

May 18, 2026

Agenda for Comprehensive Planning Special Board (CPSB) 31th Meeting
6:30-8 pm, Mon 18 May 2026 at Jay Community Center and on Go-To-Meeting

Advance material:

- Agenda
- Consultant's April 2026 Comp Plan Draft

Other references:

- Jay Community Profile v3.0 Final Formatted FOR CPSB Distribution

1. Open 31st meeting:

- call for additional agenda items and individual comments

2. Updates (Wally)

- Community Profile (3rd draft; 398 pages) out for Town Board member feedback
- Ann's first draft placeholder for plan section on hand
 - 106 pages without recommendations "what" & implementation "how"
- Importance of Executive Summary/Narrative (also focus of public rollout)
- Next Steps with APA: Meeting 27 May 10:30-12 at Raybrook
 - goal will be to establish a charter for work ahead; sense of schedule
 - timeline of work a bit uncertain: availability of us/APA, funding
 - comp plan GIS work an important input
- Goals of land delineation and updating planning regs will take new grant
 - DEC reps confirmed expect no DEC grant round till Oct 2027
 - tight timeline to get a DOS grant request drafted (expect 31 July CFA deadline)
 - discussed grant content with DOS reps: will accept request for Form Based Code
 - require clear writeup: goals, milestones, funding estimates; "big effort & commitment"
 - should this be a new organization or should town continue CPSB framework?
- Insights from APA Planning Conference 6-7 May
 - NY Forward application: Ausable/Chesterfield presentation
 - anticipate applications due early Nov via CFA process
 - importance of REDC criteria and interview phase; essentially regional competition
 - Workforce Housing: "Cross Mod Homes" (3 bdr; 2 bath; 1500 ft²)
 - two coming to Jay (thru Land Bank; North Country Rural Development Coalition)
 - Short Term Rentals
 - NYS multiple court cases: regulation is not a taking; NYS doesn't guarantee best use
 - extensive and varied regulatory approaches by NY towns

3. Drafting of Comprehensive Plan (Ann)

- Hope to give us a next draft by end of month
- Anticipate plan development process chapter be expanded
- Goal of getting several information updates:
 - income survey results

- update of assessment info and property sales/growth ongoing & expected
- cellular map
- update of American Community Survey information (espec. re demographics)
- education studies
- SLR draft river study
- insights from other studies
- Working group inputs & further recommendations
 - what more should we do with data discrepancies?
 - what other insights can we get from our working group members?
 - what subjects have we inadequately addressed (and what to do about them)?
 - what else can we integrate by reference from other studies?
 - how to better develop pros/cons, implementation steps, action items, milestones or metrics ("how")?
- Need for rapid turn of review of next draft in time for 15 Jun meeting

4. Community 'project list' still needs more inputs:

- Request each working group leader provide more items for the community project list
 - will distribute latest project list draft next week for inputs
- Any plans for NYS consolidated grant applications? Due date still expected 31 July
 - announcement anticipated 7-14 days after NYS budget approval
 - town plans request re water meters & SCADA ("Engineering Report's short term list")

5. Proposed Comprehensive Plan Update Public Rollout Process:

- Previews to town board members; town counsel; Community Resources/DEC
- Notices (JCN; other media; special edition of town newsletter)
- Report availability (websites; community center; libraries; other?)
- Education (exec summary; postings; descriptions; modules? meetings of opportunity?)
- Open House #2 (invite key stakeholders/neighboring community leaders/public at large); - Gathering feedback
- Public hearing #1: CPSB; followed by further editing
- Later: Formal and informal reviewers: (legal, County, DEC, APA; others?)
 - includes SEQR
 - followed by edits & final coordination with town board members
 - Public hearing #2: Town Board; followed by approval with or without changes
- Jun 15 meeting: assessments of readiness to share comp plan draft & schedule
 - schedule goal: go public o/a 1 July... but only if we're ready... 6-8 week process
 - workshop in July; CPSB hearing in mid/late August o/a 17 Aug
 - reviews and follow-on in Fall
 - alternative schedule: go public at later date to improve writeup & prep
- Anticipate drafting comp plan newsletter articles for each working group

6. Key Narrative: What's "Our story"?

- Overarching Themes: Managing Growth, Enhancing Quality of Life, Creating Opportunities, Leveraging Resources
- Affordability challenges: goal preserve mixed human and natural communities
- Demographics: create conditions for youth/young families; caring for seniors/others

- Lands Assessment/Planning Regs [part of Managing Growth]: “Optimal Land Use”
 - Creating space for affordable Housing without excess property owner impacts
 - Creating model efficient, effective regulatory system for town & APA collaboration
 - Channel impacts of outside money
- “Rubik’s Cube:” takes all elements of plan together for best community of future
 - weave together Tier 1 recommendations
- Shared, smarter services: for efficiency/effectiveness/hold down costs/taxes

7. Brief Updates from Working Group Chairs:

- Economic Development: Adam DeSantis
- Parks and Open Spaces: Olivia Dwyer
- Human Services: Robin Licari
- Planning and Land Use: Matt Gillman
- Climate & Infrastructure: Wally Walters

8. Next Meetings:

- Mon 15 Jun 2026, 6:30-8 pm
- Mon 20 Jul 2026, 6:30-8 pm

9. Comments and Open Discussion

10. Adjourn