

Minutes of the Town of Chesterfield Planning Board Meeting, held on Tuesday, February 18, 2020 at the Town Office, located at 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:	Billy Agoney
Member:	Gary Majewski
Member:	Bobby Enfinger
Clerk:	Shelley Davis

Excused was:

Member:	Andrew Prescott
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Guests present were: Clayton Barber; Supervisor, Mike Finnegan; resident and Scott Allen; Representative from AES Northeast.

Scott Racette state that an application for a Special Use Permit had been received from Mike Finnegan which would allow him to sell uncooked pizzas out of his garage.

The Zoning Law for the Hamlet of Keeseville states that home occupation can be allowed through a special use permit.

Mike explained that he wants to turn half of his garage located at 61 LaFlure Lane into a place to prepare uncooked pizzas and sell them.

He is working with Eric Odinger from Ag & Markets *518) 361-1744, but has been told he doesn't need a permit from the NYS Dept. of Health because he is not cooking the pizzas just packaging them.

The Gary Majewski, Code Enforcement Officer explained he will need to put up a fire wall if he is going to use the rest of the garage for his car. Cary will be involved with the building codes –Mike will have to meet building codes, he will have to run a water and sewer line they can't be on top of each other, but can be in the same ditch as long as they are two feet apart.

Mike is hoping to "market" this concept in the future and if he does he will need to look into moving into a bigger space.

Billy Agoney asked about distributing to more cliental.

Mike replied yes, but wants to stay in Essex County, with his business.

It is the consensus of the Planning Board that if Mike doesn't need a permit from the NYS Dept. of Health that he needs a letter from NYS Dept. of Health stating he doesn't need a permit from them.

Upon a motion made by Billy Agoney, seconded by Bobby Enfinger and carried it was

1. RESOLVED that a public hearing be held on Tuesday, March 17, 2020 at 6:00 p.m. for the purpose of hearing public comment on the proposed application for a special use permit from Mike Finnegan located at 61 LaFlure Lane to open a pizza distribution site out of his garage.

Mike thanked the Planning Board for their time.

Discussion was then turned to the Application submitted on behalf of Lyman Martin for a two-lot minor subdivision.

Scott Allen explained that Mr. Martin has a piece of property adjacent to the Town of Chesterfield water plant located on the Frontage Road. Part of this property is needed to construct a sand filter for the project to update the Town of Chesterfield water.

The amount of property to be subdivided is approximately 5.3 acres.

Scott Allen stated that he had received a call from Andy Prescott; a Planning Board Member who reviewed the application, but feels because it is not being subdivided for a building lot, it may be considered as a minor division, which doesn't need Planning Board approval.

Scott Racette stated that he contacted Robyn Burgess of APA, who stated it is a matter of interpretation, she suggested talking to the Town Attorney, but she suggested treating it as a minor subdivision.

Scott Allen stated that APA is going to be looking at it as a minor subdivision, also. He would feel better if the Planning Board would do the same thing.

Upon a motion made by Bobby Enfinger, seconded by Billy Agoney and carried it was

2. RESOLVED that a Public Hearing be held on March 17, 2020 at 6:00 p.m., for the proposed two-lot minor subdivision of property owned by Lyman Martin located on the Frontage Road.

At this time there are no Planning Board Members attending the training in Bolton Landing, they would rather attend Government Days in Lake Placid.

Upon a motion made by Bobby Enfinger, seconded by Gary Majewski and carried it was

3. RESOLVED that since there was no further business to come before the Planning Board this meeting be adjourned at 6:45 p.m.

Shelley Davis, Clerk to Planning Board