

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
July 2, 2019**

The Town of Jackson Planning Board met on Tuesday, July 2, 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
- Cheryl Record
- Nick Rowland (absent)
- John Tully

**Others present:**

- Harold Gilbar
- Curtis Patrick

**MINUTES**

A **motion** was made by Headwell, seconded by Record to approve the June 4, 2019 meeting minutes as written. Motion carried in favor 5-0 with Maxwell abstaining.

**CURTIS PATRICK**

Curtis Patrick was present with a complete application of his property located at 3463 State Route 22. He wishes to subdivide one acre from his 117.49-acre parcel (#224.-1-2.2). The proposed lot is located at the intersection of State Route 22 and Cleveland Road. The lot would include the existing garage, barn and storage shed. Currently, there is no septic or well on the proposed lot. He plans to retain the one acre and sell the remaining lands. He is unsure whether or not he will build a residence on the one acre in the future.

The Board reviewed part I of the SEQR and completed part II.

A **motion** was made by Maxwell, seconded by Tully to classify the project an unlisted action. Motion carried in favor 6-0.

Roll Call:

Noel Hanf	Aye	Amy Maxwell	Aye
Irene Headwell	Aye	Cheryl Record	Aye
Mark Mahoney	Aye	John Tully	Aye

A **motion** was made by Maxwell, seconded by Headwell to give the project a negative declaration. Motion carried in favor 6-0.

Roll Call:

Noel Hanf	Aye	Amy Maxwell	Aye
Irene Headwell	Aye	Cheryl Record	Aye
Mark Mahoney	Aye	John Tully	Aye

A public hearing will be scheduled for Tuesday, August 6, 2019 at 7:00 pm. The Clerk will mail letters to the adjacent property owners.

### **HEDGES LAKE, INC./HAROLD GILBAR**

Harold Gilbar presented a map he created with assistance from Bill Lapan at Washington County Real Property Tax Services. The map shows all of the boundary line adjustments that have been completed in recent years on parcel 231.59-3-46. It doesn't, however, show the 17 feet between Whelands and Morgans that Mr. Gilbar quit claimed to the Morgans in April 2019. Mr. Gilbar stated that he's having a survey completed of that area, but it won't be ready until this fall. When the survey is ready to be presented to the Planning Board, the Morgans will be asked to attend that meeting.

Regarding the proposed boundary line adjustment between Mr. Gilbar and the Sheridan/Leonard parcel, the locus map still hasn't been added to the map as requested at the last meeting. Instead Mr. Gilbar brought copies of the Baker boundary line adjustment from 2017 that had a locus map of the same area. The Board reiterated that the locus map must be added to the Sheridan/Leonard map.

### **HEDGES LAKE CAMPERS ASSOCIATION**

The Planning Board anticipated continuing the public hearing tonight for the Hedges Lake Campers Association sign project. The initial public hearing held on December 4, 2018 was attended by a handful of year-round residents who expressed a number of concerns including that the hearing should be held in the summer when more residents are available to attend. The Planning Board agreed to keep the public hearing open until the July 2019 meeting which would allow the Hedges Lake Campers Association to meet again before continuing the public hearing.

On Sunday, June 30, 2019, Joe DeConno, President of the Hedges Lake Campers Association sent an email (on file) to the Clerk that stated the following:

*Please remove the Hedges Lake Campers Association (HLCA) sign board topic from the meeting agenda this Tuesday 7/2/19. Due to opposition, the HLCA re-voted (6/29/19) on the current signage proposal... and this time it was rejected. There will need to be a new design/proposal and subsequent HLCA approval before presenting something again to the Town Board...*

A **motion** was made by Maxwell, seconded by Record to close the public hearing for the Hedges Lake Campers Association. Motion carried in favor 5-0 with Tully abstaining. After some discussion, a **motion** was made by Mahoney, seconded by Record to deny the Hedges Lake Campers Association site plan application with the option to re-submit a new application for a redesigned sign with no fee by July 1, 2020. Motion carried in favor 5-0 with Tully abstaining.

**NEXT MEETING:** Tuesday, August 6<sup>th</sup> at 7:00 pm

**Adjourned** at 8:30 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk