

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, May 8th, 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 (excused)

Member: James Wheelin

Member: Terry Jandreau

Member: Mark Allen

Member: Greg Zais

Guests Present:

Michael Boynton John Sokol Sue Loomans

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

#2 Resolved: That the minutes of the meeting held on February 14th, 2024 be accepted.

Member Zais informed the Board he had an enjoyable experience with many contacts made at training in Saranac Lake.

Code Officer Boynton presented the Board with a property line adjustment request from John and Nancy Hoch and Charles Kilbourne and Elizabeth Kilbourne-Jeffrey representing the Estate of Lincoln Kilbourne to cure an encroachment and ensure a proper setback between 61 Nixie Bay Road and 22 Lindsay Drive in Port Douglas. All parties are in agreement on the adjustment provided approval from Town of Chesterfield. Member Zais added it was just a mistake from clustering camps together before zoning.

Upon a motion by Member Allen and seconded by Member Zais and approved with Member Jandreau abstaining it was

#3 Resolved: To approve the property line adjustment agreed upon by the Hoch family and the Estate of Lincoln Kilbourne between 61 Nixie Bay Road and 22 Lindsay Drive with the stipulation of a surveyor noting such changes.

John Sokol and Sue Loomans presented the Board with a well detailed and drawn proposal for a subdivision on Church Street and Santor Lane. Mr. Sokol explained they would like to separate the front house on Church Street, create a one family lot bordering Santor Lane and live in the largest section of the subdivided lot.

Co-Chair Prescott noted the correct numbers on the lots and the subdivision met Hamlet Zoning Rules. By definition of a minor subdivision, there cannot be more than 4 subdivided lots on the sketch plan. He would like to see the placement of the water and sewer lines. Co-Chair Prescott explained to Mr. Sokol and Ms. Loomans the process of approval; if preliminary approval, submit a complete survey at next meeting then a Public Hearing with the filing being the last step. He then asked is it legal to subdivide after the first subdivision?

Member Jandreau responded in affirmative as long as the subdivision conforms to regulations but becomes a major subdivision after the first occurrence.

Ms. Loomans asked what if there are changes in zoning density?

Co-Chair Prescott responded the project would need to go to ZBA after coming to Planning Board first.

Member Zais asked if projects are upgraded to new rules if density changes. Co-Chair Prescott responded that they do.

Member Jandreau suggested a way to stay out of a major subdivision for the largest lot would be to plan flag shaped lots or split the largest lot down the middle to make a common access to Santor Lane.

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

#4 Resolved: To grant conceptual approval to the proposed project that represents a minor subdivision on Church Street and Santor Lane presented by John Sokol and Sue Loomans pending a survey showing water and sewer lines and a future Public Hearing.

With nothing else coming before the Board, Co-Chairman Prescott announced the Planning Board Meeting for May 8th, 2024 closed at 6:06 PM.

Bruce Bourgeois Planning Board Secretary