

Minutes of the Town of Chesterfield Planning Board Meeting and Public Hearing Held on Wednesday, April 8, 2026 at Town of Chesterfield Office, 1 Vine Street, Keeseville, County of Essex and State of New York, Pursuant to Due Notice.

Chairman Prescott called the Meeting to order at 5:30 PM.

Everyone stood for the Pledge of Allegiance.

Those present:

Chairman: Andrew Prescott
Member: Terry Jandreau
Member: Mark Allen
Member: Greg Zais
Member: Randall Pray
Member: Benjamin Shankwitz (alternate)
Supervisor: Clayton Barber
Code Officer: Trent Gravelle
Clerk: Bruce Bourgeois

Guests present:

Kelsey Carr (Labella Assoc.) Greg Pawlowski

Chairman Prescott opened the Public Hearing for a subdivision in Port Kent owned by John Hamilton at 5:31 PM.

With no public comment, Chairman Prescott closed the Public Hearing and entered into Regular Session at 5:32 PM.

Upon a motion by Member Jandreau and seconded by Member Zais and unanimously carried it was
#11 Resolved: That the Minutes of the Planning Board Meeting held on Mrch11, 2026 be accepted.

Upon a motion by Member Zais and seconded by Member Allen and unanimously carried it was
#12 Resolved: To approve the subdivision at 43 Second Street, Port Kent (1.75-3-9.000) owned by John and Kimberly Hamilton.

Chairman Prescott presented the Board with a sketch of the proposed subdivision of Town of Chesterfield property on the Thompson Road, Keeseville. If used for six single family homes the property

would be classified as a major subdivision. The APA noted wetlands on the property requiring an APA permit even though preliminary maps and conference call with the APA indicated there were not wetlands.

Chairman Prescott introduced Kelsey Carr from LaBella Associates to give an overview of the subdivision proposed by the Essex County Land Bank.

Ms. Carr informed the Board the original plans have changed from six 3.2-acre lots on a 20.21-acre parcel to six lots ranging from 1.3 to 1.8-acres, three on each side of a 6-acre conservation lot. The zoning allows for a minimum 1-acre lots if the density of 3.2-acres is maintained. All set backs will be in compliance. LaBella is still weighing pricing options on wells versus municipal water. Each lot will have a septic system versus municipal sewer. Labella will walk the property with APA once the snow melts.

Chairman Prescott asked if this project would be in conjunction with the proposed housing in Commerce Park and at the same time looking at the wetlands.

Ms. Carr noted the wetlands make her company nervous and may make the Commerce Park housing obsolete.

Supervisor Barber noted the APA says the needed 100 foot buffer may not be in the plan.

Member Zais asked if there was enough room for septic expansion in each lot.

Ms. Carr noted New York State has stated there is enough.

Chairman Prescott asked if the Health Department is OK with everything. Ms. Carr stated yes.

Member Jandreau asked if water was already on-site.

Ms. Carr said yes, extending from currant hydrant with either 6 or 8 inch lines

Chairman Prescott asked Ms. Carr what her gut feeling was on time frame for completion, especially with APA involvement.

Ms. Carr noted the Land Bank would like completion by October of this year but probably will not happen. She plans to have full submission to the Planning Board by August.

The Planning Board entered into Executive Session at 6:10 PM to discuss proposals from firms to update the Town of Chesterfield Zoning Law.

The Planning Board returned to Regular Session at 6:35 PM with no decisions being made.

There was much discussion on the three proposals with the Board deciding to do interviews with LaBella Associates and MJ Designs on May 13, 2026. The proposed schedule will be Regular Board Meeting from 5:00-5:30 PM, meeting with MJ Design from 5:30- 6:30 and LaBella Associates from 6:30-7:30 PM.

With no other business to come before the Planning Board, Chairman Prescott declared the Meeting of April 8, 2026 to be closed at 6:44 PM.