# Minutes of the Town of Chesterfield Planning Board Held on Tuesday, August 4, 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 Precott |
| Member: | Terry Jandreau |
| Member: | Mark Allen |
| Member: | Greg Zais |
| Member: | Benji Shankwitz |
| Code Officer: | Trent Gravelle |
| Clerk: | Bruce Bourgeois |

Member Randy Pray was excused.

Guests present:

Zachary and Rebecca Colgan  Robin Burtless

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

# 24 Resolved: To accept and waive the reading of the Minutes of the Planning Board Meeting held on July7, 2026 and the Public Hearing held on July 21, 2026.

Chairman Prescott tasked Clerk Bourgeois with reporting the number of training hours completed or needed for each Planning Board Member by next meeting. He also would like to remind Supervisor Barber of the need to change the internet address for Chairman Prescott.

Chairman Prescott reminded the Board they need to officially approve the Thompson Road subdivision discussed in the July Public Hearing only after the Board approves declares the project as a Type II action and finds negative environmental impact of the project.

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

#25 Resolved: To declare the proposed subdivision on the Thompson Road, Keeseville (4.3-2-3.000) a Type II SEQR Action, approving Parts 1) not having significant adverse impact on the environment based

on the criteria contained in section 617.7(c ) and 2) not to be a Type I action as defined in section 617.4 of this Part.

Upon a motion by Chairman Prescott and seconded by Member Zais and approved with Member Allen voting in the negative it was

#26 Resolved: To approve the subdivision of six building lots and a nature space on Thompson Road, Keeseville (4.3-2-3.000) owned by the Essex County Land Bank as submitted.

Chairman Prescott recognized Zachary and Rebecca Colgan to give an update on the Gilded Turtle Glampground.

The Colgans distributed plans, sketches, diagrams and maps to the Board. They explained the 126-acre site would eventually have 18 pods eventually, starting with 8 for Phase-1. There will be no plumbing or cooking facilities in the pods, relying on the welcome center with a central bathhouse for showers and restrooms, along with a simple kitchen. They explained there would be no impact from storm water and there will be no improvements to the gravel road already there.

Chairman Prescott noted the Colgans would need approval from NY State and the Keeseville Fire Department for the entrance. The Colgans are waiting on APA determination but there seems to be no issues as long as the density requirement is met and the Health Department approves. Chairman Prescott explained the planning Board is the last stop after submission to APA and Public Health.

Member Jandreau asked for information of kinds of vehicles allowed, such as Winnebagos.

Rebecca Colgan explained they don't expect campers in lieu of pods. The proposed fee for the pods are $400 night with a 2-night minimum.

Chairman Prescott asked if the site would become an event site with weddings, for an example. Ms. Colgan replied only micro-celebrations with very few attendees.

Chairman Prescott noted the Colgans gave an excellent presentation and noted the application seemed quite thorough.

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

#27 Resolved: To declare the submission of a proposed Glampground at 604 US Route 9 (10.3-1-36.200) a valid project and move to final submission.

Chairman Prescott informed the Board a proposed project on Prescott Road of 4.8-acres is zoned for 3.2-acres so this Board cannot approve any subdivision and the project must be submitted to the Town of Chesterfield Zoning Board of Appeals.

Chairman Prescott introduced Robin Burtless, who presented the Board with a 2-lot subdivision application on Green Street and Lamountain Road of an 8-acre lot with house and garage and a 41.3-acre lot with a barn. Chairman Prescott noted zoning on Green Street is 8.5 acres so another ½ acre would need to be reconfigured. This is the preliminary meeting.

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

#28 Resolved: To declare the preliminary application of a proposed subdivision at 41 Green Street (9.1-1-6.000) to be a valid project to move to the next step in the approval process, contingent on the smaller parcel meeting the 8.5-acre threshold.

Chairman Prescott advised Ms. Burtless to look carefully over the submission requirements. Code Officer Gravelle added the lines and setbacks need to be correct.

Chairman Prescott informed the Board Dan Hoffman would like to place 3 homes on 190 acres which is part 8.5 acres and part FAL. These will be all in one family. He is in the process of building a house on the zoned 8.5 acres. Member Jandreau wondered if the family could cluster the houses which would still meet density requirements. Member Zais replied they wouldn't need to do that unless utilizing the waterfront. The ZBA could override any restrictions. Member Zais wondered if it was appropriate to promote or not promote cluster housing with the new zoning regulations.

**With nothing else to come before** this Board, Chairman Prescott declared the meeting of August 4, 2026 closed at 6:45 PM.