

Minutes of the Town of Chesterfield Planning Board Held on Wednesday, September 10, 2025 at the Town of Chesterfield Office, 1 Vine Street, Keeseville, County of Essex and State of New York Pursuant to Due Notice.

Chairman Andrew Prescott called the meeting to order at 5:30 PM.

Everyone stood for the Pledge of Allegiance.

Those present were:

Chairman: Andrew Prescott

Member: Terry Jandreau

Member: Randy Pray

Member: Mark Allen

Member: Geg Zais

Code Off: Trent Gravelle

Clerk: Bruce Bourgeois

Guests present:

John Smith Woody Davidson Richard Pyne (via phone)

John Dooley Barbara Davidson

Upon a motion by Member Jandreau and seconded by Member Zais and unanimously carried it was

#21 Resolved: that the minutes of the meeting held on August 13, 2025 be accepted.

Chairman Prescott recognized and offered the courtesy of the floor to John Smith representing NOCO Technologies.

Member Jandreau excused himself at 5:32 to avoid any semblance of partiality.

John Smith offered the Board a brief presentation of his business goals of providing cell service locally to residents, especially Port Kent and Port Douglas, hopefully by constructing a cell tower at 85 Kent Street, Keeseville.

Chairman Prescott informed Mr. Smith that nothing over 30 ft is allowed by the APA.

Member Zais asked if Mr. Smith had considered the old high school on Main Street as being a taller location. Mr. Smith informed the Board he is trying to stay in Essex County. He is working with the Essex County IDA and they do not help with financing in Clinton County.

Chairman Prescott questioned the number of jobs created. Mr. Smith replied 3-5 the first year with plans up to 20.

Chairman Prescott asked if the proposed project required a clean line of sight. Mr. Smith added he would accomplish this with a series of small relays, attached to buildings, nearly invisible.

Member Zais asked if the product would be price competitive to which Mr. Smith replied in the affirmative.

Chairman Prescott asked if there was any significant marketing to which Mr. Smith replied there was not.

Chairman Prescott noted that there would be a significant amount of construction needed.

Member Zais added there might be public resistance to a cell tower at the proposed location.

Woody Davidson offered another location at the end of Beech Street that is behind Hamilton Terrace. It is much higher in elevation. He may also have access to a site on Santor Lane.

Chairman Prescott noted that the APA is first and primary to approve but the Board may offer a resolution in support.

Upon a motion by Member Zais and seconded by Member Allen and unanimously carried it was

#22 Resolved: that the Town of Chesterfield Planning Board supports the concept of development of a fixed wire cell tower with attended relays in several appropriate locations in the Town of Chesterfield.

Chairman Prescott recognized Richard Pyne on conference call.

Mr. Pyne plans to purchase 3 lots owned by Moore Recycling on Rte. 9 in Keeseville; a 30,000 sq. ft. building with 5 different sections, a 2 acre parcel and a 33 acre parcel. The plan is to continue renting to an existing auto-repair shop and would like to question the Board on applicable uses. Mr. Pyne provided deeds, photographs and maps of the parcels.

Chairman Prescott opened the conversation by stating the process to go from mixed use to commercial and industrial use requires a special permit. The current owners use the lots, other than the auto repair shop for personal storage. Mr. Pyne stated that will not change as he will be renting out space for storage of boats, vehicles etc.

Member Zais opined it is not the same as now the storage is for public, not private use.

Member Pray stated, in his view, commercial is commercial, regardless. Member Allen agreed.

Upon a motion by Member Pray and seconded by Member Zais and unanimously carried it was

#23 Resolved: That the existing building (4.53-4-3.000) on Rte. 9, Keeseville is not a change of use as proposed and does not require a special permit.

Mr. Pyne proposed to construct a drive in storage facility on the 2-acre lot in the long-term plan. Until then, he intends to use the lot as an overflow of storage from the building broadening to campers in the open or possibly bring in not more than 2 dozen 8x20-storage containers on a temporary basis.

Member Pray asked if Mr. Pyne envisioned pod containers. Mr. Pyne responded that would be a possibility.

Chairman Prescott suggested a special permit needed due to rental of storage units.

Member Pray agreed but are storage containers any different from storage in open.

Member Zais suggested a site plan be required. Chairman Prescott added a site-plan with phasing component. Member Allen concurred.

Upon a motion by Member Pray and seconded by Member Allen and unanimously carried it was

#24 Resolved: To approve vehicular storage only on parcel 4.53-4-4.000 on Rte. 9 in Keeseville and not needing a special permit with any change of use to enclosed units requiring a special permit.

Mr. Pyne proposed a solar farm, broadband tower or even residential use for the 33-acre parcel, long term. Short term the use is overflow of vehicle storage or containers.

Member Pray added Essex County gets to review any changes in use.

Upon a motion by Member Pray and seconded by Chairman Prescott and unanimously carried it was

#25 Resolved: To approve vehicular storage in the open for 4.3-1-28.110 with any change of use to require a special permit.

Chairman Prescott recognized Barbara Davidson.

Ms. Davidson informed the Board the potential buyer of land owned by the family of Gladys Bombard does not want to waive building rights on a lot of the proposed subdivision on Port Douglas Road and now has to go before the APA. She submitted to the Board a Local Government Notice Form for Project/Variance Application to the Adirondack Park Agency and requested it be filled out which Chairman completed and signed.

Member Jandreau re-entered the meeting at 7:06.

Chairman Prescott recognized John Dooley.

Mr. Dooley informed the Board he is executor of the estate of Christine Killinger. There are 2 properties at 7 and 9 Division Street that would need to be combined then line adjustments. One is in the name of Christine Killinger and one is in Ms. Killinger's name and John Morrow. Mr. Morrow does not want any part of the lot and is uncooperative.

Chairman Prescott informed Mr. Dooley that the Planning Board cannot approve anything as there are 2 names on the deed of one of the parcels and counseled legal services to resolve ownership issues.

Chairman Prescott tasked the Board with re=visiting the proposed subdivision of the Beauregard property on Dugway Road in Keeseville.

The Board viewed survey maps and found several issues on the map including 1) no proposed subdivision name, 2) names and addresses of adjoining landowners not complete, 3) wooded areas and wetlands not noted, 4) zoning districts not noted, 5) no DEC attachment to a signed environmental form and 6) no underground utilities to outbuildings shown. Due to these issues, the Board could not move any resolutions.

Chairman Prescott submitted a survey map of the proposed Craig subdivision to the Board to review.

The members of the Board viewed the checklist and determined all information needed was included.

Upon a motion by Member Pray and seconded by Member Allen and unanimously carried it was

#26 Resolved: that the Town of Chesterfield Planning Board has determined Surveyor Matthew Lavenia has provided all information needed for a proposed subdivision of a parcel owned by Harriette Craig (4.3-3-8.000) on Mace Chasm Road, Keeseville and the subdivision move forward to a Public Hearing on October 8, 2025.

Member Pray supplied the Board with handout sheets explaining the process for amending land use controls for Towns with an agency approved

With no other business to come before the Planning Board, Chairman Prescott declared the meeting of September 10, 2025 closed at 8:15 PM.