

# Smart Growth Comprehensive Plan

Town of Chesterfield Comprehensive Plan Committee Meeting #2  
May 16, 2024, 5:30 -7:30 PM  
Chesterfield Town Hall

# Agenda

- 01** Welcome
- 02** Public Open House Highlights & Themes
- 03** Vision & Goals Exercise
- 04** Public Engagement
  - a. Community Survey – Live
  - b. Stakeholder Group Discussions
- 05** Next Steps

 **Town of Chesterfield**  
Smart Growth Comprehensive Plan

Smart Growth Comprehensive Plan Committee (CPC)  
Meeting #3  
May 16, 2024, 5:30 -7:30 PM  
Chesterfield Town Hall

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**AGENDA**

1. Welcome (5 minutes - All)
2. Public Open House Highlights & Themes (30 minutes - MJ)
3. Vision & Goals Exercise (30 Minutes)
4. Public Engagement (15 minutes - MJ)
  - a. Community Survey - Live
  - b. Stakeholder Group Discussions
5. Next Steps (10 minutes - MJ)

*Note: This agenda is subject to change.*

Public comment is welcomed and encouraged via comment card submission at meeting/written comments delivered or mailed to *Chesterfield Town Hall, 1 Vine Street, Keesville, NY 12944*  
*Attn: Smart Growth Comprehensive Plan Committee*

  
*This document was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.*



# 01

## Welcome



# Schedule Update

\*subject to change based on agreement with Town and MJ

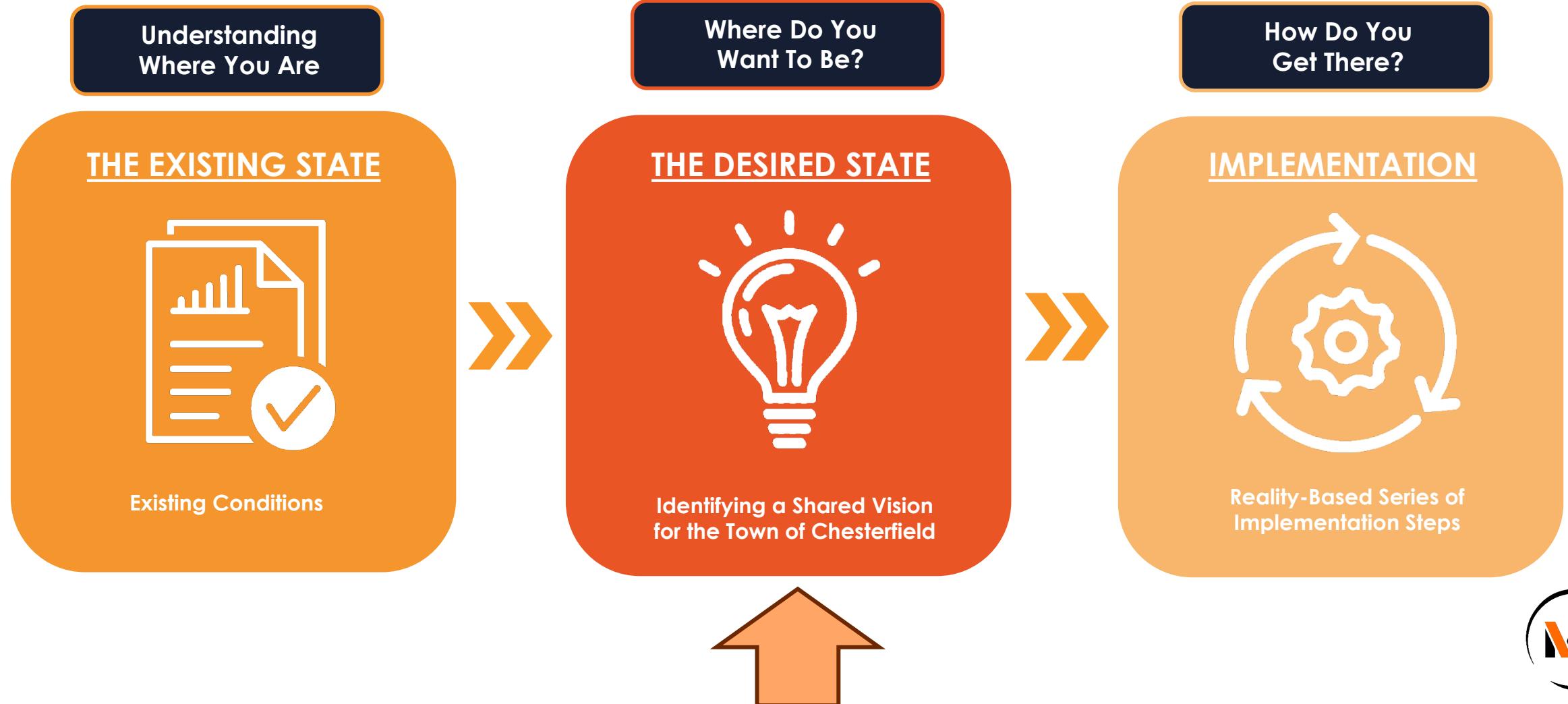
| PROJECT TASK   | JAN 2024 | FEB 2024 | MAR 2024 | APR 2024 | MAY 2024 | PLANNING PROCESS |          |          |          |          |          |          |          | ADOPTION PROCESS |          |          |
|--|----------|----------|----------|----------|----------|------------------|----------|----------|----------|----------|----------|----------|----------|------------------|----------|----------|
|  | JUN 2024 | JUL 2024 | AUG 2024 | SEP 2024 |          | JUN 2024         | JUL 2024 | AUG 2024 | SEP 2024 | OCT 2024 | NOV 2024 | DEC 2024 | JAN 2025 | FEB 2025         | MAR 2025 | APR 2025 |
| Task 1: Project Coordination                             | ▲        | ▲        | ▲        | ▲        | ▲        | ▲                | ▲        | ▲        | ▲        | ▲        | ▲        | ▲        | ▲        |                  |          |          |
| Task 2: Community Profile & Existing Conditions Analysis |          |          |          |          |          |                  |          |          |          |          |          |          |          |                  |          |          |
| Task 3: Public Engagement                                |          |          | ■        | ●        | ○        |                  |          | ●        | ■        |          | ■        |          |          |                  |          |          |
| Task 4: Vision & Guiding Principles                      |          |          |          |          |          |                  |          |          |          |          |          |          |          |                  |          |          |
| Task 5: Technical Investigation Items                    |          |          |          |          |          |                  |          |          |          |          |          |          |          |                  |          |          |
| Task 6: Draft Comprehensive Plan                         |          |          |          |          |          |                  |          |          |          |          |          |          |          |                  |          |          |
| Task 7: Final Comprehensive Plan                         |          |          |          |          |          |                  |          |          |          |          |          |          |          |                  |          |          |
| Task 8: Adoption Assistance                              |          |          |          |          |          |                  |          |          |          |          |          |          |          | ■                |          |          |

| SYMBOL | ENGAGEMENT ACTIVITY |
|--------|---------------------|
| ●      | Public Meeting      |
| ➡      | Community Survey    |
| ■      | Public Hearing      |
| ▲      | Committee Meetings  |

| SYMBOL | ENGAGEMENT ACTIVITY        |
|--------|----------------------------|
| ▲      | Team Leadership Meetings   |
| ○      | Stakeholder Group Meetings |
| ■      | Town Board Update          |



