

**Minutes of the Town of Chesterfield Planning Board Meeting held on Tuesday, March 16, 2021 at the Town Office, 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:	Randy Pray
Member:	James Wheelin
Member:	Terry Jandreau
Clerk:	Shelley Davis

Excused was:

Member:	Andrew Prescott
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Guests present were: Ridge Perkett, Gary Majewski, Clayton Barber, Kim Marsha and Kevin Hall

Upon a motion made by Terry Jandreau, seconded by Randy Pray and unanimously carried it was

**38. RESOLVED** that the minutes of the meeting held on February 16, 2021 be accepted.

Scott Racette discussed with the Planning Board the two-lot subdivision submitted by Kim Marsha for his property located on Virginia Drive.

Kim submitted a letter received from APA 2012, which states that APA doesn't have jurisdiction of this property.

The Clerk was under the impression that letters from APA need to be recorded in the County Clerk's Office.

Randy Pray reviewed the proposed subdivision he finds it consistent with the lots/houses on Virginia Drive.

Scott Racette and the Planning Board reviewed the boundary line adjustment submitted by Carol Crowningshield of Port Kent.

Scott stated that the boundary line adjustment doesn't require a public hearing. One parcel will be approximately 15,000± sq. ft. and the other will be approximately 18,000± sq. ft. Most lots in Port Kent are quarter acre lots.

Randy Pray explained to the Board that neighbors are complaining about neighbors – junk cars, etc. He asked if there was an exemption for demolition cars?

The Clerk stated not that she was aware of – Randy didn't see anything like that either.

Scott Racette asked Randy about the structure going in on Corlear Bay Road.

Randy stated he talked with Plattsburgh Homes – they are not ready yet for plans to show where things are going.

Randy Pray has been reviewing the previous project submitted by Ridge Perkett for Port Kent Campsite – there are things he didn't finish – Randy also questions the density – 10 sites per acre.

A question was asked about the trench being dug on the property. No one really had an answer.

The language in the Zoning Law for screening seems to apply more to shoreline.

The plans have to have water and sewer shown on it and the other sites.

Randy stated that the other property that has been cleared has not been approved for a campsite.

Scott Racette welcomed Ridge Perkett – he has the information and plans for the proposed new campsites.

Ridge stated before he gets started he feels in the January Meeting Minutes that he was attacked. Asked if everyone received a copy of the letter he sent to Clayton.

Everyone received a copy.

Ridge brought with him a map showing two projects A and B – A which is the new sites to the already existing sites from his last special use permit – this is in the middle of the property- Project B are his intentions for the new parcel.

Scott Racette asked in regards to the track where are they to be located?

Ridge responded on this side of the track towards Rte. 373.

12 sites were previously approved.

Scott Racette asked about density –

Randy Pray asked how many sites are there now?

Ridge stated 103 sites – and he has 57 acres.

Randy stated for the total amount of land he is way under for campsites.

Clayton asked if there should be a map of the entire campsite?

Ridge said he had provided that, but he is capable of making copies should the Board need it.

Ridge stated that his septic system is capable of 100 gallons per day – Dept. of Health says that it's more than adequate – along with the engineer.

Randy Pray stated so you need a modification of the existing Special Use Permit.

Randy Pray stated that the density is way fine.

Gary Majewski asked about the trees – since most of the ones that were planted died.

Ridge informed the Board that he ordered more trees and can provide the receipt from DEC.

Scott Racette stated he is going to ask for this to be tabled until a later date – so the members have a chance to review all new maps provided.

Randy Pray informed Ridge that a formal application for a Special Use Permit is needed.

Gary Majewski asked if he ever finished the building he received a permit for in 2018 – because it wasn't finished and never renewed – Gary told him they talked about that.

Ridge said he doesn't recall the conversation – it started and finished with a card you (Gary) left in the door.

Gary said after that we talked about it.

Scott Racette stated that the Planning Board needs to get into the campsite.

Clayton asked if Ridge needs to add more to the septic system?

Randy Pray asked for Mr. Mosher; the engineer to provide figures for the septic.

Scott Racette stated and they need the application.

Ridge Perkett talked about Project B – which involves the property brought up at the Jan. Planning Board Meeting – he would like to put 12 to 16 sites – met with surveyor today to finalize plans – will be ready to bring to the Board in July or August.

Scott Racette stated that at the last meeting he asked the Board if they thought he should recuse himself – Scott got on the Board to make sure everyone was treated the same – such as Mr. Marsha and yourself (Ridge).

Randy Pray stated there needs to be separate applications for Project A and B.

Ridge stated that he opens back up on May 15<sup>th</sup> – he needs to get Project A complete.

Scott Racette stated that the Board needs to see the reports for water, septic and lighting.

Randy Pray stated those are code issues which he will take care of.

Ridge Perkett stated with all do respect – I asked you to look at them beforehand.

Scott Racette stated that there was no application submitted in February and this is the first time seeing the maps – need to review and receive application before approval.

Randy stated that they will talk tomorrow and he will get him an application.

Scott Racette addressed Kim Marsha – he is subdividing two-lots – 81.85 acres (Lot B) and retaining 48.91 acres which is Lot A (at a later date he may do 5 acre lots, but the cell tower is on one of the lots).

Scott asked if he ever recorded the letter from APA – Kim said he would think it was.

Kevin Hall stated only APA permits are recorded not the letters received from APA.

Upon a motion made by Randy Pray, seconded by James Wheelin and unanimously carried it was

**39. RESOLVED** that a Public Hearing be held on Tuesday, April 20, 2021 at 6:00 p.m. for the proposed two-lot subdivision of property owned by Kim Marsha located on Virginia Drive.

Kevin hall spoke to the Board about the proposed boundary line adjustment to be made by Carol Crowningshield of Port Kent – Mr. Hall explained that she has two parcels of property 1.75-3-7.1 and 1.75-3-2.112 – she would like 1.75-3-7.1 to be .35 acre, which at this time is .31 acre and lot 1.75-3-2.112 to be .43 acre, which at this time is .47 acre.

Both lots are above the minimum size in Port Kent – which is 10,000 sq. ft. when you have municipal water.

There was no issue with the boundary line adjustment and Chairman Scott Racette signed the survey maps.

Randy Pray stated there is a required 4 hrs. in-service training which can be done online – a signup sheet from Community Resources was passed around, they will contact the Planning Board on training sessions.

Upon a motion made by Randy Pray, seconded by Terry Jandreau and unanimously carried it was

**40. RESOLVED** that since there is no further business to come before the Planning Board this meeting be adjourned at 6:26 p.m.

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Shelley Davis, Clerk