



TOWN OF JAY

Office of the Planning Board

P.O. Box 730, 11 School Lane

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PLANNING BOARD PUBLIC HEARING – SIQUIER

AUGUST 9, 2023 AT 5:30PM

Meeting called to order @ 5:35

No changes since last month's meeting

No comments or questions

Motion to close public hearing @ 5:45. First by Mr. Gillman, second by Mr. Straight, all in favor

PLANNING BOARD PUBLIC HEARING – WELLSCROFT (PRESENTED BY KEVIN HALL) AUGUST 9, 2023 AT 5:45PM

Meeting called to order @ 5:45

Objective of subdivision is for Mr. Napier to convey a 2.6-acre parcel to his sister.

Parcel has been deemed APA non-jurisdictional, will need a town building permit to build upon.

Mr. Hall briefly recounted the prior APA permit 93-200 which broke the original 950 acres into 5 separate land use areas. Mr. Hall received a letter of compliance from the APA instead of a non-jurisdictional letter.

Mr. Blumberg asked (via GoTO Meeting) if this subdivision is related to a prior housing development plan? Kevin Hall replied that that this is not a related subdivision.

Mr. Reilly inquired about the line for the hamlet of Upper Jay and Ms. Delmont inquired how the line that was identified as "incorrect" previously was corrected.

Mr. Hall explained that the hamlet stops 500 feet south of the driveway. The hamlet was incorrectly identified on a map prior and was able to be correctly identified with direction from the APA.

Mr. Vincent asked if the original 93-200 permit is being amended for this subdivision or if this is a different project. The answer was that the 2.6-acre parcel in question is one of those five land use areas originally established by the 93-200 permit and is considered a legal lot under APA standards.

A lengthy discussion was had regarding roadway access to the entire Wellscroft property, as well as the 2.6-acre lot in question. A map with topography is needed to further identify possible access points.

Mr. Marvin on behalf of Mr. & Mrs. Baltagi requested that the application be left open for another month so concerned parties can get the answers to their questions and concerns. Mr. Marvin's requests:

Topography, building site, SEQR, wetlands, access driveway, right-of-ways

Mr. Straight pointed out that the applicant will have to go back to the APA before they can build on the lot. Mr. Manning said location of house, well, septic, view shed should be shown.

Mr. Straight pointed out that there is another access through another property that Mr. Napier owns.

Mr. Marvin mentioned that there is a lawsuit concerning the Wellscroft driveway. Discussion ensued on access to property.

A lengthy discussion was had with Ms. Delmont about the right-a-way to a driveway off Mountain Meadows which actually belongs to her but does not pertain to the subdivision in question.

Mr. Baltagi expressed concern that once Mr. Napier (Wellscroft LLC) sells that 2.6 parcel he has no access to the rest of his property and Mr. Baltagi's driveway becomes the access point.

Mr. Hall pointed out that he confirmed with the APA that the subdivision complied with the APA's land use and the APA would not be involved with the conveyance of the lot but would be involved with any construction on the lot.



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Another access point on an old wood road across another property was pointed out.

Ms. Beuf asked the Baltagi's if their concern was the future use of their driveway for potential future multiple subdivisions of the rest of the Wellcroft Property behind them. The Baltagi's agreed.

Motion to close public hearing @ 6:24. First by Mr. Gillman, second by Mr. Straight, all approved. The meeting recording can be accessed here:

PLANNING BOARD REGULAR MEETING

AUGUST 9, 2023

Meeting called to order @ 6:25

1) Pledge of Allegiance

2) Approval of July Public Hearing and Regular Meeting Minutes

First by Mr. Gillman, second by Mr. Straight, all approved

3) Applications

Joanna Siquier

Ms. Siquier's application is missing the SEQR. Ms. Beuf emailed links to SEQR and board will revisit next month.

Wellscroft- Kevin Hall on behalf of David Napier

Weird shape of the property was created by the APA based on the land use lines

Mr. Hall requested that going forward public notices be sent to neighbors AND applicants so they can see the information going out, as well as copies of any public correspondence so he can be better prepared.

Ms. Beuf noted that Mr. Hall was sent a copy of the draft for comment prior to the mailing.

DOT access permit has not been obtained

Survey of the old wood road has not been completed

There has been no change in the original boundary line

Motion to continue Public Hearing on 9-13 at 5:45. First by Mr. Gillman, second by Mr. Straight, all approved.

Briggs- Ralph Schissler on behalf of Mr. Briggs

Application for a 5 lot subdivision

APA has been approached twice and deemed the area non-jurisdictional

Lot 1 along the southeast side will be merged with Kurt Nichols property with existing roadway access
Lot 2 along the northwest side will be merged with the lot Mr. Briggs existing house sits on with existing roadway access along Glen Rd

Other 3 lots will be 2 @ 12.7 acres and 1 @ 12.4 acres each with individual access along Valley Rd



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3 new lots will be on Town of Jay water service

Motion to classify as a major subdivision with the stipulation that no new road access is needed and set Public Hearing for 9-13 @ 5:30. First by Mr. Gillman, second by Mr. Straight, all approved.

4) Training

There is a planning and zoning training course in Elizabethtown on 9-12

5) Application/checklist Update

Correct "acting chair"

Change submittal requirements to "Electronic PDF and 3 complete hardcopies OR 5 complete hardcopies, needed at least 10 days prior to regular meeting

Add link to EAF Mapper to website

Articles of incorporation, articles of organization, or proof of establishment may be requested

Application should ask if there is any outstanding litigation pertaining to parcel in question

Will review again next month

6) Comprehensive Plan Update

Grant was submitted end of July

Next meeting is set for September 13 @ 6pm.

No public comments.

7) Subdivision Regulation workshop

Board is in agreement with changes made to Intro to Regulations section

Add simple explanations for each individual review with quick links to pages with further detail For review next month- 2 definition pages

If site plan review is ever added the Department of State will be a valuable resource

Motion to close meeting @ 7:38.

First by Mr. Gillman, second by Ms. Beuf, all approved