# Project Approach



# 02

## Public Open House Highlights & Themes



# Public Open House Highlights & Themes

## Open House

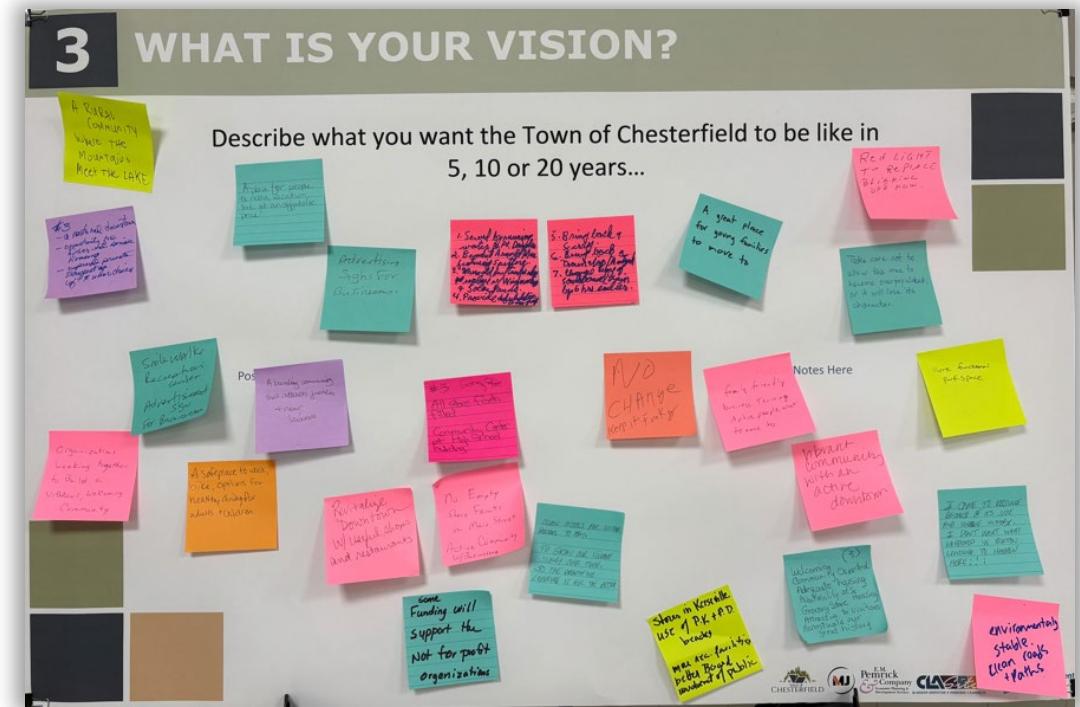
- Tuesday, April 30, 2024, 6:00 – 8:30 PM
- Over 100(+) attendees participated
- Brief introductory presentation
- Open house style, self-led, station based, participation strategy
- Nine (9) activity stations
- Participant Guide was provided to attendees to guide them through the various stations
- Participants had the opportunity to speak with Village staff, committee members and the Project Team and share written ideas and/or comments on comment cards



# Public Open House Highlights & Themes

## Activity Station 3: What is your Vision?

- Embracing rural charm and natural beauty
- Supporting a vibrant downtown with businesses and services
- Ensuring affordability, safety, and a family-friendly environment
- Preserving historical and environmental integrity while managing growth

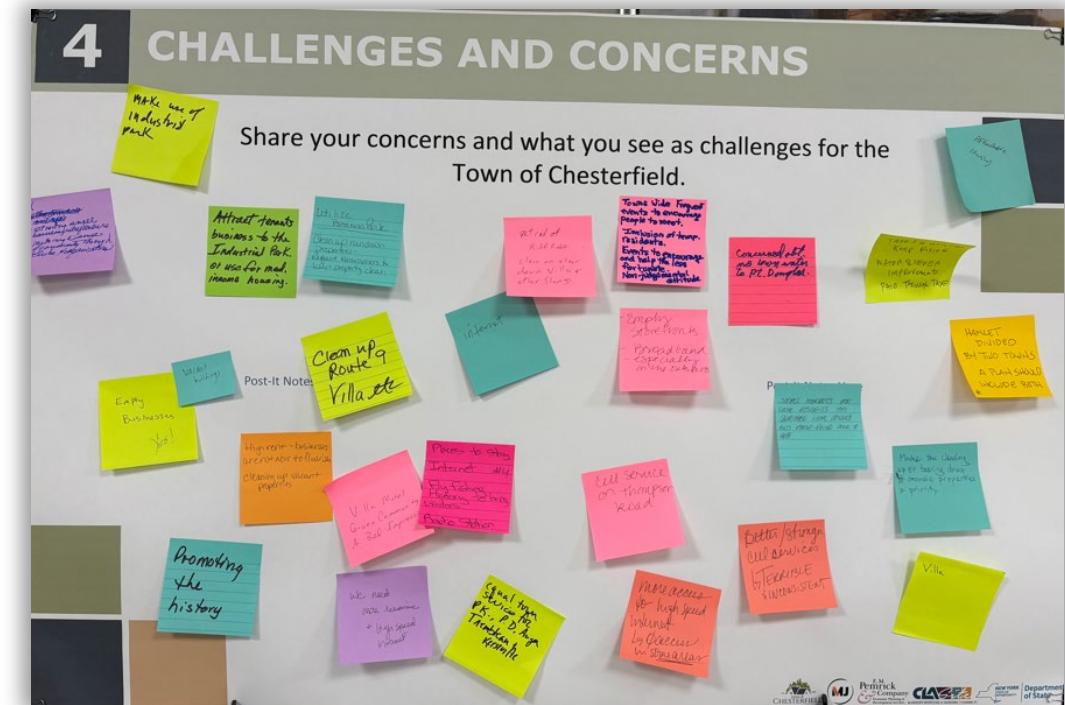


# Public Open House Highlights & Themes

# Activity Station 4: Challenges & Opportunities

## Challenges:

- Internet Connection
- Economic revitalization of industrial park
- Vacant property management and cleanliness
- Improving business conditions and infrastructure

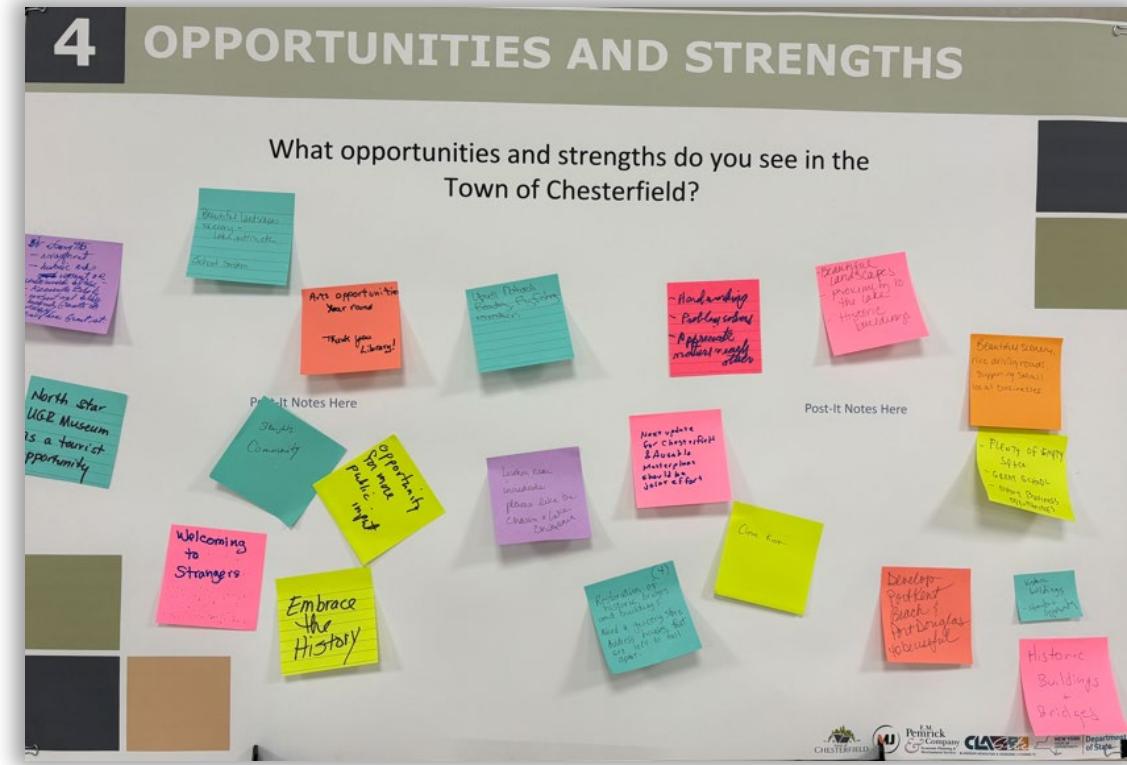


# Public Open House Highlights & Themes

## Activity Station 4: Challenges & Opportunities

### Opportunities:

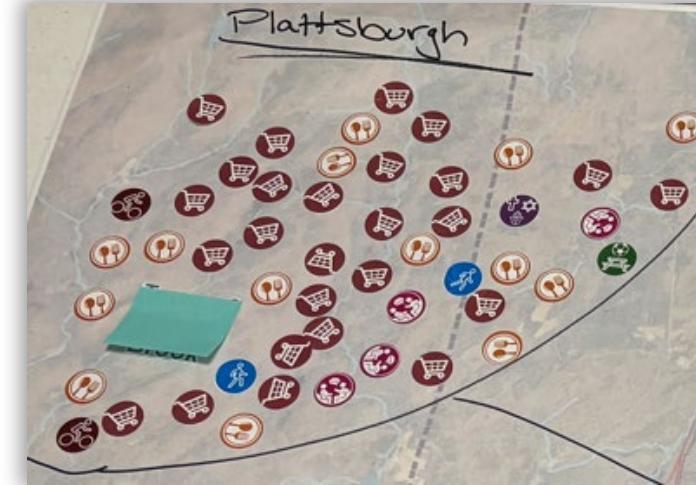
- Local history and attractions
- Recreational opportunities and natural landscapes



# Public Open House Highlights & Themes

## Activity Station 5: Places We Gather

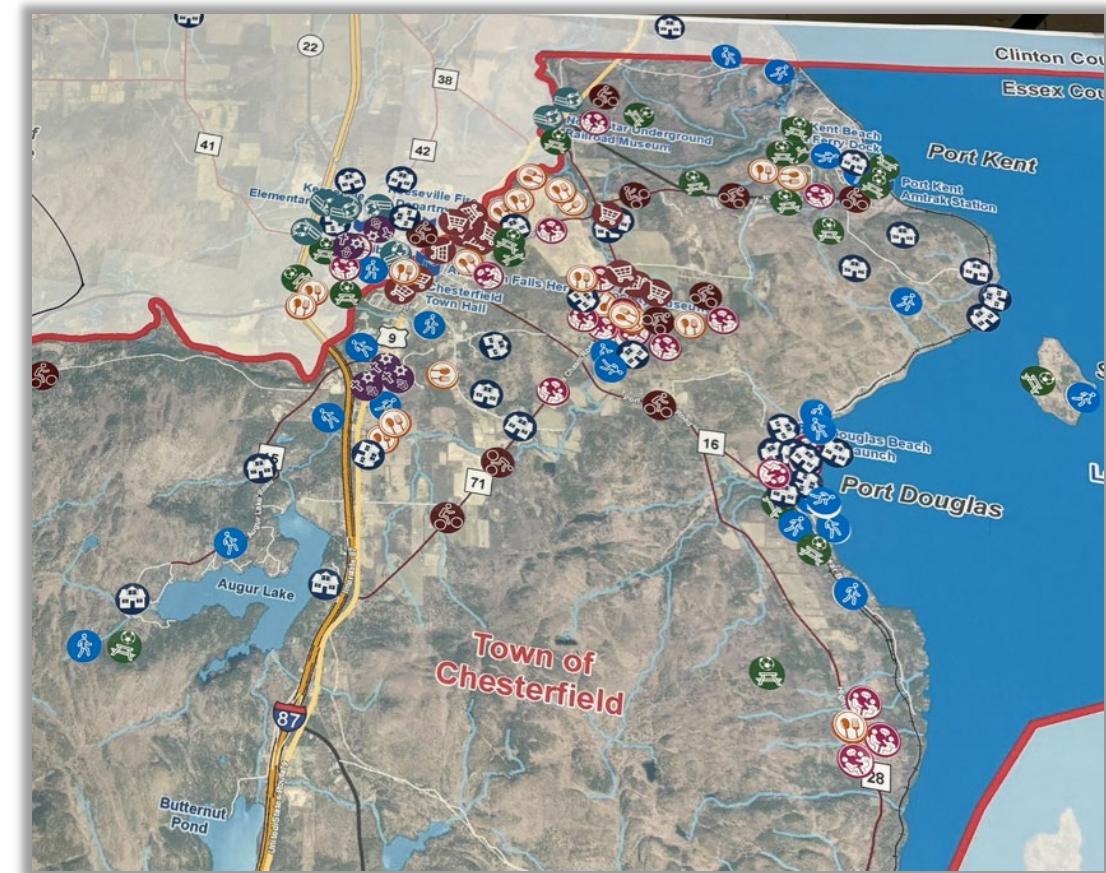
- **Shopping:** Plattsburgh, Mace Chasm Road, and Front Street
- **Dining:** Plattsburg, Mace Chasm Road, and Front Street
- **Socializing:** Mace Chasm, Port Douglas Beach and Boat Launch
- **Recreation:** Port Kent Beach, Trembleau Mtn., Port Kent Campsite, Watson Square Park, and Harmony Golf Club and Community
- **Neighborhoods:** Port Douglass, Port Kent, Town of Ausable, Augur Lake, Town of Chesterfield



