

Minutes of the Town of Chesterfield Planning Board Public Hearing and Regular Meeting held on Wednesday, December 11th, 2024 at the Town 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

Code Officer: Michael Boynton

Clerk: Bruce Bourgeois

Member Randy Pray (alt)

Guests Present:

Gregg Pawlowski Jennifer Bailey Cory Frank

Timothy and Shirley Ashline John Sokol

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

#19 Resolved: That the minutes of the meeting held on November 13, 2024 be accepted.

Chairman Prescott informed the Board of a request from Marion English for a lot line adjustment on her two properties on Clinton Street. The original boundary went through an outbuilding. The Board viewed the survey map.

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

#20 Resolved: To approve the property line adjustment of adjoining properties owned by Marion English on 88 and 92 Clinton Street in Keeseville, NY as surveyed and pinned by Pawlowski Land Surveying and both parcels conforming to regulations.

Code Officer Boynton presented the Board with a request from William and Mary Sacket to give Zachary Jarvis a portion of their property. Would this be a lot line adjustment?

Member Jandreau questioned if this was correct.

Member Zais, after looking at regulations, interpreted it if transfer of property and sole ownership there is no conflict. After more research, the Board concurred.

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

#21 Resolved: To approve the lot line adjustment between adjoining properties owned by William and Mary Sackett (4.1-1-20.100) and Zachary Jarvis (4.1-1-20.200), with no additional lots being proposed, pending transfer of ownership from Sackett to Jarvis of an agreed portion of their property as defined by New York Division of Local Government Services.

Code Officer Boynton presented the Board with a map of the proposed subdivision on Virginia Drive that was originally submitted in November.

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

#22 Resolved: To find the proposed subdivision on Virginia Drive (4.2-3-6.120) owned by Kim Marsha application to be satisfactory and to be moved to a Public Hearing pending evidence of surveyor staking and a sealed survey map with block and lot numbers.

Chairman Prescott opened the Public Hearing for the proposed subdivision at 16 Church Street in Keeseville at 6:02 PM.

Chairman Prescott explained the Planning Board process to guests and noted the subdivision had met all requirements.

Jennifer Bailey would prefer no construction, traffic or noise directly behind her house.

Shirley Ashline is concerned with traffic and water pressure with new construction.

Tim Ashline would be opposed to low income housing.

Chairman Prescott responded that the Planning board's responsibility is to make sure a project is in compliance with Town regulations and to listen to the opinions of residents.

John Sokol addressed the neighbors in attendance. He said the houses would be as good or better than the homes now. He will not, as feared, construct a cluster of tiny homes. They will be single-family homes. He cannot subdivide further.

Greg Zais opined property rights do not extend to other owner's properties and the preview of the Planning Board is to the legalities of a project.

Chairman Prescott closed the Public Hearing at 6:26 PM.

Chairman Prescott noted issues brought forth by concerned residents were not related to requirements needed to qualify for a legitimate subdivision.

Member Zais added of the need for the Comprehensive Plan to look at zoning.

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

#23 Resolved: To approve the 4 lot subdivision at 16 Church Street (4.38-4-26.100) owned by Susan Loomans and John Sokol as outlined in the survey map submitted by Pawlowski Land Surveying.

Chairman Prescott informed the Board Members there is a tentative date of February 6th, 2025 at the Keeseville Elks Lodge for a Public Meeting on the Town of Chesterfield Comprehensive Plan.

With nothing else to come before this Board, Chairman Prescott declared this meeting of December 11th, 2024 to be closed at 6:37 PM.

Bruce Bourgeois Secretary.