

Minutes of the Town of Chesterfield Planning Board Public Hearing Held on Tuesday, July 21 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 Public Hearing on the proposed subdivision on Thompson Road 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:	Randy Pray
Member:	Benjamin Shankwitz
Code Officer:	Trent Gravelle
Clerk:	Bruce Bourgeois
Supervisor:	Clayton Barber

Guests present:

Elizabeth Brumfield	Steve Gagnon	Ken Pashow
Robin Allen-Mussen	Joe Liccardi	Nicole Green
Jamie Konkoski		

Clerk Bourgeois read the legal notice and noted Tanner Baraby, representing Moore Recycling had contacted Supervisor Barber and opined he had no issues with the proposed subdivision.

Chairman Prescott announced to the public that the proposed subdivision was classified as a major subdivision, and explained the 3-step process to get the subdivision process to this point. He noted there were two contingencies needed; that the property needed to be staked and the surveys needed to be stamped and signed. Both processes have been completed.

Chairman Prescott opened the floor to public comment.

Robin Allen-Mussen queried how this project came about as local residents, especially close by the project, did not know of this.

Chairman Prescott noted the Planning Board had two meetings on this and the Town Board had had two Public Hearings. The Planning Board only decides on the legality of the proposed project. Supervisor Barber added the Town had introduced the project.

Joe Liccardi asked why the scope of the project had changed from houses for Mountain Lakes Services to this subdivision.

Supervisor Barber replied the period and feasibility of the project changed the nature.

Ms. Allen-Mussen asked why the lot sizes changed from 3.2-acres to 1.8-acres.

Supervisor Barber replied that by conference call it was decided that the new plan better suited the project. The project was legal by the Town Zoning Law and the Planning Board has reviewed this thoroughly.

Ken Pashow asked the cost of infrastructure to Town of Chesterfield.

Chairman Prescott noted that is a Town Board question. The Planning Board only has to decide if any proposed project meets Zoning requirements.

Beth Brumfield asked why the 20-acre parcel was chosen instead of an area in Commerce Park.

Chairman Prescott reiterated this was not a purview of the Planning Board.

Supervisor Barber added Adirondack Roots is looking at a grant for infrastructure to develop lot # 9 on the backside of Commerce Park with the potential of 20 more homes.

Mr. Pashow asked if there were any stipulations placed to make sure the proposed homes did not turn into junk yards.

Ms. Green replied the parcels are permanently deed-restricted with annual inspections and if homes are not up to specifications or homeowners are not following contractual agreements, the home may be clawed back to the Land Bank.

Supervisor Barber added the Town had chosen the Land Bank over Adirondack Roots because of the inspections. The Town does not want Section-8 housing. The Land Bank will help develop the land and are the strongest partner for code enforcement. The Town is appreciative of the forever-wild section of the development.

Ms. Brumfield would have liked to have locals involved sooner.

Chairman Prescott announced all subdivision requirements have been met for this project.

Member Pray asked why the 6-acre parcel was carved out for a conservation easement, making each of the six residential parcels smaller versus the original larger parcels.

Ms. Green replied it is required by Town of Chesterfield Zoning Regulations and it meets the buffer from wetlands while still keeping the minimum lot size of 1-acre to meet density requirements.

Member Allen noted the original tracts were from the "farm" and parcels were created to maintain the original concept of agriculture and rural flavor. The original plan for the 20-acre parcel was for 4 or 5-

acre parcels. Even though the subdivision is legal, the subdivision now will have a different feel from what was originally intended. He is afraid the road will now have a row-house look.

Member Zais responded that land use changes over time. This subdivision does not go against Zoning Law. The parcel, now, does not produce tax revenue but with construction, the potential to produce tax revenue.

Supervisor Barber added he lives on the Thompson Road and has no issue with the project.

Chairman Prescott called for a roll call “ghost vote”, noting nothing is legally binding until the Regular Planning Board Meeting on August 4, 2026.

The proposed Resolution was to approve the 6-lot subdivision on Thompson Road Keeseville, currently owned by the Town of Chesterfield, as submitted.

Chairman Prescott: AYE Member Jandreau: AYE

Member Allen: NAY Member Zais: AYE

Member Pray: AYE

With no other public comment, Chairman Prescott declared this Public Hearing on the Thompson Road subdivision closed at 6:17 PM.