# Public Open House Highlights & Themes

## **Activity Station 5: Places We Gather (Cont.)**

- **Walking:** Throughout Town, Port Douglass, and Front Street
- **Biking:** Mace Chasm Road, Soper Road, and Rt. 373
- **Education:** Keeseville elementary School, Ausable Valley Middle School High School, and Ausable Chasm
- **Religious/Spiritual:** Keeseville, Rt. 9 South of Keeseville



# Public Open House Highlights & Themes

# **Activity Station 6: Serving the Generations**

## Common themes between generations:

- Improved local services accessibility
- Affordable housing and rentals
- Enhanced transportation and walkability
- Accessible healthcare and cultural amenities



# Public Open House Highlights & Themes

## Activity Station 7: Hamlets & Neighborhoods

### Common themes in Keeseville

- Infrastructure improvements
- Economic development
- Community safety and well-being
- Community aesthetics

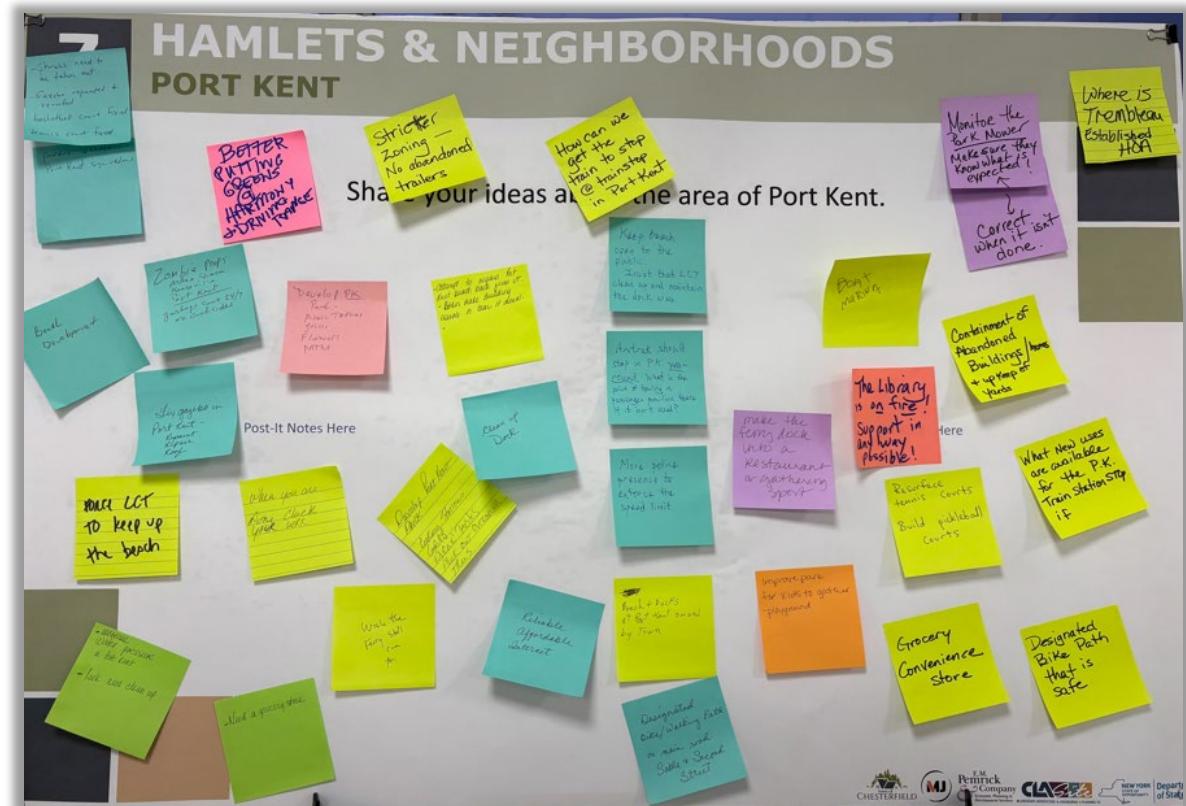


# Public Open House Highlights & Themes

# Activity Station 7: Hamlets & Neighborhoods

## Common themes in Port Kent

- Infrastructure improvements
- Community services and amenities
- Community clean-up

