

Minutes of the Town of Chesterfield Planning Board Meeting, held on Tuesday, October 20, 2020, at the Town Office, 1 Vine Street, County of Essex, Keeseville, NY.

Chairman Scott Racette called the meeting to order at 5:35 p.m.

Everyone stood for the Pledge of Allegiance.

Those present were:

Chairman:	Scott Racette
Member:	Gary Majewski
Member:	Billy Agoney
Member:	Andrew Prescott
Member:	Bobby Enfinger
Clerk:	Shelley Davis

Guest present: Russell Pray

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

23. RESOLVED that the minutes of the meeting held on Sept. 15, 2020 be accepted.

Scott Racette explained that Russell Pray has asked about changing his subdivision on the Pray Road – that was previously approved under the prior owner – Darcy Pray back in 2014.

Russell explained that there is part of the parcel closest to Route 373 on the Pray Road is in the 1.3 acre area and the rest of the parcel is in the 8.5 acre area according to the Zoning Law. There is a road that goes up the mountain, the road goes right through the middle of the property. Russell would like to use the road to separate the lots.

Scott Racette asked Russell what he is proposing to do?

Andy Prescott stated that the Planning Board would have to rescind the prior resolution approving a five lot subdivision.

Scott Racette stated the Planning Board needs to follow the subdivision regulations can't set a precedence.

Russell Pray stated he is allowed at least 10 building lots because he has over 85 acres. He has spoken with APA, DEC and Essex County Soil and Water, has had his property core tested, he has placed water diverters and according to APA he can have 10 lots.

Andy Prescott stated so you have 93 acres – for 10 building lots there would be no special requirements to receive subdivision approval; you do need a new survey map.

Russell made it perfectly clear that he was not spending more money on another survey if he wasn't getting approval; he already had his property surveyed.

Need to show roads, property lines, and adjacent owners.

Russell explained that he doesn't want to cluster, he wants to stagger the lots, he wants owners to be able to enjoy the ravine and Trembleau Mountain – wants to leave part of the property as forever wild.

Andy Prescott stated that he has enough property for 10 building lots.

Andy stated that Russell needs to go over the subdivision regulations – Andy read the sketch plan section of the subdivision regulations – absolutely needs to submit a sketch plan to the Planning Board.

Russell stated he will discuss this with his Attorney Tom Murnane.

Andy stated that is highly recommended; by all means have your attorney read it.

Russell stated that at this time he is going to just split the piece for his daughter because she needs to get her mortgage set up. So at this time he is going to stay with the approved five lot subdivision then come back to the Planning Board later.

Russell discussed a 14 x 20 home for him and his wife – keeping some of the property – seven lots – then what remains.

Andy Prescott stated you are the developer.

Russell said no he's the property owner.

Andy said no in this situation you are the developer.

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

24. RESOLVED that since there is no further business to come before the Board this meeting be adjourned at 7:15 p.m.

Shelley Davis
Clerk

