

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, January 11th, 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

Member: Terry Jandreau

Member: Mark Allen

Guests Present:

Michael Coon and Darek Labare(AEDA)

Alecia Fuller Brent Morrow

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

#1 Resolved: That the minutes of the meeting held on December 14th, 2022 be accepted.

Co-Chair Prescott informed the Board that the proposed road for the RV site on Rt 9 was OKed by the Keeseville Fire Department. The only other thing the Board can say tonight on the project is that the application is complete and can schedule a Public Hearing. The Board needs to send the application to the County to accept or make provisions. The County will classify as Type 1 or Type 2, hopefully Type 2.

Co-Chair Prescott asked about lighting to the Bathhouse.

Mr. Coon replied the owner wants low-impact lighting at bathhouse as well as each utility pedestal with post top lantern.

Co-Chair Prescott likes the idea of no light poles but does this present a liability?

Mr. Coon replied the owner does not want customers roaming at night so keeping lighting to minimum.

He added the traffic flow, site line and turning maneuvers well within DOT guidelines. There will be a dumpster to hold enough trash for 10 days if the park is full and enclosed by a 8ft high enclosure. For signage, the owner has a sawmill and will construct timber framed sign, lit by solar lights, by Route 9 and a sign above bathhouse.

Co-Chair Prescott asked about pull off area for buses or vans.

Mr. Coon addressed the issue by suggesting moving the dumpster further back from the road would give plenty of room.

Member Jandreau asked of the anticipated time frame to be open in the summer.

Mr. Coon replied 20 weeks from Memorial Day to Labor Day.

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

#2 Resolved: Whereas the submitted material for the 40 site RV Park on Rt 9 has addressed 6.4-2(Major Project Criteria), 6.6-1(Required Information for Major Project Site Plan) and 6.6-1(Criteria), therefore, the submission is complete and this Board moves that the submission be forwarded to Essex County and a Public Hearing be scheduled for Wednesday, February 8th, 2023 at 6:00 PM. Co-Chair Prescott congratulated and thanked AEDA for addressing all of the Planning Board's questions and concerns.

Co-Chair Prescott gave the courtesy of the floor to Brent Morrow.

Mr. Morrow requested a lot line adjustment for his 2 adjoining properties. Both lots have residences but the owner requests a diagonal line adjustment.

Co-Chair Prescott noted minimum lot size is 1 acre.

Mr. Morrow noted the acreage is 3.8 and back of both lots is the County Line.

Member Jandreau asked if a survey is necessary.

Co-Chair Pray noted after approval of this Board, the County needs to approve then submitted to County Clerk and no need for survey.

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

#3 Resolved: To approve the lot line adjustment for Brent Morrow between his properties on the Giddings Road, 1.3-1-6.000 and 1.3-1-5.000 as presented to the Town of Chesterfield Planning Board pending Essex County Approval.

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

#4 Resolved: To approve the subdivision of Adirondack Farm property on Mace Chasm Road with the removed parcel added to Joseph Liccardi's property as presented to the Town of Chesterfield Planning Board.

Member Jandreau informed the Board of a burned house on the Gloman Road owned by John Gloman.

Can the Town condemn seeing it is not habitable? It is not fair to the other residents of the road and probably a liability issue.

Co-Chair Pray suggested it is not a public hazard but maybe due to rubbish or contaminants, there might be something to do.

With nothing else coming before the Board, Co-Chairman Prescott announced the Planning Board Meeting closed at 6:44 PM.

Bruce Bourgeois Planning Board Secretary