

**Minutes of the Town of Chesterfield Planning Board Meeting, held on Tuesday,
June 16, 2020 at the Town Office, at 1 Vine Street, Keeseville, New York.**

Chairman Scott Racette called the meeting to order at 5:30 p.m.

Everyone stood for the Pledge of Allegiance.

Those present were:

Chairman:	Scott Racette
Member:	Billy Agoney
Member:	Bobby Enfinger
Member:	Gary Majewski
Member:	Andy Prescott
Clerk:	Shelley Davis

Guests present were: Scott Allen; AES Northeast, Maggie Pope; CEO Manager for Peru Federal Credit Union, Erin; AES Northeast, Kyle Cost, Contractors Project Manager, Donald Ford and Clayton Barber; Supervisor.

Scott Allen thanked the Board for meeting with them for an introduction to the site plan and building layout before the July Meeting; at which time they will seek approval for the construction of a Keeseville Branch of the Peru Federal Credit Union to be located on the property previously known as Mac's Market.

Maggie Pope explained that Peru Federal Credit Union has already closed on the property, they are now the owners.

Scott Allen gave a site description of the property - site plan was submitted. The site plans were reviewed by the Board to see the set up.

Scott feels it would be a nice addition to the downtown area.

It was asked if the shrubs are going to stay that are by the sidewalk?

It hasn't been decided yet - may do something different.

Andy asked about the set back by the Front Street Fellowship Church - also questioned the existing alley way, under the old part of the church building.

He feels the church may have a right away.

He is also concerned about the two curb sites being so close together - currently Barbara Davidson has a curb site, then the credit union will also have one.

Scott Allen explained the parking area - has to points of access - driveways.

Andy is concerned about vehicular safety.

Scott said NYS DOT has to approve the access to and from the parking area.

There will be a wooden fence installed - solid wooden picket fence to blend in with downtown.

Billy Agoney asked if the green space was added to or is it the same as it was behind the building?

Scott Allen stated it goes right back to the property line - same as it always was.

Andy stated it will just be a big improvement.

At this time it was turned over to Erin, who explained the building and its lay out.

Maggie Pope explained there will be two drive thru - 1st will be ATM only - 2nd drive thru for all other transactions.

The building is 2166 square feet -
-fifth as large as the current building.

One

Scott Racette asked if the overhang was separate from the square footage.

It was explained that the overhang is not part of the square footage.

Andy asked if one restroom is all that is needed for 2166 square feet?

Yes, that is all that is needed for the amount of employees that will be there.

Andy asked about the community using the conference room?

Maggie explained that only if the community organization is sponsored by the Peru Federal Credit Union.

Andy asked if Front Street is in the historic district?

Gary said no, it is not a historic district per say.

Scott Allen stated there is an R-3 District in the Zoning Law, but does not include the main drag.

Erin and Scott asked about zoning requirements for a sign by the street?

Gary stated an exterior sign on the building - goes by the square footage of the building for allowable sign size.

May have to go to the ZBA for another sign.

Andy questioned the choice of material for the front elevation?

Erin explained it is the brand for Peru Federal Credit Union - they use the same for each building.

Kyle explained it is LP Smart.

Andy asked to consider the pallet for Keeseville - it really doesn't match.

Maggie stated they are going with branch colors.

Andy stated it doesn't fit with infrastructure of Keeseville.

Kyle stated they are using columns to support the outside vestibule, and that they are using gray cobblestone, same as all the branches.

Andy asked if they could consider a slight different coloration more in lines of natural colors.

Clayton asked if AuSable and Peru were the same colors - he thought they may be different.

Maggie stated they are exactly the same.

Scott Allen will bring in a couple of samples of the stone. He will check on the right-of-way for the church, houses in the bank of the branch building and the curb cut.

Gary needs to condemn the building.

Kyle said they would like to get started the end of July beginning of August with demolition.

Andy wants the County to be told since they use the area for County Bus pick up and drop off.

Clayton will call the County Transportation Dept. and let them know.

The demolition and construction area needs to be fenced off - so its not used as a parking area.

Scott Racette asked about the outside lighting?

Erin explained photo metrics building mounted LED lights that show downwards.

Scott Allen stated in AuSable Forks there is an apartment building next door - there has never been a complaint about the lighting.

Kyle explained they are soffit down lights.

There needs to be a conversation with Barbara Davidson about using the parking lot.

Clayton has a meeting with Barbara Davidson tomorrow and will talk to her about it then.

They thanked everyone for meeting with them.

Scott Racette offered the floor to Donald Ford. Mr. Ford explained that he is selling a chunk of property on the Port Douglas Road, but he needs a boundary line adjustment, the property has been surveyed by Kevin Hall, who has also submitted a non-jurisdictional inquiry form to APA - hoping to have an answer by the Planning Board Meeting in July.

It was asked if the parcel was 3.13 acres that is being sold?

Mr. Ford stated yes - the property he owns is between Port Douglas Road and Prospect Road.

The Planning Board reviewed the Zoning Maps - found the property to be located in RR1.3 Section, meaning he has enough property.

Upon a motion made by Andy Prescott, seconded by Billy Agoney and unanimously carried it was

11. RESOLVED that the Planning Board approves the boundary line adjustment requested by Donald Ford for his property located between the Port Douglas Road and Prospect Road to make a lot 3.13 acres, contingent on approval from APA or a letter of non-jurisdiction.

Upon a motion made by Gary Majewski, seconded by Andy Prescott and unanimously carried it was

12. RESOLVED that since there is no further business to come before the Planning Board this meeting be adjourned at 6:50 p.m.

Shelley Davis, Clerk