

Minutes of the Town of Chesterfield Public Hearing Held on Tuesday, February 24, 2026 at Town of Chesterfield Office, 1 Vine Street, Keeseville, County of Essex and State of New York, Pursuant to Due Notice.

Supervisor Barber called the Public Hearing on purchase of 93 Kent Street, Keeseville by Town of Chesterfield and expansion of Essex County Land Bank proposal of homes in Commerce Park to order at 5:30 PM.

Everyone stood for the Pledge of Allegiance.

Those Present:

Supervisor: Clayton Barber
Town Clerk: Bruce Bourgeois
Councilman: David Gload
Councilman: John Casey
Councilman: Harrison Blaise
Town Attorney: Mark Cowen
Code Officer: Trent Gravelle

Councilman Mitchell was excused.

Guests Present:

Greg & Diana Zais Greg & Matthew Hall Walter Chmura
Troy & Twila Quaid William Lyons Elizabeth Mowery

Town Clerk Bourgeois read the legal notice.

Supervisor Barber gave a brief explanation of the planned Town parking lot. The purchase of 93 Kent Street will allow the entrance and exit to a planned parking lot on a lot given to the Town by the Front Street Fellowship. The current entrance between the pharmacy and the Church was deemed too narrow and will be blocked off for pedestrian traffic only. The price of \$22,800 will come from ROOST Funds from occupancy taxes.

Supervisor Barber opened the floor for any comments or questions.

Greg Zais announced he was in favor of the purchase. It will be a huge opportunity for the downtown. The businesses need more parking. Supervisor Barber agreed especially for off-street parking for

plowing in winter. Security cameras and extra lighting are planned to coincide with the NY Forward grant.

Walter Chmura asked if the proposed lot might be better used for potential businesses to locate downtown. Supervisor Barber noted the current empty storefronts on Front Street. Mr. Chmura countered that the rental housing on Front Street takes up parking spots and what will stop renters from using the lot. Councilman Gload noted the landlord has provided a lot for her tenants to park.

Diana Zais noted the need for event parking as current parking is not sufficient.

William Lyons asked about overnight parking. Supervisor Barber replied control of that would be difficult.

Greg Zais asked the potential size of the lot. Supervisor Barber indicated 36 spaces.

Twila Quaid asked if there are grants available for this. Supervisor Barber informed the public NY Forward would not fund parking and asked Diana Zais to confirm. Diana Zais reiterated this and expressed her interest in seeing Keeseville thrive but government goes very slowly.

Town Attorney Cowen presented the Board with a sample resolution to purchase 93 Kent Street and informed the Board he had done the research to move forward. Supervisor Barber will present the resolution at the next Board Meeting.

Supervisor Barber explained the potential transfer of 5 lots at Commerce Park to the Essex County Land Bank to compliment the 6 homes on Thompson Road. The lots could be used for an additional 8 homes.

Greg Zais asked on timeline for homes. Supervisor Barber replied for the 6 first cross-mods the plan is by end of year. He is hopeful to have answer from NYS on wetlands. Mr. Zais believes this is a terrific use of Town property.

With no other public comment, Supervisor Barber declared the Public Hearing closed at 6:00 PM.

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