

Minutes of the Town of Chesterfield Planning Board Held on Wednesday, July 9, 2025 at the Town of Chesterfield 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:

Chairman: Andrew Prescott

Member: Terry Jandreau

Member: Mark Allen

Member: Greg Zais

Member: Randy Pray

Code Officer: Trent Gravelle

Clerk: Bruce Bourgeois

Guests present:

Zachary & Rebecca Colgan

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

#10 Resolved: That the minutes of the meeting held on April 9, 2025 be accepted.

Chairman Prescott presented the Board with maps and site plan reviews of a proposed subdivision on Mace Chasm Road owned by Harriete Craig. It consists of 16.94 acres and the proposal is for 3 lots. The zoning sprcifications are 3.2 acres. The original subdivision request in 1996 was for 4 parcels but was never filed. The 3-lot subdivision was approved in 1997 by the Town of Chesterfield Planning Board. The current Board needs to decide if it is a major or minor subdivision. Member Jandreau asked if the original subdivision in the past was approved would it be considered a major subdivision now. What is the intent of the law? Chairman Prescott responded the original subdivision was before the Town of Chesterfield Zoning Law was implemented in 1997.

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

#11 Resolved: To declare the proposed subdivision on Mace Chasm Road owned by Harriete Craig a minor subdivision and allow the proposed project to continue on the path for full approval from the Board pending fulfilling all aspects of the process.

Member Jandreau excused himself from the meeting at 5:50 PM to be able to recuse himself from any discussion on the next item.

Chairman Prescott advised the Board the proposed campground on Rt.9 owned by Lorne Segerstrom is for sale and the interested buyers would like to know if the Special Permit approved for the original site goes with the property. Chairman Prescott proposed the Special Permit from NY State and Essex County stays with the property at time of sale with the understanding nothing changes on the permit. Member Pray added he had thought the Town of Chesterfield Zoning did not allow this but was found out to be false.

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

#12 Resolved: To affect transfer of the Special Permit approved at 604 U.S. Rt. 9 (10.3-1-36.000), owned by Lorne Segerstrom, to Zachary and Rebecca Colgan pending no changes to the original plan.

Chairman Prescott recognized the Colgans to give a presentation of their proposed campground.

Zachary and Rebecca Colgan informed the Board the Special Permit is the backup plan. The proposed campground is in rough shape. They would like to see more vegetation. Their new plan is “fancy camping” or glamping. The preliminary plan is for 6 geometric domes eventually growing to 20, at least 100 feet apart, underground electric with low environmental impact. It would be adults only, year-round. There will be only 1 septic system for the bathhouse.

Member Zais asked about a road network. The Colgans responded there will be paths, no roads, just parking areas. Member Pray added there would be a need for emergency vehicle access. The Fire Department could give guidance on specifications. Chairman Prescott and Member Zais suggested a ring road or “spine”.

Chairman Prescott asked the question “what is glamping and is it allowed in FAL?” He surmised a new Special Permit may be needed as there is no clear definition and NY doesn’t have one.

This opened a discussion on the difference between camping and glamping. The ZBA Board may have to be included if it is determined to not be camping as such to be excluded from Town Zoning Law as an allowable use. Member Pray submitted the proposed project meets the definition of campground as far as Town of Chesterfield regulations.

Upon a motion by Member Pray and seconded by Member Zais and carried with Member Jandreau abstaining it was

#13 Resolved: To allow the proposed project to move forward in the planning process as a campground after APA referral.

Chairman Prescott would like to see more green area. Member Pray referred the Colgans to the NY State Health Department for opening regulations. Chairman Prescott added the Colgans should contact the APA and to feel free to ask him any questions on the process.

Chairman Prescott informed the Board a request by Gordon Howard to combine parcels on the Frontage Road cannot legally be approved due to the two parcels not being owned under the same name. This

interpretation was confirmed by the State Department, Town of Chesterfield Assessor and Town of Chesterfield Attorney.

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

#14 Resolved: To deny the combination of lots on Whip-Linc Lane on the advice of Town Attorney and Town Assessor.

Member Jandreau returned to the meeting at 6:40 PM.

Chairman Prescott presented the Board with a letter from Augur Lake LLC and Dan Hoffman asking clarification of a single home construction on 190 acres on Augur Lake. The original plan was for 3 houses owned by family members but the new plan is for a single home. The consensus was it qualifies as proposed for single family dwelling under Town of Chesterfield Zoning Law although any deviation from this would need more information to be provided.

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

#15 Resolved: To confirm a single family dwelling is an allowable use on tax map 9.4-1-3.000.

Chairman Prescott presented the Board a letter from Tom and Diane Bombard requesting combination of two parcels at 42 Margaret Street (4.45-1-5.000 and 4.45-1-8.000) that have been in the family since the 1940s. One is a vacant lot and one has a one family residence. There does not seem to be any issues with setbacks.

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

#16 Resolved: To combine two adjacent lots (4.45-1-5.000 and 4.45-1-8.000), both owned by Tom and Diane Bombard into one lot at 42 Margaret Street, Keeseville.

Chairman Prescott presented the Board with a handout noting definitions of subdivision and division. Division being a parcel of land such that no new building lots are created and not in conflict for any provision or portion of the town land use plan or zoning regulations.

Code Officer Gravelle presented the Board with survey maps from a proposed subdivision on the Dugway Road. Member Jandreau reviewed the maps and noticed several items on the checklist were not complete and the Board referred the application and survey maps back to Dan Elder to follow the checklist accurately.

Member Jandreau excused himself from the meeting to recuse himself from any discussion at 7:17 PM.

Code Officer Gravelle informed the Board of a potential division of property at 364 Port Douglas Road. The owners have a potential buyer who only wants the land on the east side of the road with the understanding no buildings would be constructed there. The proposed division is in its early stages. The potential buyer was not named. This proposed division may fall under the minor division classification

Member Jandreau re-entered the meeting at 7:27 PM.

With no other business to come before the Planning Board, Chairman Prescott declared the meeting of July 9, 2025 closed at 7:29 PM.

