

**TOWN OF JACKSON
PLANNING BOARD MEETING
March 5, 2019**

The Town of Jackson Planning Board met on Tuesday, March 5, 2019 at the Town Hall at 7:00 pm for the regular monthly meeting with the following people in attendance:

Board members:

- Noel Hanf, Chairman
- Irene Headwell
- Mark Mahoney
- Amy Maxwell
- John Tully

Others present:

- Keith & Debra Rich

MINUTES

A **motion** was made by Mahoney, seconded by Tully to approve the February 5, 2019 meeting minutes as written. Motion carried in favor 6-0.

DEBRA & WILLIAM (Keith) RICH

Mr. and Mrs. Rich were present with a sketch plan of their property along Shunpike Road. They wish to subdivide the barn with one acre from their 25.70-acre lot (tax map #240.-4-21). It is their intent to sell the lot to the person who has been renting the barn for his automobile hobby. The remaining lands will stay as farmland which is currently being rented by a local farm. They had presented a slightly different plan in October 2014, but did not have a buyer at the time. There were questions about whether the lot has adequate space and/or appropriate terrain for a well and septic. Currently there is a septic system, however, the surveyor hasn't been able to identify its location. The Board asked the Richs to talk with the surveyor to be sure there is adequate space for a new septic and well should the need arise or change in use occur. The Richs plan to submit an application prior to the April 2nd meeting.

STATE ENVIRONMENTAL QUALITY REVIEW

As of January 1, 2019, new regulations to the State Environmental Quality Review Act (SEQRA) have been enacted. According to NYS Department of Environmental Conservation Commissioner Basil Seggo, *“these updates to SEQR will streamline the environmental review process and encourage sustainable development and renewable energy development without sacrificing SEQR’s integrity or the environmental protections it affords.”*

Basically, the updates include over ten categories of action to the Type II list which will not be subject to further environmental review including building upgrades to meet energy codes, installation of telecommunications, lot line adjustments, and installation of solar arrays in locations that are already developed or disturbed such as closed landfills. The Short Environmental Assessment Form only shows one update. If a Type I project is introduced to Jackson, then further review of the updates will be required as some of the thresholds have been reduced. The Board has a summary of the amendments.

COMPREHENSIVE PLAN

The Board continued its discussion about updating the draft comprehensive plan (CP) from March 2014. Chairman Hanf handed an updated draft of the first six pages of the CP for the Board to review prior to the April 2nd meeting. They spent time discussing the following subjects:

- Why should the Town have a CP;
- What are the needs and benefits of having a CP, and how to promote it to the Town Board and the residents;
- Changes and value of the lakes and river;
- Changes, diversification and value of agriculture;
- What types of development would enhance the value of land in Jackson; and,
- Using the Hazard Mitigation Plan approved in 2018 as a basis for some of the CP's goals.

Chairman Hanf and the Clerk will plan a conference call with Trish Burke about offering a training program in Jackson for the Planning Board (and hopefully, the Town Board).

NEXT MEETING: Tuesday, April 2nd at 7:00 pm

Adjourned at 8:35 pm

Respectfully submitted,

Tammy Skellie-Gilbert
Planning Board Clerk