

**TOWN OF JACKSON
PLANNING BOARD MEETING
July 11, 2023**

The Town of Jackson Planning Board met on July 11, 2023 at 6:30 pm at the Town of Jackson Town Hall. The following people were in attendance-

Board Members:

- Amy Maxwell
- Erik Vandenberg
- Mark Mahoney
- Kelly Donahue

Others Present:

- Dwight McGee and Council
- Daniel Dever
- Arthur and Christine Matatt
- John Pederson
- Ann Jennings
- Bethany Okerman

PUBLIC HEARING

The public hearing for the subdivision of the Louise M. Walrath Irrevocable Trust, Trustee Dwight McGee, at 122 Colfax Road was open at 6:35 pm. Applicant Dwight McGee was present with his attorney as well as an updated survey map of the subdivision, which shows parcels A-1, A-2 and remaining lands. Board member Mark Mahoney explained an issue that was brought to the attention of the Board prior to the start of the hearing. Parcel A-2 does not have the 50 ft. road frontage required for minor subdivision parcels to prevent properties from becoming landlocked. Mr. McGee and his attorney explained that this parcel would be conveyed to the adjacent property owner and then combined with their current parcel. Board member Mahoney advised the Board that changing the subdivision to major, waiving any excess fees and requesting a legal document affirming the properties would be adjoined would allow the Board to approve the subdivision. At this time, Resident and former Planning Board member John Pederson stated that there should be language incorporated on the plat that signifies this deeded easement. He expressed his concern with the intention of property owners not being set in stone and believes that it should say on the map that lot A-2 has road access through original right-of-way. Mr. McGee's attorney stated that the deed will include language concerning the right-of-way access. Mr. Pederson stated that it needs to be made clearer. Board member Mahoney suggested having a letter on file at Town Hall that states the parcel will be conveyed to adjacent property owners David and Lori McLenithan and adjoined with their current parcel, and that the right-of-way access exists for the property. The Board agreed that this would be a fair solution. There being no further comments at this time, Chair Maxwell closed the hearing at 6:56 pm.

OPEN REGULAR MEETING 6:57 PM

MINUTES

As Chair Amy Maxwell was not present at the June meeting, she abstained from voting to approve the June minutes and the approval was tabled till the August meeting.

**DWIGHT MCGEE
122 Colfax Road
Parcel Id #: 239.-2-49.1
Surveyed by: William A. Wiley
Survey Completed: February 20, 2023
Map Dated: February 28, 2023
Revised: April 21 and June 14, 2023**

A motion to change the status of the subdivision of 122 Colfax Road, parcel Id #239.-2-49.1, from minor to major while waiving any excess major subdivision application fees as well as any excess major subdivision requirements was made by Mark Mahoney and seconded by Kelly Donahue.

Motion carried in favor 4-0.

Roll Call:

Erik Vandenberg	Aye	Mark Mahoney	Aye
Amy Maxwell	Aye	Kelly Donahue	Aye

A motion to approve the subdivision with the additional provision of receiving a legal document to have on file at Town Hall, that states parcel A-2 of the survey map for 122 Colfax Road, parcel Id #239.-2-49.1, will be conveyed to David and Lori McLenithan, parcel Id # 239.-2-49.2, will be merged with said parcel, and will have 50 ft. road access through the designated right-of-way as deeded to the McLenithans. This motion was made by Mark Mahoney and seconded by Erik Vandenberg.

Motion carried in favor 4-0.

Roll Call:

Erik Vandenberg	Aye	Mark Mahoney	Aye
Amy Maxwell	Aye	Kelly Donahue	Aye

ARTHUR MATATT

Athur Matatt of 82 Plains Road, tax map Id #248.3-3-18, was present on behalf of applicant Loretta Barker, to subdivide her property at 74 Plains Road, tax map Id #248.3-3-20. The application seeks approval of lot 1 and remaining lands. Arthur explained that the original application for the project came in 2022 as a boundary line adjustment, but was subsequently changed to a subdivision as one side of the proposed lot is 114 ft. and does not meet the 100-ft requirement for a BLA. Ms. Barker wishes to convey the proposed lot to Mr. Matatt, who will merge the piece with his parcel that abuts the property. Chair Maxwell spoke to point out to the Board as well as the applicant that this survey presents another issue of a land locked parcel, as there is not 50 ft. road frontage on lot 1. John Pederson spoke to say that a plat note stating that lot 1 has to be adjoined with the lands of Arthur Matatt would satisfy the road frontage condition. The Board agreed. Board members required Mr. Matatt come back with a survey map that contains the aforementioned plat note, a locus map, and a merger line between Mr. Matatt’s parcel and lot 1.

