

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
December 4, 2018**

The Town of Jackson Planning Board met on Tuesday, December 4, 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:**

- Carol Brownell
- Nancy Crucetti
- Jane & Kim Hayden
- Larry Lagace
- Paula Meerwarth
- Mike & Kathleen Morgan
- Fred Pirie

**7:03 PM      PUBLIC HEARING - HEDGES LAKE CAMPERS ASSOCIATION**

Mike Morgan, Designated Agent for Hedges Lake Campers Association (HLCA) and Larry Lagace, Vice President of the Association, were present to respond to questions regarding the site plan review project where HLCA would like to construct an enclosed sign board approximately 26 sq. ft. (6.5 ft. high by 4 ft. wide), non-lighted with a small roof and a double-sided, plexiglass cover. This proposed project will be perpendicular to the lakefront near a large tree located on the boat launch property (parcel #231.16-1-29.1).

Several people were present and shared the following concerns:

- The size of the sign should be smaller and lower to the ground;
- Too many residents will be unlikely to see the sign because of its location on the lake;
- There's a perceived lack of communication among the HLCA regarding this project; and,
- The public hearing should have been held in the summer when the majority of the HLCA membership/residents are available to attend.

In addition, the Planning Board Clerk received a phone call and an email weeks before the public hearing from one seasonal resident who lives adjacent to the parcel. She was concerned that the sign might block the visibility of drivers when pulling out of the boat launch and turning left onto Nesbitt Lane. She also expressed concern about the obstacles near the boat launch and on the road, such as pedestrians (adults and children), dogs and parked vehicles. Finally, she wondered about the timing of the public hearing (as previously stated above). After speaking with the Clerk, but prior to the meeting the resident received email communication from Joe DeConno, President of the HLCA. Mr. DeConno addressed her concerns and stated the following:

*...Please understand the timing of this hearing date was simply a product of a time consuming process that Mike Morgan was forced in to when the town recently added the requirements. It just took longer than we expected and was by no means a ploy to make it more difficult for people to be part of the process. We had hoped to have a sign in place already.*

*Your concern about the size of the sign and it blocking visibility was not something we considered during our meetings. Safety is important to all of us and that is why we need a larger sign to communicate safety information and other information important to the health of the lake. It will also serve as a billboard for community info.*

*... I took a ride over to the boat launch to see first hand if the sign that size would be an issue. I placed my vehicle in the launch driveway as if I was pulling out of my boat. In my opinion, if we keep the sign within a few feet of the tree there will be sufficient visibility between the sign and the road to clear for traffic/children or animals on the road.*

*The sign is designed to last and is very similar to state board launch signs (and I believe a little smaller).*

The resident responded to Mr. DeConno and then emailed the Clerk with the following:

*...Joe DeConno indicated that when the discussion regarding the sign took place there was no thought to how it might compromise visibility. He subsequently went to the boat launch and has assured me that there will be no compromise of visibility when putting in or taking out a boat. If that is true, my major concern has been addressed.*

The emails are on file.

Mr. Lagace commented a couple of times that plans for a sign began back in 2017 and had been discussed at Association meetings.

To minimize potential division among the Hedges Lake property owners, Chairman Hanf suggested that the public hearing be kept open until the Planning Board meeting on Tuesday, July 2, 2019. This would allow HLCA leadership time to further communicate with their membership, hold an Association meeting in June, and provide an opportunity for the seasonal residents to attend on July 2<sup>nd</sup>.

A **motion** was made by Mahoney, seconded by Gordon to keep the public hearing open until July 2, 2019. Motion carried in favor 5-0 with Headwell and Tully abstaining as both are property owners on Hedges Lake. It was agreed that the Town would not send new notices to the adjacent property owners nor post another legal notice for this project. Rather HLCA will notify and update its membership. Additionally, the Clerk will send these minutes to Mr. DeConno so he can forward them onto the HLCA.

**8:00 PM**

## **MINUTES**

A **motion** was made by Nolan, seconded by Tully to approve the October 30, 2018 meeting minutes as written. Motion carried in favor 6-0 with Headwell abstaining.

## **REPORTS**

- **Peter Calabrese/Monolith Solar** – The Calabrese/Monolith application is still incomplete. Monolith expects to have the remaining items for the January meeting. The Board would like to have a letter sent to Mr. Peterson by mail to let him know that the Board cannot move forward without the application being complete.

- **County Training (12/3/18)** – PB members Mahoney and Record along with the PB Clerk attended a training at the County on *Solar Energy Regulation & Tips for Regulating Telecommunications Facilities*. The presenters from the Department of State commented that it's the goal of the New York State to have 50% of all NYS energy usage come from solar by 2030. They also stated that most Towns are not prepared for the potential changes. While Jackson does have site plan review, it may be prudent to draft a law specific to large-scale solar projects that would give the Town more involvement.
- **Comprehensive Plan** – The Clerk reviewed the draft Comprehensive Plan from March 4, 2014 and recommended a number of edits. The Planning Board didn't have adequate time to discuss the edits.

**NEXT MEETING:** Tuesday, January 8<sup>th</sup> at 7:00 pm

**Adjourned** at 8:58 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk