

**TOWN OF JACKSON
PLANNING BOARD MEETING
October 2, 2018**

The Town of Jackson Planning Board met on Tuesday, October 2, 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

Others present:

- Linda Ford
- Mike Morgan
- Dorothy Yurschak

7:05 PM

PUBLIC HEARING - WILLIAM & MARY DAILEY

Dorothy Yurschak, Realtor and Designated Agent for Mr. & Mrs. William Dailey, was present to respond to questions regarding the Dailey's vacant lot (#231.-2-7) located near 72 Nesbitt Lane where they wish to subdivide 7.58 acres from the 11.96-acre lot. The Daileys have a buyer for the 7.58 acres. There were no comments from the public. Public hearing closed at 7:08 pm.

MINUTES

A **motion** was made by Headwell, seconded by Record to approve the September 11, 2018 meeting minutes as written. Motion carried in favor 6-0.

WILLIAM & MARY DAILEY

A **motion** was made by Nolan, seconded by Gordon to approve the Trustees of the William E. Dailey Trust minor subdivision. Motion carried in favor, 6-0.

Roll Call:

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

The Chair Hanf signed the maps, Mylar and Public Health letter.

HEDGES LAKE CAMPERS ASSOCIATION

Mike Morgan who is a member of the Hedges Lake Campers Association and Designated Agent for the Association was present with a sketch plan to build a two-sided, plexiglass-covered sign board on parcel 231.16-1-29.1. The sign is expected to be about 6 ½ ft. high by 4 ft. wide. The intent is to replace an old sign that's been located near the boat launch. The new sign will be located about 30 feet southeast of the current sign in front of a large tree and will provide the following information:

- Hedges Lake Campers Association board members and their contact information, along with meeting notices and minutes;
- Boat ramp use and rules as well as courtesy rules of the lake;
- NYS Boating safety, laws and information;
- NYS DEC information about aquatic, invasive species as well as how to prevent invasion and spreading; and
- Emergency phone numbers (fire, sheriff, rescue squad, etc.)

The Planning Board reviewed the site plan checklist with Mr. Morgan and determined the following items will be required for the application: #1-3 & 5-7 (items 2 & 5 were submitted at this meeting), along with a-d, f, o, t-v. Mr. Morgan believes he will have everything ready by the next meeting.

**PETER CALABRESE – COMMUNITY SOLAR
(in partnership with Monolith Solar Associates, LLC)**

Monolith Solar Associates was not ready for this meeting. However, Chair Hanf recently learned from Washington County Code Enforcement that New York State recently changed the rules regarding building permits on commercial solar projects. In a document entitled *Code Outreach Program – Exemptions from the Uniform Code* dated August 2, 2018 from NYS Building Standards and Codes / Fire Prevention and Control states the following:

Solar farms that are not associated with a building or other structure regulated by the Uniform Code do not meet the definition of a “building” provided above [on this document]. Only when the solar farm can be considered equipment and/or a system that is an appurtenance to a building are they subject to the Uniform Code requirements (see other sections such as 605.11 of the 2015 International Fire Code).

Regardless of the exemption, the Board wants to know who will be responsible for inspecting the electrical hook-up and if the site meets fire codes requirements.

OTHER

- There have been questions about site plan review of dog kennels. The Board wonders if some issues could be addressed by updating the Town’s dog licensing law.
- Since the first Tuesday in November falls on Election Day, the Planning Board decided to move the November meeting to **Tuesday, OCTOBER 30th at 7:00 pm.**

Adjourned at 8:33pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk

NEXT MEETING: Tuesday, October 30th at 7:00 pm