clerk Tammy Skellie-Gilbert
- Planning Board Chair Noel Hanf
- Town Historian Sharon Dunn
- Assessor Jean McLenithan
- Assessor Tom Keys
- Assessor Nick Kenyon
- Planning Board Mark Mahoney
- Planning Board Jamie Nolan
- Deputy Town Clerk Kim Skellie

**Also Present:** a list of attendees will be attached to the approved minutes

### **1:10 PM                    PRESENTATION – LOCAL LAW #1 OF 2017**

At the invitation of the Town Board, Laura Chadwick, Director of Washington County Real Property Tax Services and Jean McLenithan, Town of Jackson Chair of Assessors were present to answer questions that the Board members had following the February 8<sup>th</sup> public hearing on Local Law #1 of 2017 to opt-out of Section 487 of the NYS Real Property Tax Law concerning tax exemptions for qualified solar, wind power and farm waste energy systems. The Board will not take action until the April meeting.

### **1:25 PM                    PRESENTATION – JESSIE BRAND, FOUNDER, MANAGING PARTER, CEO BRAND NEW BEGINNINGS YOUTH CENTER**

Jessie Brand, Founder, Managing Partner and CEO of Brand New Beginnings Youth Center (BNBYC), requested to give a presentation on the non-secure, youth home he plans to establish at 439 County Route 61. The home would serve 12 court-ordered males ages 13-18 that are deemed “hard-to-place.” Mr. Brand explained that *the kids we're accepting are hard to place because the therapy provided is not just given anywhere. which would make them hard to place due to the fact that a lot of facilities do not carry the resources or therapy needed to treat these kids' needs.* The crimes committed by these perspective students might be due to alcohol/substance abuse, sex offenses or arson. The students would be attending the local school district during their 7-12 month stay at the residence.

Following the overview (which covered their program, therapeutic services, staffing, crime & safety and, school district), the public had a variety of questions/comments which included the following topics:

- Mr. Brand's education and credentials (as well as other BNBYC officials);
- The lack of depth in a residential program that requires highly trained staff;
- School issues such as busing, behavioral issues, additional needed services (i.e. aides, special education, BOCES, etc.);
- Potential increase of taxes district-wide with decreased property values of the homes near the youth home;
- Law enforcement response times, if needed;
- Is there truly a need for such a facility in Washington County when other similar facilities have closed in recent years;
- Will available space be filled by students outside of the region (which refers to Washington County and bordering counties);
- The appropriateness of the parcel purchased and the extensive repairs/upgrades it requires to meet building codes for the intended change of use; and,
- Potential change in the dynamics of a small school district when adding (and rotating) 12 high-need students.

**2:56 PM**

## **PUBLIC HEARING – SITE PLAN REVIEW LAW**

Supervisor Skellie opened the first of two public hearings on a proposed site plan review law. Planning Board Chair Noel Hanf gave an overview of the proposed law. Overall, the majority of the residents were in favor of having a site plan review law. Such comments were:

- Lewis Steele commented that *it's has been decades coming and that it's a basic, reasonable plan with light regulation.*
- Chris Cavaliere said he was *pleased that Jackson is doing it.*
- Ed Mager stated that without site plan review, *big projects like the Cambridge Hotel could change the Town.*
- Sharon Dunn believes site plan review is a *protective tool, not restrictive tool.*"

There were a few residents who felt that there are already enough agencies regulating building projects that site plan isn't needed. Roger Meyer noted some items in site plan review are actually the responsibility of other agencies. Planning Board member Jamie Nolan responded that Jackson's plan brings it all together in one place. A checklist would be created to ensure consistency when reviewing projects.

Councilman Nolan questioned whether the Town has the Town changed in 30 years? He went on to say, "It's frustrating when you can't do what you want on your own property [because of site plan review]. John McMillan responded, *what do we want to see in our Town? We need some type of plan.*

Bill McCarty suggested an item be added to the County Building Permit forms so that an applicant is aware that s/he may have to go through site plan review.

Public Hearing closed at 4:23 pm. The second hearing is scheduled for Wednesday, March 15<sup>th</sup> at 7:30 pm at the Town Hall.

**RESOLUTION NO. 24-17**

Approval of minutes

Resolution by Councilman Rich  
Seconded by Councilman Rea  
And passed by all board members, 4-0

**RESOLVED**, that the minutes of the February 8, 2017 Town Board meeting be approved with corrections.

**RESOLUTION NO. 25-17**

Approval of Town Clerk & Supervisor Reports

Resolution by Councilman Rich  
Seconded by Councilman Nolan  
And passed by all board members, 4-0

**RESOLVED**, that the Town Clerk and Supervisor Reports for February 2017 be approved as follows:

Town Clerk Fees to Town	\$72.25
Supervisor Receipts	\$11,692.31
Supervisor Disbursements	\$167,687.41

**REPORTS**

**Highway –**

- The west exit door has been installed; however, it hasn't been re-inspected yet.
- The '08 truck has been at Delurey's for repairs.
- Supt. Carney shared that the four frontline trucks are showing signs of corrosion. He suggested that the Town should look into the cost to sandblast and paint the frames.
- Once again, Supt. Carney commented about the two large culverts that need replacing on Carney Cassidy Road and Murphy Lane. He shared that CHIPs money can be used for replacing culverts, but it would reduce what limited funds Jackson receives for road paving.
- Supt. Carney has a meeting soon about replacing the largest Murray Hollow Road Bridge.

**Planning Board –**

- Hedges Lake, Inc. (Harold Gilbar) subdivision was approved on March 7<sup>th</sup>.

**Washington Co. CARES –**

- Sharon Dunn shared that the CARES meeting discussed recent scams. The scams force the targeted person (typically seniors) to make a decision immediately on the phone.
- Starting April 12<sup>th</sup>, the Department of Motor Vehicles will offer services at the Village of Cambridge office. For several months, DMV has been offering bi-weekly service at the Greenwich Town office. With the addition of Cambridge, Greenwich now will have only one date each month.

**OLD BUSINESS**

**Local Law #1 of 2017** – tabled until the April 5<sup>th</sup> meeting.

**NEW BUSINESS**

**RESOLUTION NO. 26-17**

Approve audit of Justice’s 2016 books

Resolution by Councilman Rea

Seconded by Councilman Rich

And passed by all board members, 4-0

**RESOLVED**, that the Justice’s 2016 books were audited and approved on March 7, 2017 by the auditing committee to the best of their ability.

**Supervisor Report** – Supervisor Skellie has been notified about the availability some money that could be put towards renovations of the Highway Garage, however, paperwork must still be submitted.

**RESOLUTION NO. 27-17**

Payment of Bills 3/8/17

Resolution by Councilman Rea

Seconded by Councilman Rich

And passed by all board members, 4-0

**RESOLVED**, that the following bills on Abstract #3 be approved and audited and the Supervisor be authorized to pay said bills from the respective funds:

<b>FUND</b>	<b>BILL #</b>	<b>AMOUNT</b>
General	26-36	\$1,723.50
Highway	34-50	\$13,358.14

The meeting was adjourned at 4:50 pm.

Respectfully submitted,

Tammy Skellie-Gilbert, RMC  
Town Clerk