

Minutes of the Town of Chesterfield Planning Board Meeting Held on Tuesday, June 2, 2026 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 Meeting to order at 5:30 PM.

Everyone stood for the Pledge of Allegiance.

Those present:

Chairman: Andrew Prescott

Member: Terry Jandreau

Member: Greg Zais

Member: Benjamin Shankwitz (alternate)

Code Officer: Trent Gravelle

Clerk: Bruce Bourgeois

Members Pray & Allen were absent.

Guests present:

Mark Lacy

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

#17 Resolved: That the Minutes of the Planning Board Meeting held on May 13, 2026 be accepted.

Chairman Prescott gave the courtesy of the floor to Mark Lacy to explain to the Board a proposed subdivision on Port Douglas Road.

Mr. Lacy presented the Board with rough sketches of a proposed subdivision of an approximately 20-acre lot into a 13.5-acre vacant lot and a 6.5-acre lot with a one family home. There are wetlands involved.

Chairman Prescott informed Mr. Lacy final submission would need to show right of way, final separation lines and pinned corners. Mr. Lacy will need a permit from Essex County showing where the driveway needs to be located. He will also need a final determination from the APA. Chairman Prescott asked Mr. Lacy if he was related to the Ford family who sold him the property and Mr. Lacy replied in the negative.

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

#18 Resolved: To determine the proposed minor subdivision on Port Douglas Road in Keeseville, owned by Mark Lacy (4.46-3-6000) is a viable project as presented in the preliminary submission.

Chairman Prescott informed the Board Dwayne Salisbury would like to combine three small lots on Corlear Bay Road, if he decides to purchase into a .4-acre parcel and construct a one-family home there. Chairman Prescott contacted Robyn Burgess for guidance and was informed the construction would need to follow FAL setbacks.

There was much discussion on the history of the large number of small lots and the access lot owners to beach or mooring rights on Lake Champlain.

Member Jandreau asked if the Planning Board determines the proposed lot combination to be a pre-existing nonconforming, could the ZBA approve.

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

#19 Resolved: To declare a potential merging of lots on Corlear Bay Road as pre-existing and nonconforming and send any application to the Town of Chesterfield Zoning Board of Appeals subject to APA approval in conformance with FAL>

Member Zais queried if the Town of Chesterfield ZBA could hypothetically overturn an APA declination. Member Jandreau will contact the Department of State to confirm.

Code Officer Gravelle informed the Board the woman wanting to get a permit for a 20-year old trailer has now decided she will purchase a new mobile home. She will still need to submit a plan with setbacks. Member Jandreau mentioned the definition of mobile home needs to be defined better in the Town of Chesterfield Zoning Law.

Chairman Prescott informed the Board the proposed subdivision on Thompson Road has been approved by the APA with only a small amount of wetland noted. Plans are to be submitted at the July Meeting. The Town Board will hold another Public Hearing on July 14. If all surveys are correct July 7, the Planning Board can schedule an additional Public Hearing to expedite the process.

Chairman Prescott reminded Clerk Bourgeois of the three items the Town Board needs to approve on June 9, namely the draft resolution authorizing application of the Zoning Grant, selecting MJ Engineering as the partner to administer the grant if approved and set fees for special use permits.

Chairman Prescott informed the Board he, Supervisor Barber, Town Clerk Bourgeois and Clerk to the Supervisor Ocasio met with Town of Essex Supervisor Hughes to make his computer more usable. At the time, we learned that the use of personal computers and emails were a liability and an obstacle to records being stored correctly or accessible to public viewing. Because of those issues, the Town of Chesterfield is purchasing a laptop for the current Planning Board Chair and future Chairs. Chairman Prescott distributed his new Town email.

Chairman Prescott mentioned he would meet with Supervisor Barber, Town Clerk Bourgeois and Scott Racette on a proposed partnership of the Town of Chesterfield with LCT at the Port Kent Ferry Docks.

With no other business to come before the Planning Board, Chairman Prescott declared the Meeting of June 2, 2026 to be closed at 6:47 PM.