

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
July 10, 2017**

The Town of Jackson Planning Board met on Monday, July 10, 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
- Cheryl Record (7:04)
- John Tully (7:17)

**Others present:**

- Harold Gilbar, Hedges Lake, Inc.
- Pat & Jack Isgro
- Inge Peyron
- Carol & Michael Ploof
- Carol Rich

**MINUTES**

A **motion** was made by Record, seconded by Mahoney to approve the June 6<sup>th</sup> meeting minutes as written. Motion carried in favor, 4-0.

**CAROL RICH**

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

Lot A is 2.42 acres located in the northwest portion of the parcel and runs parallel with her grandson's (Alex Cruz-Rich) two parcels on Shunpike Road. It's Mrs. Rich's intent to convey the land to her grandson who will, in turn, combine Lot A with one of his existing parcels so that the Lot A isn't landlocked.

Lot B will be 6.56 acres located in the central north portion of the parcel and extends east/southeast around Mike Conklin's parcel #240.-4-7.2. If approved, Lot B would be conveyed to Mr. Conklin. (At the time of the meeting the survey map showed Lot B as 1.87 acres and Lot C as 4.69 acres. Since the intent is to create two lots, the Board suggested options to move one line so that Lot C can be eliminated and keep the proposed project a minor subdivision. The Board will look an updated map in August.)

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

Harold Gilbar presented another 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. 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. This would resolve the problem that the Ploof's dock has unknowingly been on Mr. Gilbar's land. Before the board votes, they asked that a locus

map be added to the survey map as well as the deed book and page number. If approved and the sale complete, the adjacent owners would eventually file *Tax Parcel Combination* forms.

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

Harold Gilbar presented a second proposed boundary line adjustment on his lakefront parcel #231.59-3-46. This proposal is two sections separated by Rita and Paul Baker's 10'x10' waterfront parcel #231.59-3-21. 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.

Before the board votes, they asked that a locus map be added to the survey map. If approved and the sale complete, the adjacent owners would eventually file a *Tax Parcel Combination* form.

**SITE PLAN REVIEW**

Chairman Hanf shared the outcome of the Town Board's discussion on Site Plan Review. Councilman Nolan requested that Section 302.13 be changed from

*The Town Supervisor, in consultation with the Planning Board Chair, may determine that site plan review shall be conducted on any proposed Land Use Activity involves on or more of the following characteristics:*

to

*The Town Supervisor, in consultation with the other Town Board members, may determine that site plan review shall be conducted on any proposed Land Use Activity involves on or more of the following characteristics:*

Two Planning Board members (Tully and Record) were opposed to the change, but agreed to the compromise. The other board members were comfortable with the change.

The Town Attorney has also agreed with the change.

**Adjourned** at 8:34 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk

Next Planning Board Meeting: Tuesday, August 1<sup>st</sup> at 7:00 pm