

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
August 6, 2019**

The Town of Jackson Planning Board met on Tuesday, August 6, 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
- John Tully

**Others present:**

- Harold Gilbar
- Curtis Patrick

**7:00 PM**

**PUBLIC HEARING – CURTIS E. PATRICK**

Chairman Hanf opened the public hearing for the Curtis Patrick minor subdivision where Mr. Patrick wishes to subdivide one acre from his 117.49-acre parcel (#224.-1-2.2) located at 3463 State Route 22. There were no comments from the public. Hearing closed at 7:04 pm.

**MINUTES**

A **motion** was made by Mahoney, seconded by Tully to approve the July 2, 2019 meeting minutes as written. Motion carried in favor 6-0 with Rowland abstaining.

**CURTIS PATRICK**

A **motion** was made by Maxwell, seconded by Record to approve the Curtis E. Patrick minor subdivision. During the discussion, Mahoney stated that the date of the map and the surveyor should be included in the motion. Maxwell amended the motion, seconded by Record to approve the Curtis E. Patrick minor subdivision, map dated May 21, 2019 by surveyor Matthew C. VanDoren (Corner Post Land Surveying, PLLC). Motion carried in favor 7-0.

Roll Call:

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

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

**HEDGES LAKE, INC./HAROLD GILBAR  
(with Sheridan/Leonard)**

Harold Gilbar presented an updated map of his proposed boundary line adjustment on his lakefront parcel #231.59-3-46 where he wishes to move the south line that abuts Catherine Sheridan and Christine Leonard's waterfront parcel (#231.59-3-16) approximately 11 feet northeast and convey that portion to Sheridan/Leonard which they would then combined with their parcel thus eliminating Mr. Gilbar's section. This will be a non-buildable lot.

A **motion** was made by Mahoney, seconded by Maxwell stating that lands to be conveyed from Hedges Lake, Inc. to Sheridan and Leonard, identified on an updated map dated July 15, 2019 by surveyor William Wiley, is a boundary line lot adjustment making it exempt from subdivision regulations. Following the motion, the Board had a discussion about the numerous inconsistencies between a 1999 Hedges Lake, Inc. map and a subdivision attachment from 2007-08 written by Mr. Gilbar. The subdivision application was submitted back then, but was never finalized or approved. The document in question is on file and states the following on page 2, items 8 & 9:

*8. The tax map shows 25' between the lands of Julianne Brown and Christine Leonard. Hedges Lake will amend the original deed to Leonard so that those 25' are combined with lake frontage presently in Leonard's name as one parcel belongs to Leonard. The tax map numbers are 231.16-3-46 and 231.16-3-16. The Grantee is Christine Leonard 46 Linda Lane, Waterford, NY 12188. Also, the tax map shows a 10' space between the lands of Leonard and Baker. The 10' will be divided equally between Leonard and Baker. So, in addition to the 25' to be included in the amended deed to Leonard, said additional 5' will also be included. Same tax ID #s.*

*9. The tax map shows a 10' space between the lands of Leonard and Baker. The 10' will be divided equally between Leonard and Baker. Baker's original deed, Bk 478 P318, will be amended to include said 5 feet, combined with the existing lot to form a larger parcel. Tax map #s 231.16-3-46 and 231.16-3-21.*

[**Note:** all Hedges Lake waterfront parcel IDs were updated by Washington County Real Property Tax Services in 2007 so that when the 2008 Town/County Tax bills were print all waterfront parcels were updated from 231.16-3-\_\_ to 231.59-3-\_\_ ]

Additionally, the map reviewed by the Planning Board at this meeting states in the Mylar Notes:

*2. Only copies of the original map of this survey marked with an original of the Land Surveyor's seal shall be considered to be valid true copies.*

*6. Abstract of the Title no furnished.*

Mahoney commented that the Planning Board shouldn't be questioning a licensed surveyor. The surveyor's seal and signature are on the map. That's what we must-may reasonably rely on.

Motion carried in favor 7-0.

Roll Call:

Noel Hanf	Aye	Cheryl Record	Aye
Irene Headwell	Aye	Nick Rowland	Aye
Mark Mahoney	Aye	John Tully	Aye

Amy Maxwell            Aye

The Mylar, maps and Public Health letter will be signed once Mr. Gilbar has the Mylar printed.

[**Note:** On Friday, August 9<sup>th</sup>, two days after the Planning Board meeting, Mr. Gilbar left the Mylar in the announcement case at the Town Clerk's office. On Monday, August 12<sup>th</sup>, the Town Clerk was preparing to stamp the maps and Mylar for the Chairman's signature when she noticed the surveyor's signature on the Mylar looked nothing like the paper maps. She contacted Wiley's office and spoke with Dave Weiss who is a 30-year employee of the company. Mr. Weiss said he printed the Mylar and that the signature is correct.]

**NEXT MEETING:** Tuesday, September 3<sup>rd</sup> at 7:00 pm

**Adjourned** at 8:27 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk