

TOWN OF JAY

Office of the Planning Board

Melinda Beuf
Planning Board Acting Chair
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P.O. Box 730, 11 School Lane
Au Sable Forks, NY 12912

Carol Greenley Hackel
Town Clerk

Regular Meeting – 1/14/2026

Meeting called to order 6:03pm

Roll Call: Present- Melinda Beuf (Chair), Matt Gillman (Secretary), Wally Walters, Mike Straight.

Guests- Steve Forbes (Town of Jay Councilman), Charles Segard, Liz Segard, Mark Buckley.

Absent – Frank Pagano, Michelle Axtell (Clerk).

Pledge of Allegiance

Approve minutes from August 13, 2025 meeting – motion by Mr. Gillman, second by Ms. Beuf, all in favor.

Approve minutes from Public Hearing (Preston) from August 13, 2025 – motion by Mr. Gillman, second by Mr. Walters, all in favor.

Approve minutes from October 8, 2025 meeting – motion by Ms. Beuf, second by Mr. Gillman, all in favor, with asides: subsequent discussion from after the meeting is unofficial and not an integral part of the minutes.

Applications: None.

Discussion: Segard potential proposal for sub-division of property adjacent to NYS Route 86.

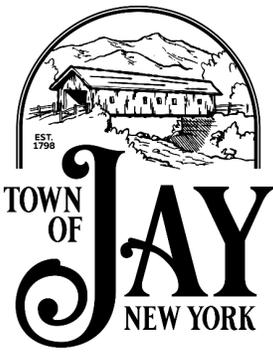
- On 12 Jan 2026 letter from Ms. Beuf as Planning Board Chair to Mr. Charles Segard instructing him of legal requirements not to advertise property as sub-divided until receiving board approval, and providing him a copy of the application procedure and forms.

Informal discussion of the board with Mr. Segard:

- Ms. Beuf described the board's authority and processes for application for sub-division approval, including requirements for a public hearing, notification of nearby property owners.

- Ms. Beuf noted approval of Wilmington planning board will not be required, even though the property is within 500' of the town boundary.

- Mr. Segard presented preliminary plans and a diagram with anticipated boundaries for sub-division of the property. Mr. Straight noted the number of properties would be a major sub-division under Town of Jay planning regulations, and would appropriate rights-of-way, roads suitable for fire and emergency vehicles, including turn-around areas.



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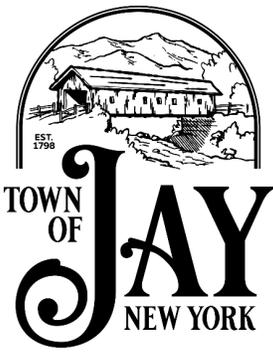
- Mr. Gillman noted sub-divisions regulations require dedication of a public road, although the input of the highway supervisor would be required, as this has not been held as necessary in all cases. Mr. Segard noted paving of the roads would render the project uneconomic.
- Mr. Gillman asked if the boundary survey had been done yet, as this would be required for board approval of sub-division. Mr. Segard understood the requirement but stated he did not want to do it if sub-division is not approvable by the board. The project is an area zoned by the APA as low intensity use.
- Ms. Beuf reiterated advertisement and sale of sub-divided lots is not permitted until approval from the board is obtained. Mr. Segard apologized and stated the signs were removed.
- Mr. Walters expressed concern to ensure NYS DOT approves of the proposed two entrance driveways to NYS Route 86 due to their proximity and visibility challenges on the road. Mr. Segard noted informal contact with George Laundrie (Essex County DOT Resident Engineer), who expressed potential for approval, as both are preexisting from prior use of the property.

Correspondence:

- The NYS Office of Parks, Recreation and Historic Preservation notified the town on December 23, 2025, of recommendation to the State Historic Preservation Office (SHPO) for approval of areas as a historic district within the Ausable Forks (from Main Street/Route 9N between the Ausable River Branches to West School Lane). The SHPO approved and forwarded the approval to the National Registry of Historic Places for potential listing.

Discussion:

- Ms. Beuf asked whether the board should send notice to realtors about not advertising sub-divisions before board approval. After discussion, no action was taken.
- Oaths/Training/Terms/Roles update: Nothing significant to report.
- Comprehensive Plan Update:
 - Mr. Gillman reported on stakeholder interviews he requested: (1) Mr. Straight, and (2) members of the APA planning and technical staff. The APA staff was informative about considerations for hamlet expansion, upzoning and requirements for them, including water/sewer infrastructure, soils, slopes and natural drainage. Loss of available land use due to flood buyouts are not a primary consideration. Mr. Gillman also noted other stakeholder interviews, including with the Town Assessor, Regional Planning representatives, Highway Department representatives, and Supervisors of Wilmington and Keene. Mr. Straight noted the market for properties in the Acres is currently slowing down. Board



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members engaged in extensive discussion about the general challenges of changing APA zoning and pursuing affordable housing initiatives.

-- Mr. Gillman noted the comp plan consultant had recently provided a first draft of the community profile. Drafting of plan components is still forthcoming and will consider recommending update of planning regulations.

-- Mr. Walters described a stakeholder interview which was held with Kelley Tucker and Gary Henry of the Ausable Freshwater Center including the impacts of forthcoming flood maps and the chaotic nature of ice jams. Mr. Walters also noted the recommendations of Keene Supervisor Joe Pete Wilson to get regulations of place promptly due to potential legal challenges by wealthy landowners.

- Forthcoming Supervisor Stanley Community Spotlight Briefing to APA Board: Mr. Walters described the invitation of the APA staff for a such an information briefing, the drafting of ideas with Mr. Gillman and Supervisor Stanley. Mr. Walters distributed copies of the initial briefing content for the information and advice of the board members, and described the potential of getting technical assistance from the APA staff in defining possibilities for use of land in Jay, and providing assistance to revising planning regulations. Mr. Straight noted the lack of affordable housing in Jay and the surrounding area, now constraining development and economy. The consensus of the board members was to support the Supervisor requesting this support from the APA through the briefing.

Motion to close meeting at 7:36 by Mr. Walters, second by Mr. Gillman, all in favor.

Next meeting: February 11, 2026 @ 6pm