

**TOWN OF JACKSON
PLANNING BOARD MEETING
November 14, 2017**

The Town of Jackson Planning Board met on Tuesday, November 14, 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 (7:04)
- Mark Mahoney
- Jamie Nolan
- Cheryl Record
- John Tully

Others present:

- Peter Bell
- Ted Berndt
- Ann Deso
- Betsy & Harold Ehrenfreund
- Kathleen & Mike Morgan

MINUTES

A **motion** was made by Tully, seconded by Mahoney to approve the October 3rd meeting minutes as written. Motion carried in favor, 5-0 with Record abstaining.

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

Harold Gilbar did not attend the meeting as expected. Mr. and Mrs. Mike Morgan said that Mr. Gilbar's surveyor staked the property earlier that day and that they (the Morgans and the Whelands) are comfortable with the boundaries.

HAROLD & BETSY EHRENFREUND

Mr. and Mrs. Harold Ehrenfreund were present along with their surveyor, Peter Bell, to present two sketch boundary line adjustments (BLA) between their property and Richard MacDougall. For decades, Mr. MacDougall has been using a small portion of the Ehrenfreund's property and has a paved driveway that crosses onto the Ehrenfreund's land. The Ehrenfreunds feel it's better to adjust the boundary before someone else owns the land.

The first BLA is on parcel #231.16-2-25. The line will only move on one end. One point will remain stationary at the water's edge while the other end moves north approx. 32 feet creating a wedged-shape adjustment that abuts Macehren Way.

The second BLA involves adjacent parcel #231.-2-15 which is classified as a road. The BLA will move 32.3 feet north on one side and almost 26 feet on the other. This BLA will provide a more logical, clean boundary for Mr. MacDougall's parcel.

Ehrenfreunds will receive Agency Designation Forms for either them and/ or Mr. MacDougall to complete.

CAROL RICH

Peter Bell also presented a sketch plan of a minor subdivision for Carol Rich where she wishes to create two lots from parcel #240.-4-7.1 along Dobbin Hill Road. Lot A will be approximately 2.5 acres which includes a farmhouse and a barn. The current tenant wishes to purchase this property. Lot B will be approximately 2 acres which includes the foam house and several barns and outbuildings. The remaining lands will be 23.5 acres. The Board found no concerns with the sketch plan.

BATTENKILL VALLEY FARMS

Ted Berndt was present to describe the Restore NY grant application he plans to submit in mid-December. The grant requires the municipality to be the lead agent therefore the Town Board has scheduled a public hearing for December 6, 2017 for the application.

Since his project will change the use of the property, he will be required to complete the site plan review process. In addition, the grant application requires a *letter from the local planning officials stating project is compatible with local ordinances*. Chairman Hanf will draft a letter for the Board's review.

Adjourned at 8:22 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

NEXT Planning Board Meeting: **Tuesday, December 5th at 7:00 pm**