

**Minutes of the Town of Chesterfield Planning Board Meeting, held on Tuesday, February 16, 2021 at the Town Office, 1 Vine Street, Keeseville, County of Essex and State of 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:	Andrew Prescott
Member:	Randy Pray
Member:	(new) Terry Jandreau
Member:	(new) James Wheelin
Clerk:	Shelley Davis

Guest present was: Supervisor, Clayton Barber

Chairman Scott Racette welcomed the new members; both gave a brief history of themselves.

Terry Jandreau, stated that after 35 years in finance he retired, he moved to Chesterfield in 1998, resides on Kessel Park Road with his wife, step-daughter and grandson, at this time he is works part-time as a real estate agent for Anne Porter and Assoc.

James Wheelin, stated that he moved here seventeen years ago, he resides on the Port Douglas Road, Don McCormick's old house. He owns MossBrook Landscaping, just recently started a florist shop, can say he has planted deep roots here.

Upon a motion made by Randy Pray, seconded by Andy Prescott and unanimously carried it was

**34. RESOLVED** that the minutes of the Planning Board Meeting held on Jan. 19, 2021 be accepted.

Scott Racette explained that Supervisor Clayton Barber received a survey map from Mike & Colleen LeClair for property(ies) they own on the Port Douglas Road.

Scott offered the floor to Randy Pray.

Randy Pray explained that the LeClair's are selling their home, which is on 55± acres, but their well is located on a 1.70 acre vacant lot, that they also own, which is adjacent to the 55 acre lot. The LeClair's understand that it's their mistake not knowing where the well was

located – the survey map proposes that part of the 1.70 acre lot 4.4-1-18.110 be divided and shifted to include the house, providing the house with approximately 1.75 acres.

Randy stated that he discussed this with David Wainwright; Essex County Real Property Director, who feels that can be done through the Tax Mapping Dept. with the proper survey map and deed.

Andy Prescott stated this is not a boundary line adjustment, because it is more than a ¼ acre, a boundary line adjustment can only be a ¼ acres or less, it is a minor division, which is not creating a building lot. There is only one house on this property.

Upon a motion made by Andrew Prescott, seconded by Randy Pray and unanimously carried it was

**35. RESOLVED** that the survey map presented to the Planning Board on behalf of Mike and Colleen LeClair for their parcels located on the Port Douglas Road, Tax Map Numbers, 4.4-1-18.110 and 4.4-2-4.000 is approved, with the understanding that the residual property from the minor division of lot 4.4-1-18.110 becomes part of 4.4-2-4 and no building lots be created.

Scott Racette explained that he emailed Robyn Burgess of APA regarding the cell tower extension located on Route 9 South.

Robyn stated that APA is okay with the 20' extension, they do need the Town's approval.

This issue was discussed at the last meeting. Randy has the paperwork that needs to be signed and sent to APA.

Upon a motion made by Andrew Prescott, seconded by Randy Pray and unanimously carried it was

**36. RESOLVED** that the Planning Board approves the application submitted for the cell tower extension located on Route 9 South and authorizes the Code Enforcement Officer to sign all necessary paperwork.

Randy explained to the Board that he received the drawings for the property located off from Corlear Bay Road – they are changing the size of the building but it still meets all the setbacks. Randy has other code questions for the owners – there is a 100' radius – to make sure the septic doesn't cause any issues with any water sources.

Andy stated that the septic would be more of an issue.

Randy will take care of all code issues.

Andy stated that all applications, etc. for the Planning Board need to be received 10 days in advance – this gives the members time to research each request properly.

Scott Racette stated that he would like to discuss Mr. Perkett.

Andy stated he hasn't filed an application for any work to be done at Port Kent Campsite.

A brief explanation about Port Kent Campsite was given, to enlighten the new members. In 2017 there hadn't been any applications submitted for work being done at Port Kent Campsite. It was obvious that new sites were being developed along with other projects. At that time Harvey LeCuyer was the Code Enforcement Officer, he gave Port Kent Campsite a stop order until Mr. Perkett met with the Planning Board.

They were increasing the number of campsites and were cutting trees. The campsite does have to get approval from the Dept. of Health.

A letter was sent that no work can be done without a permit. A Special Use permit is needed in the hamlet.

The drawings that were submitted didn't meet the requirements of the Planning Board, so Tom LaBombard an engineer for Mr. Perkett was brought in with new drawings.

Andy explained that because it affects more than 5,000 square feet it is a major project, Section 6.2 of the Zoning Law – Section 6.6 – lighting, utilities, contours and landscaping – can't cut trees more than 8" in size.

The drawings recently reviewed don't provide what is required.

Randy will send him a letter stressing what has to be provided to the Planning Board – spelling out what he has to do.

Clayton stated the letter received from Ridge Perkett, Ridge felt threatened – he explained that be mention of a citation in the minutes, that was to protect the town.

When Mr. Perkett started clear cutting the parcel he recently purchased – it opened up the campsite more to be seen from Rte. 373. No the Town can't regulate how much a person cuts on their property, but APA and DEC can, unless it is stated in the Zoning Law.

Andy reminded everyone that last year Gary according to NYS Code Requirements inspected AirBNB's all short term rentals need to be inspected and maybe there should be an annual fee.

Clayton stated that they have discussed amending the fee schedule.

Randy said he plans on doing the inspections.

Scott Racette state that all businesses are supposed to be inspected, not sure how often.

Randy will check into the business inspections.

Upon a motion made by Terry Jandreau, seconded by Randy Pray and unanimously carried it was

**37. RESOLVED** that since there was no further business to come before the Board this meeting be adjourned at 6:30 p.m.

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Shelley Davis, Clerk