

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, March 8th, 2023 at the Town Office, 1 Vine Street, Keeseville, County of Essex and State of New York.

Co-Chairman Randy Pray called the meeting to order at 5:30 PM.

Everyone Stood for the Pledge of Allegiance.

Those present were:

Co-Chair: Andrew Prescott (by phone)

Co-Chair: Randy Pray

Member: James Wheelin

Member: Terry Jandreau

Member: Mark Allen

Guests Present:

Paul & Kay Knott

Allyne & Maurice Chartier

Upon a motion by Member Wheelin and seconded by Member Jandreau and unanimously carried it was

#7 Resolved: That the minutes of the meeting held on February 8th, 2023 be accepted.

Co-Chair Pray presented the Board with an application to approve a subdivision of a 15-acre parcel on Lewis Road and Heather Lane owned by Allyne Chartier. Ms. Chartier would like to carve out approximately 1.7 acres to sell to Paul and Kay Knott to add to their parcel of .73 acres on Heather Lane.

There was conversation whether the application might need to go to Zoning Board of Appeals as the addition of property would just make a non-conforming lot remain non-conforming due to lot size.

Co-Chair Pray added the lot would be non-conforming but would not be a building lot. Mr. Knott confirmed just for storage buildings.

The conversation proceeded to whether the application was a lot line adjustment or subdivision. After research and evidence provided by Member Jandreau it was decided the application be deemed a subdivision.

Upon a motion by Member Allen and seconded by Co-Chair Prescott and unanimously carried it was

#8 Resolved: To continue the subdivision of property owned by Allyne Chartier application process with a public hearing to be held on April 12th,2023 at 6;00 PM following due notice.

Co-Chair Pray presented the Board with a special permit application for a tiny house/ mobile home from David Vitanza on a 1.5-acre lot owned by Bruce and Pam Leclair. The lot is zoned 3.2 acres.

The Board decided due to attached wheels, the project was defined as mobile home. Co-Chair Pray informed the Board all forms have been submitted and with no issues noted can be moved to a public hearing.

Upon a motion by Member Allen and seconded by Co-Chair Pray and unanimously carried it was

#9 Resolved: To approve a public hearing on April 12th,2023 at 6:00 PM for a special permit application of a mobile home at 823 Rte. 9, Keeseville, NY, by David Vitanza on property owned by Bruce and Pam Leclair.

Co-Chair Pray informed the Board the Morrow lot line adjustment has been approved by Essex County.

Co-Chair Pray informed the Board Essex County requires an Agricultural District Form for the proposed Rte.9 campground project thus delaying County approval. The County has designated the project as Type 2. As the Board already has had the public hearing, the Board is just waiting for the County to be able to proceed with the process.

With nothing else coming before the Board, Co-Chairman Pray announced the Planning Board Meeting for March 8th,2023 closed at 6:04 PM.

Bruce Bourgeois Planning Board Secretary