



Melinda Beuf
Planning Board Acting Chair
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TOWN OF JAY

Office of the Planning Board

P.O. Box 730, 11 School Lane
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Carol Greenley Hackel
Town Clerk
townclerk@townofjayny.gov

Town of Jay Planning Board

Public Hearing

Date: March 11, 2026

Time: 5:30 PM

Attendance

Board Members Present:

- Melinda Beuf (Chair)
- Wally Walters
- Mike Straight
- Matt Gillman

Board Members Absent:

- Dustin Frederick
- Frank Pagano

Guests Present:

- Liz & Charles Segard
- Mark Buckley
- Steve Forbes
- Dan & Judi Gould (online)
- Rick Vidal (online)
- AO (online)

1. Call to Order

The meeting was called to order at 5:30 PM. The session began with a **public hearing** regarding the Segard subdivision project.

2. Public Hearing – Segard Subdivision (Route 86)

- Proposal: **Eight (8) lot subdivision on approximately 98 acres**
- Project includes **two driveway access points** from Route 86
- Majority of proposed homes will **not be visible from the roadway**

Public Comments Received

A. Rick Vidal (New Vida Representative)

Submitted written comments expressing support for development with concerns regarding:



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- **Land Use Compatibility**
 - Potential conflicts between residential use and nearby commercial resort operations (noise, lighting, activity levels)
- **Requests:**
 - Vegetative buffer between properties
 - Deed restrictions acknowledging proximity to commercial operations
 - Disclosure on subdivision map noting adjacency to commercial resort
- **Construction Concerns**
 - Potential for extended construction period due to multiple home builds
 - Requested:
 - Master construction schedule
 - Completion of infrastructure within 12 months
- **Traffic & Safety**
 - Concern over multiple curb cuts on Route 86
 - Suggested internal road system and signage improvements
- **Short-Term Rental (STR) Concerns**
 - Risk of properties functioning as unregulated short-term rentals
 - Requested prohibition of rentals under 30 days
- **Environmental Concerns**
 - Inquiry regarding environmental review (EIS) and impacts of wells/septic systems

B. Dan & Judi Gould (Adjacent Property Owners)

Submitted written comments expressing general support with concerns:

- **Past Development Concerns**
 - Referenced prior incomplete development by same developer
- **Permitting Process**
 - Questioned timing of permits relative to prior site work
- **Development Oversight**
 - Questions regarding:
 - HOA structure
 - Maintenance of roads/common areas
 - Enforcement of covenants and restrictions
 - Architectural/design standards
- **Short-Term Rentals**
 - Strong opposition to STR use based on prior experiences in nearby developments
- **Construction Impacts**
 - Concerns regarding noise, hours of operation
- **Traffic Safety**



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- Noted road curvature and traffic concerns; requested DOT input
- **General Concerns**
 - Landscaping requirements
 - Long-term project completion timeline
 - Desire for unified development oversight rather than individual lot development

C. Jay Fire Department

- Provided general comment requesting **more detailed roadway plans** before offering full input

D. Additional Public Comment

- One attendee present for observation only (no comment)

Applicant / Engineer Responses

- Engineering to be handled by **Mark Buckley**
- Infrastructure (roads, wells, septic) to meet:
 - NYS Department of Health standards
 - Town of Jay roadway specifications
- Homes will require **architectural/engineering approval for permits**
- Developer indicated:
 - No mobile homes permitted
 - Will consider vegetative buffering (approx. 500 trees discussed)

Board Discussion

- **Jurisdiction Limitations**
 - Board clarified it **cannot require certain deed restrictions** or enforce private covenants
- **Noise Regulations**
 - Town of Jay **does not have a formal noise ordinance**
- **Zoning**
 - Town has **no zoning regulations**, only subdivision regulations
- **Setbacks**
 - Not formally required but may be recommended or included in subdivision covenants
- **Traffic / DOT**
 - Board indicated **DOT approval will be required** for access points
 - Written confirmation preferred
- **Documentation Status**
 - Board determined that **insufficient documentation** currently exists for decision-making



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Public Hearing Status

- Motion made to **adjourn (not close)** the public hearing
- Continued to: **April 8, 2026 at 5:30 PM**

Motion: Wally Walters

Second: Mike Straight

Vote: Unanimous – Motion carried