

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
August 1, 2017\***

The Town of Jackson Planning Board met on Tuesday, August 1, 2017 at the Town Hall at 7:00 pm for the monthly meeting with the following people in attendance:

**Board members:**

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

**Others present:**

- Paul & Laura Baker
- Ted Dwyer
- Harold Gilbar, Hedges Lake, Inc.
- Daniel Peyron
- Carol Rich
- Chris Smith

**MINUTES**

A **motion** was made by Mahoney, seconded by Tully to approve the July 10<sup>th</sup> meeting minutes as written. Motion carried in favor, 5-0.

**CAROL RICH**

Carol Rich was present with a revised survey map of her 20.43 acre parcel #240.-4-7.4 where she wishes to create two new lots.

Lot A of 2.42 acres did not changed since the first survey map. However, Lot B and C were combined with the movement of one line thus eliminating Lot C. Lot B will now be 6.71 acres. John Tully is familiar with the lands enough to serve as the site visit.

The Board reviewed Part 1 of the SEQR and completed Part 2.

A **motion** was made by Mahoney, seconded by Tully to classify the project an unlisted action. Motion carried in favor 4-0.

Roll Call:

Noel Hanf	Aye
Irene Headwell	Aye
Mark Mahoney	Aye
John Tully	Aye

A **motion** was made by Mahoney, seconded by Tully to give this project a negative declaration. Motion carried in favor 4-0.

Roll Call:

Noel Hanf	Aye
Irene Headwell	Aye
Mark Mahoney	Aye
John Tully	Aye

Doug Gordon has recused himself from this project since he is a relative of the applicant.

A public hearing will be scheduled for Tuesday, September 5, 2017 at 7:00. The Clerk will mail letters to the adjacent property owners.

**THEODORE DWYER**  
**(with Chris Smith)**

Ted Dwyer and Chris Smith were present to share a sketch plan of a boundary line adjustment Mr. Dwyer would like to complete and convey the land to Mr. Smith. Mr. Smith already has a right-of-way on Dwyer Way. Mahoney and Tully will complete a site visit of the property. When the survey map is completed, Mr. Dwyer will contact the Clerk.

**HAROLD GILBAR/HEDGES LAKE, INC.**  
**(with Peyron and Ploof)**

Harold Gilbar presented a revised map of his proposed boundary line adjustment on his lakefront parcel #231.59-3-46 where he wishes to move the south line that abuts Inge & Daniel Peyron's waterfront parcel (#231.59-3-27) 12.62 feet north and convey that portion to them to be combined with their parcel #231.59-3-27. Since that portion of Mr. Gilbar's parcel has another approximate 7.70' feet remaining, he would like to convey that portion to Carol & Michael Ploof to be combined with their parcel #231.59-3-26. A site location sketch was added to the survey map as well as the deed book and page number of Ploof's parcel.

There was discussion about the Town's right-of-way possibly encroaching on these small parcels, even though the Town Board accepted in 1967 a town-road right-of-way only as wide as the then-existing road. The buyers stated that they are aware of the highway right-of-way. A **motion** was made by Headwell, seconded by Gordon stating Mr. Gilbar's project is a boundary line lot adjustment making it exempt from subdivision regulations. Motion carried in favor 5-0.

**HAROLD GILBAR/HEDGES LAKE, INC.**  
**(with Baker)**

Harold Gilbar presented a revised map of a second proposed boundary line adjustment on his lakefront parcel #231.59-3-46. This parcel is two sections with Rita and Paul Baker's 10'x10' waterfront parcel #231.59-3-21 located in between. Mr. Gilbar wishes to move the southwest line that abuts Gary Boynton's parcel and move it 16 feet north eliminating that portion and convey it to the Bakers. Then, he wishes to move the southwest line that abuts the northern portion of the Bakers parcel 17 feet northeast and convey that portion to the Bakers as well. If approved, the Bakers current 10'x10' parcel will become approximately 43'x10'. Mr. Gilbar will still have a small section of land north of the Bakers, but another adjacent property owner hopes to purchase that in the future. As requested, a site location sketch was added to the survey map.

As with the previous boundary line adjustment, the Bakers are also aware of the Town's right-of-way. A **motion** was made by Tully, seconded by Headwell stating Mr. Gilbar's project is a boundary line lot adjustment making it exempt from subdivision regulations. Motion carried in favor 5-0.

**HAROLD GILBAR/HEDGES LAKE, INC.**  
**(with Isgro)**

Harold Gilbar presented a survey map of a third proposed boundary line adjustment on his lakefront parcel #231.59-3-46 where he wishes to move the north line that abuts Patricia Isgro's waterfront parcel (#231.59-3-29) 25 feet south eliminating the section and convey that portion to Ms. Isgro. Since Ms. Isgro was not present nor was an Agency Designation Form completed, the Board tabled the project until the September meeting.

**Adjourned** at 8:40pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk

Next Planning Board Meeting: **Tuesday, September 5<sup>th</sup> at 7:00 pm**

\*Correction: The meeting was held on August 1 not August 10.