



TOWN OF JAY

Office of the Planning Board

Melinda Beuf
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Carol Greenley Hackel
Town Clerk
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Town of Jay Planning Board

Regular Meeting 3/11/26

Called to Order: 6:00PM

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
- Rick Vidal (online)

Pledge of Allegiance

Approval of Previous Minutes

January 14, 2026 Minutes

- Discussion regarding clarification:
 - Referral to Essex County vs. Wilmington Planning Board
 - Based on lack of zoning in Town of Jay
- Decision made to **leave minutes as written** and address updates in current minutes

Motion to Approve: Made by Matt Gillman and seconded by Mike Straight

Vote: Unanimous – Approved

February 2026 Minutes

- No changes proposed

Motion to Approve: Made by Matt Gillman and seconded by Wally Walters

Vote: Unanimous – Approved



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Board Business

- Discussion of upcoming **APA Planning Conference**
 - Board members may attend
 - Registration coordinated through Carol
 - Budget availability discussed

Continued Discussion – Segard Subdivision

- Board reviewed public comments and began evaluating:
 - Which concerns fall within Board jurisdiction?
 - What additional documentation is required?

Key Determinations

- Vegetative buffers: **May be requested**
- Deed restrictions (noise waivers, STR bans): **Outside Board authority**
- Disclosure of adjacent commercial use: **Recommended but not required**
- Traffic:
 - DOT review and written approval needed
- Infrastructure:
 - Must meet NYS DOH and Town standards
- Public hearing to remain open to allow:
 - Submission of revised plans
 - Additional public comment

Comprehensive Plan Update

Community Profile Review:

- The consultant has completed a near-final draft of the "Community Profile," totaling approximately 295 pages.
- The document focuses on detailed statistics and data rather than visual travelogues.
- Internal distribution to the Board is expected shortly, though public release will be delayed for several months until the remaining sections are complete.

Ongoing Studies and Data Collection:



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- **Housing and Land Use:** Efforts are ongoing to reconcile property data within various subdivisions (e.g., Au Sable Acres and Mickey Denali's subdivision) to ensure accurate baseline numbers.
- **Income Survey:** A town-wide income survey is currently in progress to be integrated into the final plan.
- **Flood Study:** The DEC-commissioned flood study is underway; preliminary results are being reviewed and challenged by the Freshwater Center regarding their underlying assumptions.

Adirondack Park Agency (APA) Coordination:

- **Briefing:** A formal briefing for the APA Board is scheduled for Thursday, March 19, at 10:00 AM to present the town's progress.
- **Collaboration:** The APA is fully committed to working with the town to revise planning regulations and land use specifications.
- **Grant Funding:** The town may seek additional grant funding specifically for the land use and planning regulation piece, as this study will likely take longer to finalize than the Comprehensive Plan itself.

Future Timeline and Priorities:

- The Board is working to categorize issues into "Tier 1" through "Tier 3" (highest to lowest priority).
- A "Community Projects List" is being developed to bolster future eligibility for infrastructure and smart growth funding.
- The goal is to have a draft available for public review by late May, with the review process continuing through the summer.

Adjournment

- Public hearing adjourned earlier to April 8, 2026 at 5:30
- Next regular meeting April 8, 2026 at 6:00
- Regular meeting concluded thereafter at 7:21