



TOWN OF JAY

Office of the Planning Board

P.O. Box 730, 11 School Lane

Au Sable Forks, NY 12912

Telephone: (518) 647-2204

Fax: (518) 647-5692

Melinda Beuf

Planning Board Chair

planning@townofjayny.gov

Carol Greenley Hackel

Town Clerk

townclerk@townofjayny.gov

Public Hearing (Point 44) and Planning Board Meeting Minutes – May 10, 2023

Public Hearing (Point 44) called to order 5:35 PM

Ralph Schissler presented overview and details of project

Ms. Stephanie Fields (nearby property owner) raised right of way concerns

Mr. Schissler provides Ms. Fields insights on the project details which acknowledge her right of way

Mr. Gene Rapp raised concern about wetland disturbances on adjacent properties

Ms. FaeAnn Chatt raised concern about possible future development of Point 44 project

Mr. Gillman motion to adjourn hearing; Mr. Walters second

Approved – hearing closed at 6:15 pm

Planning Board Meeting called to order 6:16 PM

1. Roll Call

-Present

Melinda Beuf – Chair

Peter Vincent

Mike Straight – Recused from Point 44 project hearing, discussion and application decision

Matthew Gillman

Wally Walters – Recorder

Frank Pagano – Alternate ILO Mr. Straight for Point 44 project

-Absent

Dustin Frederick -- Alternate

-Guests

Ralph Schissler

Stephanie Fields

Gene Rapp

FaeAnn Chatt

Steve Forbes – Town Board member

2. Pledge of Allegiance

3. Approval of Minutes

04/12/2023 Planning Board Meeting

Mr. Gillman motion to approve as amended, Mr. Straight second

All approved

4. Education & Training Opportunities

- AARCH Training Videos - <https://www.youtube.com/@adkarch>

- NY DOS Training resources <https://dos.ny.gov/training>- assistance

5. Applications

Points 44: Final review (Ralph Schissler representing Thomas and Christine Hofstetter of Points 44 North LLC)

- Mr. Pagano participated ILO Mr. Straight who recused
- This project is a 3-lot minor subdivision of a 248+ acre parcel between Stickney Bridge Road and Carey Road, with access from Stickney Bridge Road, with proposed Lots:
 - Lot 1 - 8.48 Acres
 - Lot 2 - 12.76 Acres
 - Lot 3 - 226 Plus or Minus acres
- There would be a common entryway and driveway maintenance agreement for the three lots; and the access easement to lots 17.4-1-29 (Ward Lumber) and 17.4-1-27 would be maintained.
- APA Permit No. P2022-00989 issued March 21, 2023 as a major subdivision (3 parcels)

Discussion included:

- Mr. Walters queried Ms. Fields on whether she was satisfied her concerns were addressed to the limits of the board's authority; she said yes
- Mr. Pagano and Mr. Forbes described the turn-around for access by emergency vehicles
- Ms. Beuf led verbal NYS SEQR environmental review: negative declaration type 2; no concerns raised
- Mr. Vincent proposed approval of project as documents described; seconded by Mr. Gillman, all approved

Sawyer: Preliminary review (Ralph Schissler representing)

- This project is a two-lot merger within Orchard Park and a Minor Division (boundary line adjustment) among four lots under common ownership of Jeffrey and Donna Sawyer
- APA Permit No. P2023-0002 issued March 23, 2023 for two-lot subdivision and construction of a single-family dwelling

Discussion included:

- Project will have its own septic and well; not tie into the private water line servicing Orchard Park
- Whether existing Orchard Park deed restriction that no lots can be further divided for separate sale is triggered by this action; and whether the effect of this action should prompt a public hearing with notice to other Orchard Park residents; Mr. Schissler states it would be "more transparent that way"
- Mr. Walters proposed the project be categorized as a minor division and merge, with a public hearing to be scheduled for the Board's June meeting; motion seconded by Mr. Gillman. The board approved with Mr. Vincent dissenting on the requirement for a public hearing

6. Correspondence:

- email exchange between Ms. Beuf and Stephanie Fields re Right of Way through proposed Points 44 subdivision
- letter from Tahawus Center requesting individual board members to provide statements of support for a grant request for improvement of the Tahawus Center Basement; forwarded for action to each board member

7. Discussion

- Ms. Beuf requests Mr. Gillman and Mr. Walters take a new oath administered by the town clerk as result of changing status from alternate to regular board members; for member action
- Contrary to prior information, alternates will require specific terms of appointment by the town board; to be followed up
- The board discussed Ms. Beuf's proposed division of individual member tasks and responsibilities. Mr. Straight recommended changes to reduce the proposed workload of the Chair
- Ms. Beuf, Mr. Gillman and Mr. Walters reported on the content of the APA Planning Forum which they attended on 4/27/2023. Mr. Straight raised concerns about the effects of the Adirondack Park Agency Act on future development of housing in the town

8. Public Comments:

- None

Planning Board meeting closed at 8:10 pm

Motion to close meeting Mr. Gillman
Second Mr. Walters. All approved