

**Minutes of the Town of Chesterfield Planning Board Meeting, held on Tuesday, May 21, 2019 at the Town Office, located at 1 Vine Street, Keeseville, New York.**

Chairman Scott Racette called the meeting to order at 5:30 p.m.

Everyone stood for the Pledge of Allegiance.

Those present were:

Chairman:	Scott Racette
Member:	Gary Majewski
Member:	Billy Agoney
Member:	Scott Racette
Clerk:	Shelley Davis

No guest present.

There was discussion held on the three Special Use Permit applications submitted for Air B&B's. Short term rentals – less than 30 days. There is nothing in the Zoning Law that addresses Air B&B's, need to meet again to look at wording from other Town Zoning Laws, also look at what Essex County may use.

Andy stated that at this time there are around 14 property owners that are listing their properties for Air B&B's or rentals.

Upon a motion made by Gary Majewski, seconded by Billy Agoney and unanimously carried it was

1. **RESOLVED** that the Planning Board Members be authorized to notify the property Owners who are advertising their property as rentals, that they are required to show proof of that an inspection was done by the Town Building Inspector or that they need to request an inspection. The fee for such inspection is \$50.00.

Upon a motion made by Billy Agoney, seconded by Scott Racette and unanimously carried it was

2. **RESOLVED** that the application for a Special Use Permit submitted by Marie Johnson for An Air B&B to be located at 43 Virginia Drive has been reviewed and the Planning Board has determined that a Special Use Permit is not required due to the fact that a building permit was obtained and all required inspection have been done. At this time you may continue to rent out your property at 43 Virginia Drive.

Upon a motion made by Scott Racette, seconded by Gary Majewski and unanimously carried it was

**3. RESOLVED** that the application for a Special Use Permit submitted by Marie Johnson for An Air B&B to be located at 1562 Highlands Road has been reviewed and the Planning Board has determined that a Special Use Permit is not required due to the fact that a building permit was obtained and all required inspections have been done. At this time you may continue to rent out your property at 1562 Highlands Road.

Upon a motion made by Andy Prescott, seconded by Billy Agoney and unanimously carried it was

**4. RESOLVED** that the application for a Special Use Permit submitted by Richard and Barbara Donela located at 1017 Highlands Road has been reviewed and the Planning Board has determined that a Special Use Permit is not required due to the fact that a building permit was obtained and all required inspections have been done. At this time you may continue to rent out your property located at 1017 Highlands Road.

Andy Prescott brought before the Board Members; that Keeseville Community Development Corp. requests that the existing grocery store at 1716 Front Street, use be changed to farming/manufacturing facility.

According to the Hamlet of Keeseville Zoning Law the property is located in Section 520 – C1

Upon a motion made by Billy Agoney, seconded by Scott Racette and unanimously carried it was

**5. RESOLVED** that the request from the Keeseville Community Development Corp., to change the use of the existing grocery store located at 1716 Front Street be denied, due to the fact that it is not a permitted use and not allowed by definition according to the Hamlet of Keeseville Zoning Law and should therefore be referred to the Zoning Board of Appeals.

The Planning Board Members decided to hold a workshop on May 28<sup>th</sup> at 3:00 p.m. to review possible changes to the Zoning Laws that would need to go before the Town Board. The next Town Board meeting is June 4<sup>th</sup>.

Gary explained to the Board Members that Russell Pray wanted to address the Board to night, but Gary told him he didn't have his paperwork completed.

It is in regards to property he owns on the Pray Road. The parcel is only 50' wide to place a mobile home or structure he may not be able to meet setbacks – he may have to do a two lot subdivision with adjacent property he owns and add to that existing parcel.

Upon a motion made by Scott Racette, seconded by Gary Majewski and unanimously carried it was

6. **RESOLVED** that since there was no further business to come before the Planning Board This meeting be adjourned at 6:55 p.m.

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Shelley Davis, Clerk