

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, April 12th, 2023 at the Town Office, 1 Vine Street, Keeseville, County of Essex and State of New York.

Co-Chairman Andrew Prescott called the meeting to order at 5:30 PM.

Everyone Stood for the Pledge of Allegiance.

Those present were:

Co-Chair: Andrew Prescott

Co-Chair: Randy Pray

Member: James Wheelin(Excused)

Member: Terry Jandreau

Member: Mark Allen

Supervisor: Clayton Barber

Guests Present:

Paul & Kay Knott Luther & Linda Weisman

Allyne Chartier

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

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

Co-Chair Pray presented the Board with an application to approve a subdivision of a 1-acre parcel containing an old 1-room school house from land owned by Brian Bourgeois to Beth Stevens. He informed the Board he surveyed the plans and see no issues nor finds any issues with ownership. The application needs to go to Essex County due to location bordering County Road and being in the agricultural district.

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

#11 Resolved: To move the application of the subdivision of land from Brian Bourgeois to Beth Stevens to a Public Hearing on May 17th, 2023 at 6:00 PM at the Town of Chesterfield Office following due notice.

Co-Chair Pray informed the Board Essex County has reviewed and signed off on the proposed RV Park on Route 9 on March 13th, 2023 as having no adverse effect on Essex County Property and referred it back to the Town for final action.

Upon a motion by Member Jandreau and seconded by Co-Chair Pray and unanimously carried,

WHEREAS, per 6.3-8A of the Zoning Law the foregoing decision regarding the Route 9 RV Park Site Plan Application is based upon the Planning Board's detailed review of the standards contained in Section 6.4-2 of the Town of Chesterfield NY Zoning Law and

WHEREAS, the Board finds the application meets all the requirements of 6.4-2 paragraphs a through Z including the site plan criteria of Section 6.6-3 and

WHEREAS, that no decks, sheds, pergolas or roofs may be erected on RV sites and

FURTHERMORE, all RVs must be removed from the site from November 1st through March 31st,

#12 Resolved: To approve the Special Permit for the proposed RV Park at 604 Route 9 in the Town of Chesterfield.

Co-Chair Pray informed the Board the Town of Chesterfield Town Board approved the combination of 2 attached non-conforming parcels owned by Thomas Mattila on Chesterfield Street and the Planning Board needs to approve this as well.

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

#13 Resolved: To approve the boundary line adjustment combining parcel 4.54-2-1.000 and parcel 4.54-1-5.000 owned by Thomas Mattila into one parcel on Chesterfield Street in the Town of Chesterfield.

Co-Chair Pray presented the Board with an application from Donna Perkins to change 92 Kent Street from zoned commercial to mixed use. There was discussion on historic nature and whether the site was in the historic district.

Co-Chair Pray presented the Board with an application for an area variance from David Gload and Sheila Vanags for a new garage at 1249 Highland Road. Both the old garage and the new construction are non-conforming.

Both applications were decided as not in the purview of the Planning Board.

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

#14 Resolved: To refer applications for change of use at 92 Kent Street and area variance at 1249 Highland Road to the Town of Chesterfield Zoning Board of Appeals.

Member Jandreau asked Co-Chair Prescott about progress on the Town of Chesterfield Comprehensive plan. Co-Chair Prescott responded there was no correspondence from New York State. Member Jandreau asked time frame. Co-Chair Prescott responded 2 ½ years. Member Jandreau asked about members who would serve on the Comprehensive Plan Committee. Co-Chair Prescott responded citizens must commit to meet at least once a month for the process once funds are received.

Co-Chair Pray informed the Board the /Short Term Rental Law in Lake Placid may be the model for the whole State. Member Jandreau asked if there were any issues with the Short Terms. Co-Chair Pray responded not if the owners followed the checklist given them.

Co-Chair Prescott moved the Board to the Public Hearing at 6:00 PM.

Co-Chair Pray opened the Public Hearing by stating there were no environmental issues and the application for subdivision was complete.

Co-Chair Prescott opened the floor to public comment.

Linda Weisman asked what the extra acreage would be used for.

Paul Knott responded for extra room to park vehicles. They would use the existing buildings.

Co-Chair Pray added if new buildings were to be erected, the first step would be to return to the Planning Board for approval. No new residence could be built as the lot still is non-conforming.

With no other questions or concerns coming before the Planning Board, Co-Chair Prescott closed the Public Hearing and returned to regular session at 6:05.

Upon a motion by Co-Chair Pray and seconded by Member Allen and carried with Member Jandreau abstaining it was

#15 Resolved: To approve the subdivision of property owned by Allyne Chartier to Paul and Kay Knott on Heather Lane in the Town of Chesterfield.

Co-Chair Pray informed the Knotts he will help with filing the addition with Essex County.

With nothing else coming before the Board, Co-Chairman Prescott announced the Planning Board Meeting for April 12th, 2023 closed at 6:10 PM.

Bruce Bourgeois Planning Board Secretary