

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, February 14th, 2024 at the Town Office, 1 Vine Street, Keeseville, County of Essex and State of New York.

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

Member: Greg Zais

Guests Present:

Michael Boynton

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

#1 Resolved: That the minutes of the meeting held on November 8th, 2023 be accepted.

Co-Chair Prescott introduced the new Town of Chesterfield Code Enforcement/ Zoning Officer Michael Boynton. Mr. Boynton will take over official duties in May when training is completed.

Mr. Boynton addressed the Board with a short autobiography.

Co-Chair Pray informed the Board of a proposed cell tower under FAL jurisdiction on private property. The bank wants a 100by 100 cutout but this will not comply with code. Local landowners on Augur Lake are very receptive and the tower will not be seen by most residents.

Co-Chair Prescott informed the Board the first public kickoff open house for the Town of Chesterfield Comprehensive Plan will be April 30th, 2024 at 5:30 at the Keeseville Elks Club. The Comprehensive Plan website is up and running. The Town of Chesterfield is eligible for NY Forward program. It will be a joint application with the Town of Ausable covering the hamlet of Keeseville.

Co-Chair Prescott informed the Board he had spoken with Norm Bezio concerning a lot Mr. Bezio would like to subdivide into 5 lots but zoning only allows 3. Mr. Bezio claims the subdivision was already approved. Co-Chair Pray added he has been in contact with APA. Paperwork was probably not recorded properly with Essex County in the 1970s. the process now will have to be to come before the Planning Board then to ZBA and APA has to review.

Member Jandreau asked if it is recommended to postpone any review of any project until Comprehensive Plan is complete as the Board may approve a project in interim that would go completely against the approved Comprehensive Plan. Member Jandreau will reach his contacts for guidance.

Co-Chair Prescott will follow up with Mr. Bezio.

With nothing else coming before the Board, Co-Chairman Prescott announced the Planning Board Meeting for February 14th, 2024 closed at 6:04 PM.

Bruce Bourgeois Planning Board Secretary