

Minutes of the Town of Chesterfield Planning Board Public Hearing and Regular Meeting Held on Wednesday, January 14, 2026 at the Town of Chesterfield Office, 1 Vine Street, Keeseville, County of Essex and State of New York, Pursuant to Due Notice.

Chairman Prescott called the Public Hearing on a proposed subdivision at 364 Port Douglas Road, Keeseville to order at 5:30 PM.

Everyone stood for the Pledge of Allegiance.

Those present were:

Chairman: Andrew Prescott
Member: Terry Jandreau
Member: Mark Allen
Member: Greg Zais
Member: Benjamin Shankwitz (Alternate)
Code Officer: Trent Gravelle
Clerk: Bruce Bourgeois
Member Randy Pray was excused.

Guests present:

Barbara Davidson Tanner Baraby, Phillip Laperle

Member Jandreau excused himself from the Hearing at 5:30 to avoid conflict of interest.

Chairman Prescott introduced Benjamin Shankwitz as the Planning Board Alternate approved by the Town of Chesterfield Town Board on January 13, 2026.

Chairman Prescott informed the Board the APA has no issues with the proposed subdivision and Essex County has declined to be involved. He opened the floor for public comment.

Phillip Laperle requested clarification on the proposed subdivision and would like to know if there would be dwellings on the vacant parcel.

Barbara Davidson informed Mr. Laperle the purchaser of the vacant lot retain the right to build at a later date.

Tanner Baraby, who is purchasing the approximately 146 acres, noted he has no interest at this time to build but would possibly entertain the idea in the future. His plans right now is to use the land for agricultural purposes.

Chairman Prescott informed Mr. Laperle the purview of the Planning Board for this subdivision at this time is only to ensure the proposed project conforms to Town of Chesterfield Zoning Law.

With no other public comment, Chairman Prescott closed the Public Hearing and opened the Regular Meeting at 5:39 PM.

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

#1 Resolved: That the minutes of the meeting held on December 10, 2025 be accepted.

Upon a motion by Member Zais and seconded by Member Allen and carried with Member Jandrea not in attendance it was

#2 Resolved: To approve the subdivision of 364 Port Douglas Road, Keeseville (4.3-1-43.100) into a lot congaing approximately 19 acres with a single family dwelling and an approximately 146 acre vacant lot.

Chairman Prescott requested confirmation of payment of Planning Board fees. Clerk Bourgeois confirmed payment was received.

Member Jandreau re-entered the meeting at 5:52.

Chairman Prescott informed the Board Soundview Marketing (NAPA) is installing an illuminated sign on their building. He and Code Officer Gravelle have reviewed the application and determined the sign is within code. Member Zais requested clarification on projects to come before the Planning Board. Chairman Prescott noted that building permits, etc., as long as they conform to code, do not need to come before the Planning Board.

Chairman Prescott informed the Board of a letter from Anna Reynolds from Essex County Office of Community Resources scheduling new training classes and a request on future topics.

This opened a discussion started by Member Zais on the process of updating the Town of Chesterfield Zoning Law. The topics that intertwine included tiny homes, short-term rentals, auxiliary dwelling units, affordable housing, and SEQRs.

Chairman Prescott noted RFQs for the Zoning Law update should, hopefully, go out in the near future. He would like to have a 30 minute workshop at the next Town Board Meeting to explain the process. The projected cost of updating the Zoning Law would be \$100,000 with a 90/10 split.

With no other business to come before this Planning Board, Chairman Prescott declared the meeting of January 14, 2026 closed at 6:16 PM.