

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, February 8th, 2023 at the Town Office, 1 Vine Street, Keeseville, County of Essex and State of New York.

Co-Chairman Andrew Prescott called the meeting to order at 5:30 PM.

Everyone Stood for the Pledge of Allegiance.

Those present were:

Co-Chair: Andrew Prescott

Co-Chair: Randy Pray

Member: James Wheelin

Member: Terry Jandreau

Member: Mark Allen

Guests Present:

Michael Coon and Darek Labare(AEDA)

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

#5 Resolved: That the minutes of the meeting held on January 11th, 2023 be accepted.

Co-Chair Pray presented the Board with drawings from Pawlowski Land Surveying on the proposed subdivision on the Brinton Road. The drawings sliver off 8.5 acres +/- from one parcel to add to another. After much discussion and looking over County Real Property Parcel Viewer, it was determined the dimensions and lineage were confusing. Co-Chair Pray will contact surveyor to delineate the proposed versus actual lines. Co-Chair Prescott requested the proposal be put in writing with measurements.

Co-Chair Pray informed the Board Patrick Mitchell would like to combine 2 adjacent parcels on Soper Road into one. The proposed parcel is pretty straight forward.

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

#6 Resolved: To approve the combination of parcel 4.1-1-5.200 and parcel 4.1-1-5.110, on the Soper Road in the Town of Chesterfield, both owned by Patrick Mitchell, pending approval of the Town of Chesterfield Town Board.

Co-Chair Prescott, by Executive Privilege, opened the Public Hearing for the proposed RV Park on Route 9 at 6:00 PM.

Secretary Bourgeois read the legal notice.

No members of the public were in attendance although Secretary Bourgeois informed the Board he had received positive comments from Sherwood Hart and questions from Daniel Giddings on the project. After hearing details, Mr. Giddings stated he was not opposed.

Co-Chair Prescott informed the Board no decision can be made tonight as the Board is waiting on Essex County.

Member Jandreau opened the discussion stating the Board does not want to encourage shanty towns with permanent structures. What happens if the plan changes from session end on Labor Day? Can the Board put stipulations on plan that any RV on site after Columbus Day until April 1st be fined \$100/ day per RV?

The Board went back and forth on legality of rules, enforcement and encouraging vs discouraging business. Co-Chair Pray stated the special permit can be revoked if rules are not followed. Mr. Coon called the owner who stated no interest in winter storage and has a like mind with the Planning Board.

After much discussion, it was suggested, at Board approval, a stipulation that all RVs be removed from November 1st through March 31st and no decks sheds, pergolas or roofs be permitted on-site.

Co-Chair Prescott closed the Public Hearing at 6:31 PM.

Co-Chair Prescott stated the Board is waiting for referral from Essex County and congratulated AES for doing a great job on the application.

Co-Chair Pray informed the Board he has received repeated inquiries from Pepsico on bulk storage of alcoholic sodas at that company's Route 9 facility.

With nothing else coming before the Board, Co-Chairman Prescott announced the Planning Board Meeting closed at 6:35 PM.

Bruce Bourgeois Planning Board Secretary