

TOWN OF JAY

Office of the Planning Board

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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:

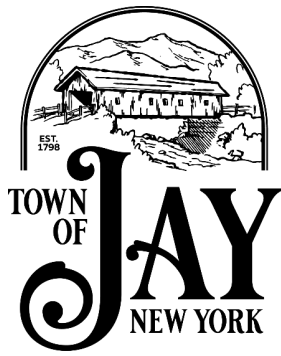
- Motion to approve minutes from December 11, 2024, made by Wally Walters.
- Seconded by Matt Gillman.
- Motion carried unanimously.

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.



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- 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

Motion to classify as a major subdivision due to the number of lots and its prior history - made by Matt Gillman

Seconded by Wally Walters

All in favor

Motion passed

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

Must comply with all short term rental regulations

Must revisit APA for any change of use including residential vs rental

Identify where the building rights are coming from for Lot 4

Downward facing, darksky lighting fixtures

How are electrical easements running - how are lots 1, 2, 3 going to have line/energy access

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