The Board then reviewed the application and the part 1 SEQR. The Board completed part 2 with the applicant.

A motion was made by Kelly Donahue and seconded by Erik VandenBerg to classify the project an unlisted action and give the project a negative declaration.

Motion carried in favor 4-0.

Roll Call:

Erik VandenBerg	Aye	Mark Mahoney	Aye
Kelly Donahue	Aye	Amy Maxwell	Aye

A motion was made by Kelly Donahue and seconded by Erik VandenBerg to set the date for the public hearing on the subdivision for Loretta Barker at 74 Plains Road, to Tuesday, August 1st 2023 at 6:30 pm.

Motion carried in favor 4-0.

Roll Call:

Erik VandenBerg	Aye	Mark Mahoney	Aye
Kelly Donahue	Aye	Amy Maxwell	Aye

MIKE MORGAN – ALLEN’S ALLEY WAY, LLC

Subdivision applicant Mike Morgan was present with an updated survey map of his property on High Road Way, parcel Id #231.16-4-17. Mr. Morgan explained the map and the proposed lot 2 he wishes to convey to his neighbor Anne Jennings, 358 High Road Way, parcel Id #231.16-4-15, as a piece of her camp currently sits on his lot. Lot 1 would be adjoined with an adjacent property owned by Mr. Morgan, and the remaining lands contains the road under his Allen’s Alley Way, LLC. The Board advised Mr. Morgan that there needs to be 2 plat notes added to the survey map, one stating lot 1 must be merged with the lands of Michael and Kathleen Morgan, parcel Id #231.16-4-17 and noted as non-buildable, and lot 2 must be merged with the lands of the Jennings Family Irrevocable Trust, parcel Id #231.16-4-15 and also noted as non-buildable.

The Board reviewed the application and SEQR part 1, and completed part 2.

A motion was made by Kelly Donahue and seconded by Erik VandenBerg to classify the project an unlisted action and give the project a negative declaration.

Motion carried in favor 4-0.

Roll Call:

Erik VandenBerg	Aye	Mark Mahoney	Aye
Kelly Donahue	Aye	Amy Maxwell	Aye

A motion was made by Kelly Donahue and seconded by Erik VandenBerg to set the date for the public hearing on the subdivision for Allen’s Alley Way, LLC on Allen’s Alley Way, to Tuesday, August 1st 2023 at 6:45 pm.

Motion carried in favor 4-0.

Roll Call:

Erik VandenBerg	Aye	Mark Mahoney	Aye
Kelly Donahue	Aye	Amy Maxwell	Aye

DANIEL AND CEARA DEVER

Daniel Dever was present with the survey maps and mylar for his subdivision at 250 Dunbar Road. The minor subdivision was initially approved at the April Planning Board meeting, but as Mr. Dever was in Florida for several months, the 60-day period to file the maps with the County Clerk had lapsed.

DANIEL AND CEARA DEVER
250 Dunbar Road
Parcel Id #: 239.-1-10
Surveyed by: Corner Post Land Surveying, PLLC
Survey Completed: November 2, 2022

A motion to reapprove and resign the maps for the subdivision at 250 Dunbar Road, due to the expiration of time to file with the County Clerk, was made by Mark Mahoney and seconded by Kelly Donahue.

Motion carried in favor 4-0.

Roll Call:

Erik Vandenberg	Aye	Mark Mahoney	Aye
Amy Maxwell	Aye	Kelly Donahue	Aye

COMPREHENSIVE PLAN

Board member Donahue shared her recent conversation with Washington County Planner Pamela Landi, who offered to come to a meeting to conduct a 1-2 hour work session for the Town comprehensive plan. The Board discussed possible dates and decided to table the discussion till the August 1st Planning Board meeting.

New Business:

- Chair Maxwell will be unable to attend the August 1st regular Planning Board meeting.

A **motion** was made by Mark Mahoney and seconded by Erik Vandenberg to adjourn the meeting at 8:14 pm.

Motion carried in favor 4-0.

Next Meeting: Tuesday, August 1st, 2023 @ 6:30 pm

Adjourned: @ 8:14 pm

Respectfully submitted,

Molly Dixon, Town of Jackson