

**Town of Jay Planning Board Meeting Minutes Date:** February 12, 2025

**Location:** Town of Jay Community Center

**Call to Order:** Chairperson Melinda Beuf called the meeting to order at 6:01 PM.

### **Pledge of Allegiance**

**Roll Call:** Members Present: Melinda Beuf (Chair), Wally Walters, Matt Gillman, Mike Straight  
Members Absent: Peter Vincent, Dustin Frederick Others Present: Todd Hodgson, Ralph Schissler, Jonathan Esper, Steve Forbes

### **Approval of Previous Minutes:**

- Motion to approve minutes from December 11, 2024, made by Wally Walters.
- Seconded by Matt Gillman.
- Motion carried unanimously.

### **Training Opportunities:**

- Chairperson Beuf shared information about floodplain regulation training via YouTube from the New York State Floodplain Regulation for Local Boards.
- Members were informed that while certificates would not be issued for completing the training, an honor system would be used for credit.

### **Stickney Road Project Presentation:**

- Todd Hodgson provided an overview of the Stickney Road Project, highlighting key revisions:
  - The project, originally started in 2022, is now back with 2 boundary line adjustments involving 2 different neighbors.
  - Only roadwork started thus far was to allow drilling rig access for well site testing.
  - Plans for seven cabins and one utility structure.
  - Road layouts designed to minimize environmental impact.
- Discussion about road accessibility, emergency vehicle access, and potential seasonal use of some cabins.
- Utility easements and maintenance agreements were reviewed, with a commitment to include utility clauses in deeds.
- Board has requested Mr. Esper gets clarification on the building rights, APA clarification on the use of lean-tos, and APA clarification on potentially turning a tourist dwelling into a single family dwelling.
- SEQR short form done - motion to accept as unlisted action with negative declaration by Matt Gillman, seconded by Mike Straight, all approved

- Project will be added to the agenda for the March 2025 meeting

**Comprehensive Plan Working Group:**

- Matt Gillman presented potential topic points for the Housing and Planning workgroup.
- Focus areas include community development, infrastructure, and environmental stewardship.
- Members expressed interest in collaborating with the Town Board and community stakeholders.
- Motion to accept proposal of topics presented by Wally Walters, seconded by Melinda Beuf, all approved.
- A Human services committee was also just started, lead by Robin Licari
- Working groups are open to any input, open forum

**Public Comment:** No public comments were received.

**Adjournment:**

- Motion to adjourn by Mike Straight at 8:15 PM.
- Seconded by Matt Gillman.
- Meeting adjourned unanimously.

**Minutes submitted by:** Michelle Axtell