

Minutes of the Town of Chesterfield Planning Board Held on Wednesday, August 13, 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: Greg Zais

Clerk: Bruce Bourgeois

Member Mark Allen and Code Officer Trent Gravelle were excused.

Guests present:

Benji Shankwitz Clayton Whiteheart

Robyn Pray

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

#17 Resolved: That the minutes of the meeting held on July 9, 2025 be accepted.

Chairman Prescott recognized Benji Shankwitz and Clayton Whiteheart from Fat Mouse Farm to explain their proposed project.

Mr. Shankwitz and Whiteheart noted they have purchased property from Tucka Seville and would like to build two, 1-family homes and start an agricultural business beginning with hogs and berries and eventually branching to cattle. They would like to be assured the project conforms to any Town of Chesterfield zoning laws. They would like to eventually combine the parcel owned by Mr. Shankwitz with the 100+ acres at Fat Mouse Farm. In the eventuality of the business partners separating, the larger parcel would be subdivided at that time.

Member Zais asked if there can be more than one single-family home.

Chairman Prescott stated the parcel is permitted for agriculture and single family dwellings. The lot may contain more than one as long as parcel conforms to zoning. He congratulated the men for doing their homework on their project.

Member Jandreau asked how close the houses would be.

Mr. Shankwitz responded on 1.3 acres would be set aside for the homes. They are also considering partnering with other entities to provide a public route from JC Park to Ausable Brewery through their property.

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

#18 Resolved: That the proposed project of Fat Mouse Farm at 68 Santor Lane (4.10-1-1.200) is compliant with Town of Chesterfield Zoning Law with the stipulation any single-family homes built conform to building regulations and permits.

Chairman Prescott submitted a letter from John Hamilton with a subdivision application for property at 43 Second Street Port Kent. The current parcel has a single family home and an outbuilding. Mr. Hamilton would like to divide the lot into 2 equal parcels but before going through the expense would like to have assurances, the proposed project would be appropriate. The lot size now is .6 acres.

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

#19 Resolved: The proposed project at 43 Second Street, Port Kent, NY (1.75-3-9.000) owned by John Hamilton is eligible to be considered for a minor subdivision and the proposed project can proceed to the next step in the formal approval process.

Chairman Prescott informed the Board the Town of Chesterfield Town Board approved 2 Local Laws on Solar Storage Systems and tasked the Planning Board Members with reviewing the text of the laws for discussion at September's Planning Board Meeting.

Chairman Prescott recognized Robyn Pray representing Friends of Keeseville, Inc. requesting permission to erect a metal butterfly sculpture on Front Street in front of the Mountain Valley Credit Union. The proposed sculpture will be set in a 6' x 4' butterfly and pollinator garden set far enough from the sidewalk. The Credit Union suggested a diagonal construction of the garden in their approval of the project. The Friends of Keeseville will maintain flowers planted there. The sculpture of two butterfly wings, each 7.5ft tall and 4ft wide were made by Stan Loya and painted by Larry Archer

Member Pray suggested a sign warning visitors of potential danger of bee stings.

Chairman Prescott noted the sculpture is not necessarily considered a sign but artwork that attracts or draws attention to a business or premises in a promotional way needs to come before the Planning Board with a building permit required due to this sculpture mounted on a pedestal.

Robyn Pray inquired if permits are required for movable sculptures or artwork at the Keeseville Library and whose department is responsible. She is considering an "artisan of the month" program.

Member Pray informed Ms. Pray the Town of Chesterfield or Town Highway Department is responsible for sidewalk traffic but NY State for the road.

Member Jandreau questioned the hazard of movable art and the safety of the artwork to nighttime vandals.

Clerk Bourgeois informed the Planning Board the Town Board waived any permit fees for the butterfly project.

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

#20 Resolved: To approve the construction of a pollinator garden including a butterfly sculpture at 1716 Front Street, Keeseville (4.37-3-28.002) pending building permit submission.

Robyn Pray requested a building permit application, filled it out in the Board's presence and thanked the Board for approval.

With no other business to come before the Planning Board, Chairman Prescott declared the meeting of August 13, 2025 closed at 6:13 PM.