

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

<These minutes are subject to Planning Board approval>

The Town of Jackson Planning Board met on November 10, 2015 at the Town Hall at 7:30 pm with the following people in attendance:

**Board members:**

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

**Others Present:**

- Dean & Evelyn Chapin
- Harold Gilbar
- Michael Steindl

**MINUTES**

A **motion** was made by Tully, seconded by Nilsen to approve the October 6, 2015 minutes as written. Motion carried in favor, 5-0 with Mahoney and Nolan abstaining.

**MICHAEL & WENDY STEINDL**

Michael Steindl was present with a survey map of his property located at 3502 State Route 22 (parcel #216.-3-30/8.4 acres). They now wish to create two new lots from their 8.4 acre parcel. Lot 1 will be 2.77 acres; lot 2 will be 3.10 acres and lot 3 will be the remaining lands. In addition, they would like to make a boundary line adjustment between the north end of that parcel (remaining lands) and their other parcel (#216.-3-13/17.25 acres) to ensure that the septic on the existing residence lies within the parcel's boundary lines.

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

A **motion** was made by Gordon, seconded by Nolan to classify the project an unlisted action. Motion carried in favor 7-0.

Roll Call:

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

A **motion** was made by Gordon, seconded by Nolan to give this project a negative declaration. Motion carried in favor 7-0.

Roll Call:

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

A public hearing will be scheduled for Tuesday, December 1, 2015 at 7:30 pm. The Clerk will mail letters to the adjacent property owners.

### CHAPIN AIR PARK, LLC

Dean and Evelyn Chapin were present with a survey map of their property located along State Route 22 (parcel ID 248.-1-23.1/140.3 acres). They propose to subdivide 73.07 acres located between the eastside of State Route 22 and the railroad that abuts the airport portion of the parcel. Since the parcel also extends west across State Route 22, this minor subdivision would create two new lots. If the subdivision is approved, the Chapins plan to sell the 73.07 acres to a local farmer and anticipates that it will continue as agricultural land. They do plan to retain the small parcel (approx. 15 acres?) on the west side of State Route 22 as well as the air park. Since the land beyond the railroad tracks is an airport, there are federal regulations about what development is permitted in the vicinity.

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

A **motion** was made by Gordon, seconded by Tully to classify the project an unlisted action. Motion carried in favor 7-0.

Roll Call:

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

A **motion** was made by Gordon, seconded by Tully to give this project a negative declaration. Motion carried in favor 7-0.

Roll Call:

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

A public hearing will be scheduled for Tuesday, December 1, 2015 at 7:40 pm. The Clerk will mail letters to the adjacent property owners.

### **HAROLD GILBAR / HEDGES LAKE, INC.**

Harold Gilbar was present with a county tax map showing his water front parcel along Hedges Lake (tax map #231.59-3-46), however it's parcel #231.59-3-12 owned by Mikie and Michael Lockrow that he wished to discuss. It was recently discovered that in 1979, when Mr. Gilbar deeded a 10x10 piece of land to Eugene and Ernest Lockrow, the deed description was done incorrectly thus describing another 10x10 piece of waterfront. The board agreed that correcting the deed isn't a matter for the Planning Board and that Mr. Gilbar needs to work with an attorney to resolve the matter.

### **WASHINGTON COUNTY (TRANSFER STATION)**

Washington County and Earth Waste Systems have still not arrived at final agreement about the Transfer Station boundaries. The public hearing continues to remain open, however, a letter will be sent to Laura Chadwick, agent for Washington County stating that if an agreement is not reached by the December 1<sup>st</sup> Planning Board meeting, the Board will close the public hearing and vote on the project.

### **PLANNING QUESTIONNAIRE**

Copies of the Planning Board questionnaire data has been distributed to the Board members for their review. A motion was made by Mahoney, seconded by Tully to give the Town Board members a copy of the data along with a cover letter at the November 17<sup>th</sup> budget meeting. Motion carried 7-0.

### **TRAINING**

Washington County is offering training on Monday, December 7<sup>th</sup> from 5 to 8:45 pm at the Annex II building. Chair Hanf, Irene Headwell and John Tully plan to attend.

### **2016 PLANNING BOARD MEETINGS**

Effective January 1, 2016, Planning Board meetings will be held on the first Tuesday of each month and will start at 7:00 pm rather than 7:30 pm.

**Adjourned** at 9:45 pm.

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk

**Regular Meeting: Tuesday, December 1, 2015 at 7:30 pm**