

Minutes of the Town of Chesterfield Planning Board Meeting Held on Wednesday, November 13th, 2024 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: Mark Allen

Member: James Wheelin

Member: Greg Zais

Member: Randy Pray (Alt.)

Code Officer: Michael Boynton

Clerk: Bruce Bourgeois

Guests Present:

John Sokol Kim Marsha

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

#16 Resolved: That the minutes of the Public Hearing and Special Meeting held on October 17th, 2024 be accepted.

Chairman Prescott offered the courtesy of the floor to John Sokol to present his proposed subdivision with updated survey to the Board. On May 8th, 2024 Mr. Sokol submitted the preliminary plans for a minor subdivision. Chairman Prescott asked if the proposed 4 lots were pinned already. Mr. Sokol stated not yet but could be accomplished by the surveyor relatively quickly.

Upon a motion by Councilman Zais and seconded by Councilman Wheelin and unanimously carried it was

#17 Resolved: To find the proposed minor subdivision of 4 lots at 16 Church Street, Keeseville, (4.38-4-26.100) owned by Susan Loomans and John Sokol application to be satisfactory and to be moved forward to a Public Hearing on Wednesday, December 11th, 2024 with the stipulation the proposed lots for sale are pinned no later than Wednesday, November 27th.

Chairman Prescott presented the Board with a proposed minor subdivision of lots owned by Kim Marsha on Virginia Drive. The project does meet the requirements of a minor subdivision. The Board reviewed the submitted plans.

Chairman Prescott informed Kim Marsha of the need for a properly stamped survey and to have the parcels pinned for review before final submission

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

#18 Resolved: That the proposed subdivision of a parcel on Virginia Drive (4.2-3-6.120) owned by Kim Marsha meets requirements of a minor subdivision and may proceed to the next step in the approval process with the stated requirements.

Chairman Prescott informed the Board he received a letter from APA concerning a proposed project on Route 9. There are many issues that need to be resolved before even a consideration could be presented. Code Officer Boynton added he has spoken to one of the owners and had explained some of the difficulties and the tiny house on the property now is out of compliance.

Chairman Prescott asked all Members to submit any training records to Clerk Bourgeois who will keep files on each Member.

Chairman Prescott reminded the Comprehensive Planning Board Members present to review the draft of the Comprehensive Plan for the Town of Chesterfield and of the next Comprehensive Plan meeting on November 21st.

With nothing else to come before this Board, Chairman Prescott declared this meeting of November 13th, 2024 to be closed at 6:21 PM.