

**TOWN OF JACKSON
PLANNING BOARD MEETING
January 9, 2018**

The Town of Jackson Planning Board met on Tuesday, January 9, 2018 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
- Jamie Nolan
- Cheryl Record

Others present:

- Harold Gilbar
- Patricia Isgro
- Mike Morgan

MINUTES

A **motion** was made by Mahoney, seconded by Gordon to approve the December 5th meeting minutes as written. Motion carried in favor, 5-0 with Nolan abstaining.

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

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 John & Lynn Wheland's waterfront parcel (#231.59-3-30) 24.35 feet north and convey that portion to Patricia Isgro to be combined with her parcel #231.59-3-29 thus eliminating Mr. Gilbar's section. It is denoted on the map that This *lot is lake access only* – basically, a non-buildable lot.

Mike Morgan who had concerns last August about the dimensions of Mr. Gilbar's section paid Mr. Gilbar's surveyor to stake the pins. Mr. Morgan is satisfied with the placement of the pins.

A **motion** was made by Nolan, seconded by Headwell stating Mr. Gilbar's project is a boundary line lot adjustment making it exempt from subdivision regulations. Motion carried in favor 6-0.

CHRIS & JENNIFER JOHNSON

Chris and Jennifer Johnson own two, small, adjacent waterfront parcels (#240.-4-40 & #240.-4-42) at the end of Ward Lane. They would like to build a storage shed on their vacant parcel (#240.-4-40), possibly upgrade their septic and residence which are on the other parcel. Their architect contacted the Clerk about a 1990 subdivision where the vacant parcel had the following deed note:

CONVEYANCE IS SUBJECT TO condition imposed by the Town of Jackson Planning Board..., that there be no structures erected on the premises herein conveyed , EXCEPT the option to install a septic system on the premises is conveyed to the Grantee herein, her heirs, executors and assigns.

In the 1990 Planning Board minutes it did not state the reason for the restriction, however, the restriction was consistently stated in the minutes, in the adjacent neighbor letter and on the survey map. The Clerk contacted a former Planning Board member who was present when this property was being subdivided, but he had no recollection of the project. Jackson's attorney stated that since it was a Planning Board decision to impose the restriction, it could be a Planning Board decision to lift the restriction. As of this meeting date, the owners have submitted a *Tax Parcel Combination Form* to the Town Clerk.

The Planning Board may not have much input unless the Supervisor receives a building permit and determines with the other Town Board members property should undergo site plan review.

BATTENKILL VALLEY FARMS

Ted Berndt's *Restore NY* application lacked specific items on the checklist and was not able to meet the December 15th deadline. The Board did receive a letter of appreciation from Mr. Berndt.

SUPERVISOR'S REQUESTS

The Supervisor would like the Planning Board to review the topic of accessory buildings on "non-buildable" lots. There is a question whether or not site plan review law is needed clarification relevant to this topic. In addition, he would like to the Planning Board to consider how kennels might or might not be reviewed under site plan review law.

UPCOMING DATES

- Planning Board Meeting: Tuesday, February 6th at 7:00 pm
- Annual Volunteer Town Dinner: Friday, March 2nd 6:30 social / 7:00 pm dinner
Cambridge American Legion – Prime Rib or Turkey
RSVP to Tammy by February 23rd

Adjourned at 8:25 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk