

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, October 12th,2022 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 (Excused)

Member: Terry Jandreau

Member: Mark Allen

Guests Present:

Town of Chesterfield Supervisor Clayton Barber

Cindy Pray Joseph Liccardi

Upon a motion by Co-Chair Pray and seconded by Member Jandreau and unanimously carried it was

#29 Resolved: That the minutes of the meeting held on September 13th,2022 be accepted.

Co-Chair Prescott informed the Board He and Terry Jandreau attended training. From the training it was learned that the terms of office must be should be in waterfall order and with new Board Members and resignations the Board should address this.

Co-Chair Prescott presented Secretary Bourgeois with the order of terms going forward:

Andrew Prescott – 5 years with term ending Dec. 2026.

James Wheelin – 4 years with term ending Dec. 2025.

Terry Jandreau – 3 years with term ending Dec. 2024.

Mark Allen – 2 years with term ending Dec. 2023.

There was discussion as to Randy Pray's term. In local law, Co-Chair Pray, ex-officio, until he no longer holds the position of Code Enforcement/ Zoning Officer.

Board Members are requested to perform 4 hours of training each year and to provide the Town Clerk with any training certificates. The Town Clerk will keep records of training for each Board Member.

Checklists to help the Board reach logical and legal decisions were provided.

Co-Chair Pray presented the Board with the requested Cindy Pray/ Tucka Seville subdivision. It is pretty straight forward. No wetland affected. There is a clean break with 55 acres going to Seville and 47 acres going to Pray. There are no deed restrictions. There are right of ways and egress for both parties. The Board went through the checklist without any negative issues.

Co-Chair Prescott closed the Preliminary Meeting at 5:59 PM and opened the Public Hearing at 6:00 PM.

Secretary Bourgeois read the legal notice.

Co-Chair Prescott asked if all surrounding land owners were notified. Secretary Bourgeois responded in the affirmative. There were no surrounding land owners present or had contacted the Board.

Co-Chair Prescott closed the Public Hearing at 6:02 PM and opened the Regular Planning Board Meeting at 6:03 PM.

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

#30 Resolved: To allow the subdivision of 68 Santor Lane, tax map number 4.1-1-1.200, in the Town of Chesterfield into 2 parcels, one of 55 acres to Tucka Seville and one of 47 acres to Cindy Pray.

Joseph Liccardi, acting at the request of Adirondack Farms, approached the Board with a preliminary request to subdivide 488 Mace Chasm Road, tax map 4.3-1-41.200, into 2 parcels, one of approximately 80 acres one side of Finney Road and one of approximately 4 acres on the other. The smaller parcel will then be purchased by Mr. Liccardi.

Co-Chair Pray suggested just a boundary line adjustment. It meets the criteria but first Adirondack Farms must apply for the subdivision with sketches and surveys and a public hearing will then be scheduled.

Co-Chair Pray informed the Board he was approached by a landowner on Route 9 concerning parcels for a mobile home park. There may be wetlands involved as well as neighbor disputes. As the parcel is zoned FAL, mobile parks are neither allowed nor prohibited, thus he request would go to the Zoning Board of Appeals. Co-Chair Pray will do more investigating.

With nothing else coming before the Board, Co-Chairman Prescott announced the Planning Board Meeting closed at 6:42 PM.

Bruce Bourgeois Planning Board Secretary

