

**TOWN OF JACKSON
PLANNING BOARD MEETING
June 5, 2018**

The Town of Jackson Planning Board met on Tuesday, June 5, 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
- Mark Mahoney
- Jamie Nolan
- Cheryl Record
- John Tully

Others present:

- Frank & Linda Charbonneau
- George & Joan Covell
- Chris DeBolt, County Administrator
- Jay Skellie, Town Supervisor
- Dorothy Yurschak

7:01 PM PUBLIC HEARING – GEORGE & JOAN COVEL

Mr. and Mrs. George Covell presented their map to subdivide 5.057 acres from their 10.07 acre parcel #232.-1-21.7 located at 850 County Route 61. The parcel was originally two, 5+ acre parcels until 2013 when the Covells abandoned the subdivision and combined the two. Now, they have a contract for the sale of five acres which includes the residence. Covells simply wish to subdivide the lot so that each parcel returns to its original dimensions when purchased. Adjacent neighbor Peter Cilla called the Clerk prior to the meeting to say he had no objection to the subdivision. Another adjacent neighbor, Linda Charbonneau noted that her husband's name was spelled incorrectly in the map (should be Francis, not Frances), but was not contesting the subdivision. She also mentioned that one of the pins was missing. The public hearing closed at 7:06 pm.

MINUTES

A **motion** was made by Headwell, seconded by Gordon to approve the May 23rd meeting minutes as written. Motion carried in favor, 6-0 with Nolan abstaining.

GEORGE & JOAN COVEL

A **motion** was made by Gordon, seconded by Nolan to approve the George and Joan Covell minor subdivision. Motion carried in favor, 7-0.

Roll Call:

Noel Hanf	Aye	Jamie Nolan	Aye
Doug Gordon	Aye	Cheryl Record	Aye
Irene Headwell	Aye	John Tully	Aye
Mark Mahoney	Aye		

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

WILLIAM DAILEY

Dorothy Yurschak from PennyDot Realty LLC was present to ask questions about subdividing land for William and Mary Dailey. She has obtained the paperwork from the Town's website and plans to submit an application at a later date.

WASHINGTON COUNTY TRANSFER STATION

On Monday, June 4th Chairman Hanf and the Clerk had a phone conference with Washington County Administrator Chris DeBolt along with the Director of Real Property Tax Services Laura Chadwick and County Attorney Roger Wicks regarding the County Transfer Station subdivision application that will be on the June 19th agenda. The primary concern from the Planning Board is completing the environmental assessment (SEQR) without knowing if there are plans to change the use of either parcel once subdivided. Since the phone conference left Chairman Hanf and the Clerk uncertain about completing the SEQR accurately, Mr. DeBolt offered to attend the June 5th meeting to address the entire Board.

During the Planning Board meeting, Mr. DeBolt stated that "To the best of his knowledge, no change in use is expected to the fuel island or the County Highway Building." He could not, however, say what the buyer's plans will be for transfer station parcel and stated that it's not within the Planning Board's authority to regulate use since Jackson does not have zoning regulations and that subdivision is merely the act of placing a line on the map. Mr. DeBolt also stated that most land use statutes were written with the intent that municipalities would have the full collection of regulations including subdivision, site plan review and zoning.

Since the County has had a multi-year challenge trying to establish an agreeable contract to sell the five transfer station to Earth Waste and Metal (EW&M), it does not want to disrupt the current plans to close in July. In an effort to review the environmental impact, Chris DeBolt agreed with the suggestion to contact the Department of Environmental Conservation (DEC) to obtain a copy of EW&M's permit or permit application. Having such documentation would provide the Planning Board with information about the scope of EW&M's purposed use.

SITE PLAN REVIEW

The Town has received notice that Monolith Solar Associates, LLC in cooperation with property owner Peter Calabrese is submitting an application for site plan review for a commercial solar farm on parcel 232.-1-20.5 located at 3042 State Route 22.

Adjourned at 8:15 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

UPCOMING MEETINGS:

Tuesday, June 19th at 7:00 pm (special meeting)

Tuesday, July 10th at 7:00 pm (second Tuesday due to holiday)