

Minutes of the Town of Chesterfield Planning Board Regular Meeting held on Wednesday, August 14th, 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: James Wheelin
Member: Greg Zais
Member: Randy Pray (alternate)
Code Officer: Michael Boynton
Secretary: Bruce Bourgeois

Guests Present:

Gregg Pawlowski Marion English

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

#8 Resolved: That the minutes of the meeting held on July 10th be accepted.

Chairman Prescott informed the Board, after speaking with NY State and the APA, any divisions prior to 1997 does not count in the number of subdivisions allowed for a minor subdivision concerning the proposed subdivision at 604 Rte. 9 in Keeseville.

Member Zais asked if APA still has jurisdiction.

Member Pray responded the APA has final say and can still overturn decisions..

Mr. Pawlowski informed the Board the owner would like to separate approximately 1 ½ acres with the house. He asked if the Board needed to wait for APA approval.

Member Pray added the minimum lot size of one acre with no wetlands has been satisfied so should not be an issue.

Chairman Prescott stated it could be classified as a minor subdivision, provided there are no easements, other than utilities, and cannot be subdivided again.

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

#9 Resolved: That the proposed subdivision at 604 US. Route 9, owned by Lorne and Runda Segerstrom (10.3-1-36.000) has met all preliminary subdivision requirements needed for submission and enables the project to move forward in the approval process.

Mr. Pawlowski then presented the Board with updated maps on property owned by the Segerstroms at 255 Frontage Road. He added there is a potential buyer for the house contingent on the subdivision. There will be a walk-through with the APA scheduled for September 9th.

Chairman Prescott noted all dimensional requirements have been met.

Code Officer Boynton will follow up.

Marion English approached the Board concerning 2 adjacent properties on Clinton Street. Ms. English would like to sell on property but keep the barn that is on that parcel.

Member Jandreau asked if that was a simple property line adjustment? The issue was setbacks for an accessory structure.

Chairman Prescott suggested to combine lots through Town Board first then the Planning Board can approve a property line adjustment.

With nothing else to come before this Board, Chairman Prescott declared this meeting of August 14th, 2024 to be closed at 6:16 PM.

Bruce Bourgeois Secretary.