

**TOWN OF JACKSON
PLANNING BOARD MEETING
April 3, 2018**

The Town of Jackson Planning Board met on Tuesday, April 3, 2018 at the Town Hall at 7:00 pm for the regular monthly meeting with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Doug Gordon
- Irene Headwell
- Jamie Nolan
- John Tully

Others present:

- Peter Bell
- Bob & Richard Headwell
- Carol Rich

7:03 PM PUBLIC HEARING – ROBERT & IRENE HEADWELL

Robert Headwell was present with his map of his property at 96 Dunbar Road where he wishes to subdivide 2.89 acres from his 10.96 acre residential parcel #247.-1-20. The proposed parcel contains the small rental home and current driveway entrance to it. If the subdivision is approved, it would leave their primary residence and barn on a landlocked parcel. Therefore, they will combine the remaining land of 8.08 acres with their adjacent, vacant 8.02 acre parcel #247.-1-20.1 that runs parallel on the north side of the residential parcel. A new driveway has been proposed and approved by the Highway Supt. for parcel 247.-1-20.1 that would provide access to the primary residence. There were no other comments from the public. The public hearing closed at 7:04 pm.

MINUTES

A **motion** was made by Headwell, seconded by Nolan to approve the March 6th meeting minutes as written. Motion carried in favor, 5-0.

ROBERT AND IRENE HEADWELL

A **motion** was made by Gordon, seconded by Tully to approve the Robert and Irene Headwell minor subdivision. Motion carried in favor, 4-0.

Roll Call:

Noel Hanf	Aye
Doug Gordon	Aye
Jamie Nolan	Aye
John Tully	Aye

The Chairman signed the maps, Mylar and Public Health letter.

Irene Headwell recused herself from this project since she's the co-applicant.

CAROL RICH

Carol Rich was present with surveyor Peter Bell to present her map plan where she wishes to subdivide 1.38 acres from her 28.5+/- acre parcel #240.-4-7.1. The proposed parcel is located just off the intersection of Dobbin Hill and Shunpike Roads and contains a rental house and barn. Once subdivided, the renter plans to purchase the property. The Board reviewed Part 1 of the SEQR and completed Part 2.

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

Roll Call:

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Noel Hanf	Aye	Jamie Nolan	Aye
Irene Headwell	Aye	John Tully	Aye

A **motion** was made by Nolan, seconded by Headwell to give the project a negative declaration. Motion carried in favor 4-0.

Roll Call:

Noel Hanf	Aye	Jamie Nolan	Aye
Irene Headwell	Aye	John Tully	Aye

Doug Gordon has recused himself from this project since he's a family member of the applicant.

A public hearing will be scheduled for Tuesday, May 1, 2018 at 7:00 pm. The Clerk will mail letters to the adjacent property owners.

SITE PLAN REVIEW/ACCESSORY BUILDING DISCUSSION

Chairman Hanf recently contacted Patricia Burke at the Department of State about the Planning Board's authority relevant to Site Plan Review. The Planning Board's understanding of their authority was consistent with what Ms. Burke shared with Chairman Hanf. The Planning Board cannot regulate any land-use characteristic that's not included in the site plan law.

NEXT MEETING: Tuesday, May 1st at 7:00 pm

Since the July Planning Board meeting falls on July 3rd, the Board agreed to move the meeting to Tuesday, July 10th at 7 pm.

Adjourned at 7:50 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk