

Minutes of the Town of chesterfield Planning Board Regular Meeting  
held on Wednesday, July 10<sup>th</sup>,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:

Chair: Andrew Prescott

Member: Terry Jandreau

Member: Mark Allen

Member: Greg Zais

Member: Michael Boynton

Supervisor: Clayton Barber at 6:10

Secretary: Bruce Bourgeois

Members Randy Pray and James Wheelin were excused.

Guests Present:

Gregg Pawlowski

Upon a motion by Member Zais and seconded by Member Boynton and carried with Chairman Prescott abstaining it was

#6 Resolved: That the minutes of the meeting held on June 11<sup>th</sup> be accepted.

Surveyor Gregg Pawlowski, representing Lorne Segurstrom, presented the Board with 2 proposed projects at 255 Frontage Road and 604 Rte. 9, both in Keeseville.

Chairman Prescott informed the Board this was the first informal meeting on these projects. He noted the Frontage Road Property of approximately 118 acres was ½ zoned 3.2 acres and ½ zoned 42.7 acres and the 604 Rte. 9 was zoned 42.7 acres.

The Board all looked at maps presented by Mr. Pawlowski.

Mr. Pawlowski presented a survey for the Frontage Road project. The owner would like to cut out the house and 7.4 acres with the balance of acreage wood become a woodlot. There is a right of way deeded to Todd Bailey. There are wetlands involved.

Chairman Prescott requested a motion.

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

#7 Resolved: To conceptually approve the progress of the proposed subdivision at 255 Frontage Road, as presented based on preliminary specifications, to move towards a more formal process pending more specifications and information.

Mr. Segerstrom would like to cut our acreage from an adjoining parcel to be added on to the house parcel. There will be no additional buildings. There is a parcel that was carved out previously so conceptually subdivided 3 times already.

Member Jandreau stated if everything was originally one parcel the Planning Board can't make the decision. It must be passed to the Zoning Board of Appeals to request a variance.

The APA would like to know if it conforms but with current information, the Board cannot ascertain. Mr. Pawlowski will do the research.

Member Jandreau added the Board must be technically correct.

Zone Officer Boynton informed the Board the APA approved a cell tower without going in front of the Planning Board. He will get some more info and disperse to the Board.

With nothing else to come before this Board, Chairman Prescott declared this meeting of July 10<sup>th</sup>, 2024 to be closed at 6:17 PM.

Bruce Bourgeois Secretary.