

Minutes of the Town of Chesterfield Planning Board Meeting, held on Tuesday, July 21, 2020 at the Town Office at 1 Vine Street, Keeseville, Essex County 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:	Gary Majewski
Member:	Andrew Prescott
Member:	Billy Agoney
Member:	Bobby Enfinger
Clerk:	Shelley Davis

Guests present were: Scott Allen; AES Northeast, Kyle; Construction Project Manager, Erin; AES Northeast, Maggie Pope; Peru Federal Credit Union, Clayton Barber; Supervisor and Greg Atkins; resident.

Scott Racette welcomed the guests.

Scott Racette offered the courtesy of the floor to Scott Allen - Scott recapped the last meeting. The Board asked Scott to look into a few concerns that they had.

1) looked into prior deeds to see if there was an easement to the alley way between the buildings owned by the Front Street Fellowship Church - nothing giving an easement or right-of-way was found. At this time the plan is to leave it open for now - the NYS Law states that if the owners have been using it for 10 years or more and they need it they then have access to it - they do have access from the north.

Kyle stated that he hasn't had any calls since the fence went up.

It has been suggested that a portion of the building will be torn down.

Gary said yes, he has someone interested, but with the coronavirus they aren't

traveling. Gary hasn't heard from Rick Santor of the Church.

2) Scott Allen explained that the closest property line behind the building is 24' to 25' at this time the paved area will be 50' from behind the building to be constructed.

3) Scott Allen stated that the existing curb cut just south of the property line hasn't been approved by NYS DOT yet. The drawings and application have been submitted - there has been no negative feedback.

Andy Prescott asked how DOT would look at it.

Scott hasn't heard back from DOT.

Whether municipal parking or private parking lot. Andy Prescott stated it is in progress in a positive way. May have to block it for adequate distance.

Clayton Barber asked if a fence was going up?

Maggie Pope stated yes, a fence like what is up in AuSable Forks.

Kyle stated it is a one way entrance, which will help with two way traffic.

Scott Allen stated that in order to work in the State right-of-way a work permit is needed.

Maggie Pope asked does that mean we can't start work!

Kyle explained work can be started just can't work in the State right-of-way.

Scott Allen found that the hardwood tree is on their property and the tree will stay.

Scott Allen explained that the existing driveway on the northside will be widened as part of the DOT permit application.

He checked on the striping in the right-of-way, there is no striping.

Could get three parking spots, maybe four but at least three roadside parking spots.

Andy Prescott asked about fencing.

Kyle stated stockade pressure treated wooden 8' stockade fence.

Maggie Pope stated same as AuSable Forks.

Andy asked about landscaping.

Scott Allen explained there will be spruce, juniper, dwarf norway spruce, low hedge - stuff by the sidewalk will be gone - dwarf macintosh trees to be planted.

Kyle explained edge planting bed by the road will be mulched, near building will be washed river stone.

Billy Agoney asked about the right-of-way through the alley.

Scott Allen stated that no right-of-way has been found at this time.

**Chairman Scott Racette interrupted the meeting to open the Public Hearing at 6:03 p.m.**

Purpose of the Public Hearing to hear public comment on the installation of a cell tower on property owned by Greg Atkins located off from Burke Road.

Guest present was property owner Greg Atkins, and on Zoom were Nate Vander Wal and Sara Colman representing Verizon.

Scott Racette stated that at the last meeting the Board reviewed the application for the installation of the cell tower. The Board has no questions

Sara stated they are working with APA - the balloon test was done - with the APA specialist - the balloons were 10' above trees which is what APA likes.

Scott Racette closed the Public Hearing at 6:10 p.m.

**Chairman Scott Racette opened the Regular Meeting back up.**

Bobby Enfinger asked Maggie Pope if they have hired the grounds to be done?

Maggie Pope stated yes, they have a company that does that.

Billy Agoney questioned since there is going to be an increase in traffic on that strip, on Front Street - can you get DOT to change the flashing light to a stop light.

Clayton Barber stated he would support that, he will talk to the Town Board and check into that.

Billy Agoney it will be adding traffic to that area.

Andy Prescott asked if they would consider from the corner a 4' white picket fence is put in the Credit Union won't be seen until you are front of it.

Clayton if the adjoining lot becomes municipal parking lot - will talk to Jay about paving the parking lot but will have to block it from the Credit Union property.

Maggie stated in AuSable Forks - it was necessary because it is a residential area.

Discussion was held on the generator.

Maggie stated it will run once a week during regular business hours.

At this time signage will be on the building - because that is what is allowed in the Zoning Law - would have to go to the ZBA for a sign by the road.

Kyle asked if just in case - keep the area available for a proposed sign.

Andy said so the sidewalk will go to the road, but no fence.

Maggie stated they are going to try to match the existing stamped concrete.

Erin stated that they are trying to mimick other buildings on Front Street - stone work is lower, increased height of windows - doors will be fiberglass with wood look abd clear glass.

Will be going with the stone sample that was provided instead of cobblestone, which the Board okayed.

There will be trim over all the windows.

Gary Majewski stated they will need to follow 2020 codes.

Scott Allen went through the SEQR Form line by line with the Planning Board.

Upon a motion made by Andrew Prescott, seconded by Billy Agoney and unanimously carried it was

**13. RESOLVED** that it is the determination of the Planning Board that based on the information and analysis in the SEQR Form along with supporting documentation that the proposed action will not result in any significant adverse environmental impact.

Andy Prescott asked if we are under a friendly agreement with the suggested changes.

Everyone feels they are in agreement.

Upon a motion made by Andrew Prescott, seconded by Bobby Enfinger and unanimously carried it was

**14. RESOLVED** that the Site Plan Review submitted for Peru Federal Credit Union be approved by the Planning Board for the property formerly known as Grand Union, Tops, IGA and Mac's Market located at 1716 Front Street.

Clayton stated that he spoke with Colleen Parker of APA, she said that the balloon test for the cell tower hadn't been done yet and that Virginia Yamer who is handling the Verizon Project is on vacation.

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

**15. RESOLVED** that the Planning Board approves the Verizon cell tower installation on property owned by Greg Atkins located off from the Bruke Road contingent upon approval from APA, because APA has Class A Jurisdiction.

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

**16, RESOLVED** that since there is no further business to come before the Board this meeting be adjourned at 6:55 p.m.

Shelley Davis, Clerk