

**TOWN OF JACKSON
PLANNING BOARD MEETING
April 16, 2024**

The Town of Jackson Planning Board met on April 16, 2024 at 6:30 pm at the Town of Jackson Town Hall. The following people were in attendance-

Board Members:

- Kelly Donahue
- Erik VandenBerg
- Mark Mahoney
- Irene Headwell
- Steve Chuhta
- Amy Maxwell

Others Present:

- Ashleigh Brown
- Carl George III
- Amy Sherwood
- Michael Kniffen
- Lewis Steele
- Eric Strebel

MARCH 5TH MINUTES

A **motion** was made by Mark Mahoney and seconded by Amy Maxwell to approve the March 5th, 2024 meeting minutes as written. Motion carried in favor 6-0.

ASHLEIGH BROWN

Ashleigh Brown was present with an updated survey map for a minor subdivision at 64 Waites Lane, tax map ID #238.-1-23.1. She explained the survey map and the property, which is under a conservation easement through the ASA. A copy of the letter from the ASA approving the subdivision was also provided to the Board. The minor subdivision will create lot 1 of 87.32 acres and remaining lands of 137.82. A separate subdivision for adjoining lands in Cambridge will also be applied for through the Cambridge township. Board member Amy Maxwell expressed confusion over shading in the map that she believes does not serve a purpose in regards to the subdivision. Ashleigh agreed that the shading was confusing and stated she will have the surveyor correct this issue prior to the date of her public hearing.

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

A motion was made by Amy Maxwell and seconded by Steve Chuhta to classify the project an unlisted action.

Motion carried in favor 6-0.

Roll Call:

Erik Vandenberg	Aye	Irene Headwell	Aye
Mark Mahoney	Aye	Kelly Donahue	Aye
Amy Maxwell	Aye	Steve Chuhta	Aye

A motion was made by Amy Maxwell and seconded by Steve Chuhta to give the project a negative declaration.

Motion carried in favor 6-0.

Roll Call:

Erik Vandenberg	Aye	Irene Headwell	Aye
Mark Mahoney	Aye	Kelly Donahue	Aye
Amy Maxwell	Aye	Steve Chuhta	Aye

A motion was made by Mark Mahoney and seconded by Irene Headwell to set the date for the public hearing on the subdivision for applicant Ashleigh Brown, property owner Alan R. Brown at 64 Waites Lane, to Tuesday, May 7th, 2024 at 6:30 pm.

Motion carried in favor 6-0.

Roll Call:

Erik Vandenberg	Aye	Irene Headwell	Aye
Mark Mahoney	Aye	Kelly Donahue	Aye
Amy Maxwell	Aye	Steve Chuhta	Aye

CARL GEORGE III

Carl George III of 50 & 64 Cleveland Road (216.-3-23) and 72 Cleveland Road (216.-3-21) was present with a boundary line issue of his property. He passed out copies of his application to Board members and explained the survey map of his properties. Mr. George owns both 50 & 64 Cleveland Road, which is one parcel, and 72 Cleveland Road which sits adjacent to 50 & 64. He has been in the process of selling 50 & 64 Cleveland Road but ran into an issue when he had a survey done of the property, which showed the property line going through his home on 72 Cleveland Road. The surveyor adjusted the line on the survey to where it should be according to one of his deeds, as the other is incorrect. Carl asked if this would fall under Planning Board jurisdiction, as he believes this is just a deed issue that needs to be corrected by a boundary line agreement between his two properties, and not a boundary line adjustment. After reviewing Mr. George's survey map and copies of his deeds, the Board agreed that this appears to be a deed issue between the two properties from the original subdivision done many years ago. They advised Mr. George to work this issue out with his attorney and Washington County Real Property Tax Mapping and come back if he has any more issues.

MICHAEL AND JANET KNIFFEN

Michael Kniffen of 395 Cambridge Battenville Road (238.-1-9.2) and Amy Sherwood of 393 Cambridge Battenville Road (238.-1-9.3) were present with a sketch plan for a minor subdivision of Michael's property. He explained the map and his desire to subdivide a 4.68-acre piece to convey to Amy and Paul Sherwood for them to combine with their parcel, which sits adjacent. He acknowledged the 50-foot road frontage requirement and believes as the lot being created is solely for the purpose of selling to Amy and Paul who will then combine the lot with their property, this requirement should not apply to this subdivision. Board member Mark Mahoney stated that this requirement could be waived as long as the Board were to receive a copy of a letter on file from the Attorney handling the sale that proves the intent of purchase, and the approval of the subdivision was contingent on the lot being conveyed to Amy and Paul Sherwood to combine with their property. If the lot were not to be joined with Amy and Paul's parcel, the subdivision approval would be null and void. The Board reviewed the sketch plan and advised the applicant to return with a survey map that shows lot 1 and remaining lands and the entire tract of the parcel being subdivided. Michael and Amy agreed to come back at a future meeting with the survey map.

COMPREHENSIVE PLAN UPDATE

There was a meeting to discuss the Comprehensive Plan at Town Hall on March 26th at 6:30 pm. The Comprehensive Plan Committee discussed different assets of the Town, following up from discussions at the previous month's meeting. The Committee is currently trying to get a deeper history of the Town as well as organizational details that could be incorporated into the document. Erik Vandenberg had conversations with Pamela Landi at Washington County Planning about different plans other local communities have followed, such as Granville's Recreational Economy Plan and Hebron's Agricultural Plan. The Jackson Comprehensive Plan Committee's overall assessment of our goal with creating the plan is to keep and encourage the rural character we currently have. Erik believes the Agricultural Plan is most inline with this assessment. The Board discussed funding and grant options that were available, most which are 50/50 grant matches. Board member Mahoney believes the Comprehensive Plan is what most people look for when they want to know more about a community. Erik will bring the discussion on plan options and how we should move forward with funding to the Comprehensive Plan Committee meeting on April 30th.

COMMERCIAL BATTERY ENERGY STORAGE SYSTEMS LAW UPDATE

Chair Donahue will resend out example commercial battery energy storage laws for Board members to review before the May Planning Board meeting. We will talk more about this at the

next meeting and possibly set a date for a separate meeting to go over the documents and review the law in depth at that time.

New Business:

- Chair Donahue has not heard back yet from the two people who had previously expressed interest in filling the open Planning Board position. She will follow up with another potential resident that may be interested in joining.
- May 9th there will be a training on Solar Regulating for local planning depts. held at the Hoosick Falls High School. Registration deadline is May 6th.

Resident Lewis Steele questioned proper procedure when the Planning Board is completing a SEQR review on subdivision and site plan projects. The Board agreed to look into this for the future.

A **motion** was made by Steve Chuhta and seconded by Mark Mahoney to adjourn the meeting at 8:06 pm.

Motion carried in favor 6-0.

Next Meeting: Tuesday, May 7th, 2024 @ 6:30 pm

Adjourned: @ 8:06 pm

Respectfully submitted,

Molly Dixson, Town of Jackson