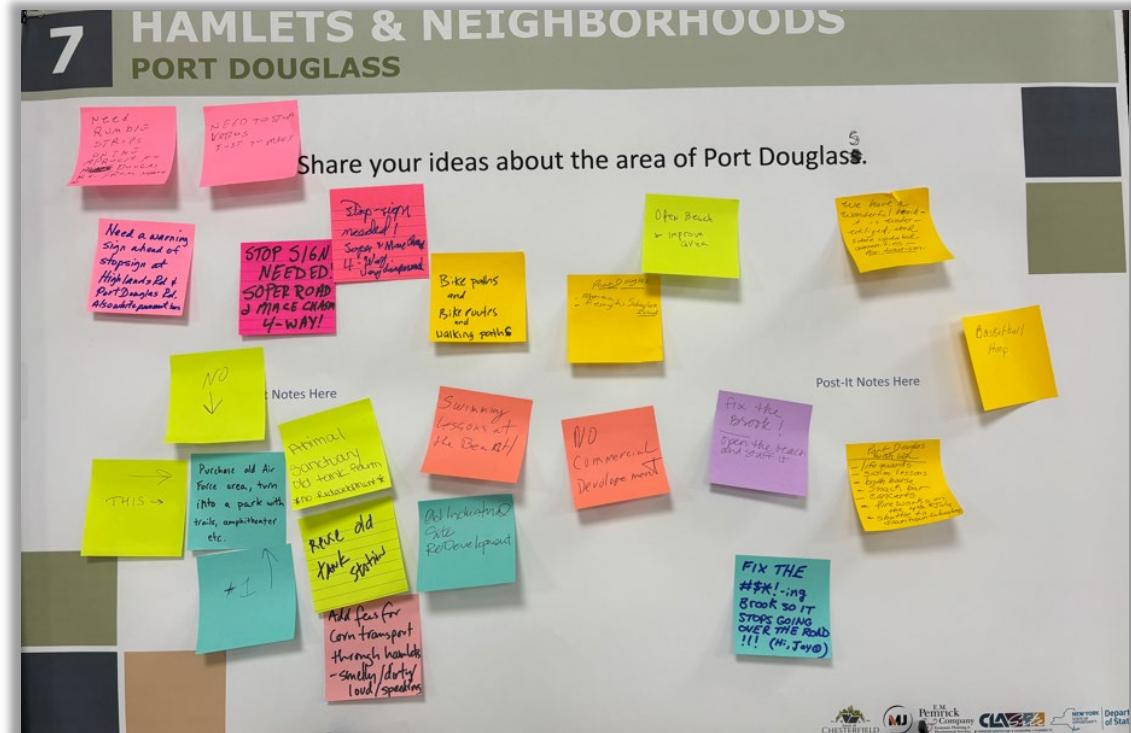


# Public Open House Highlights & Themes

## Activity Station 7: Hamlets & Neighborhoods

### Common themes in Port Douglass

- Road infrastructure improvements and safety
- Expanded recreational opportunities

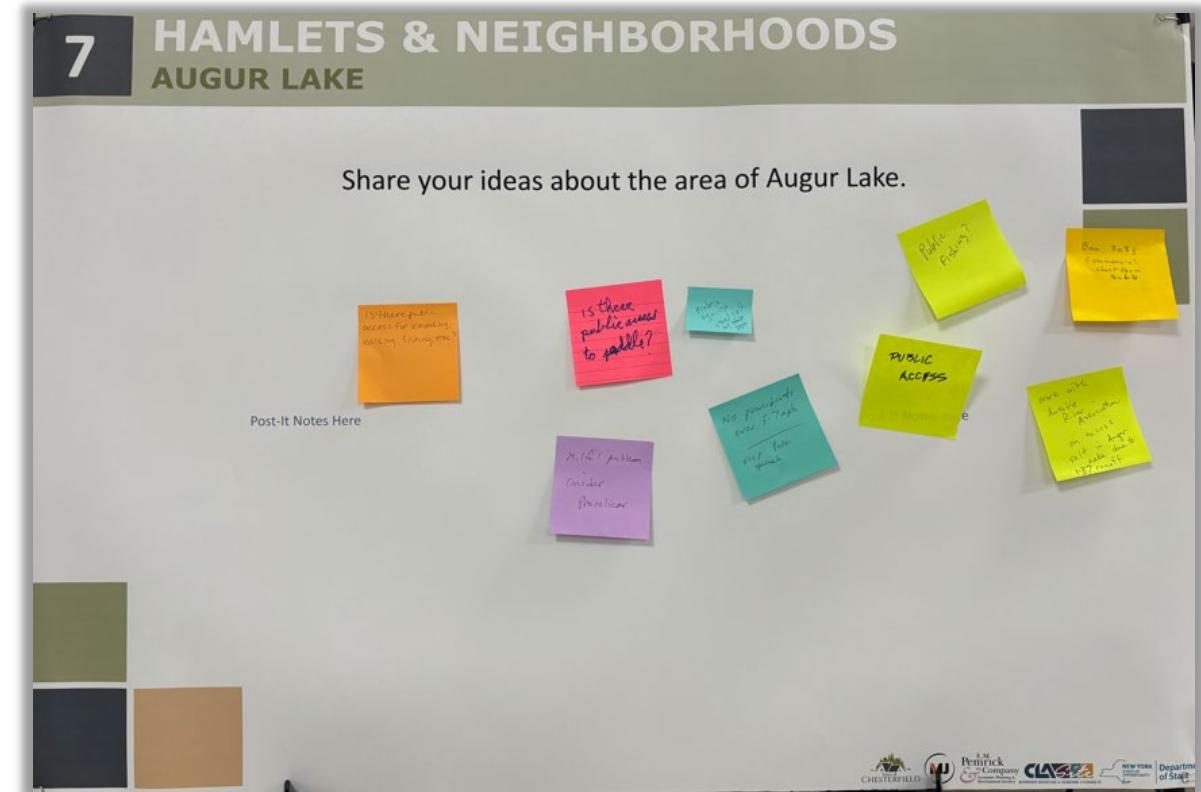


# Public Open House Highlights & Themes

## Activity Station 7: Hamlets & Neighborhoods

### Common themes in Augur Lake

- Environmental concerns



# Public Open House Highlights & Themes

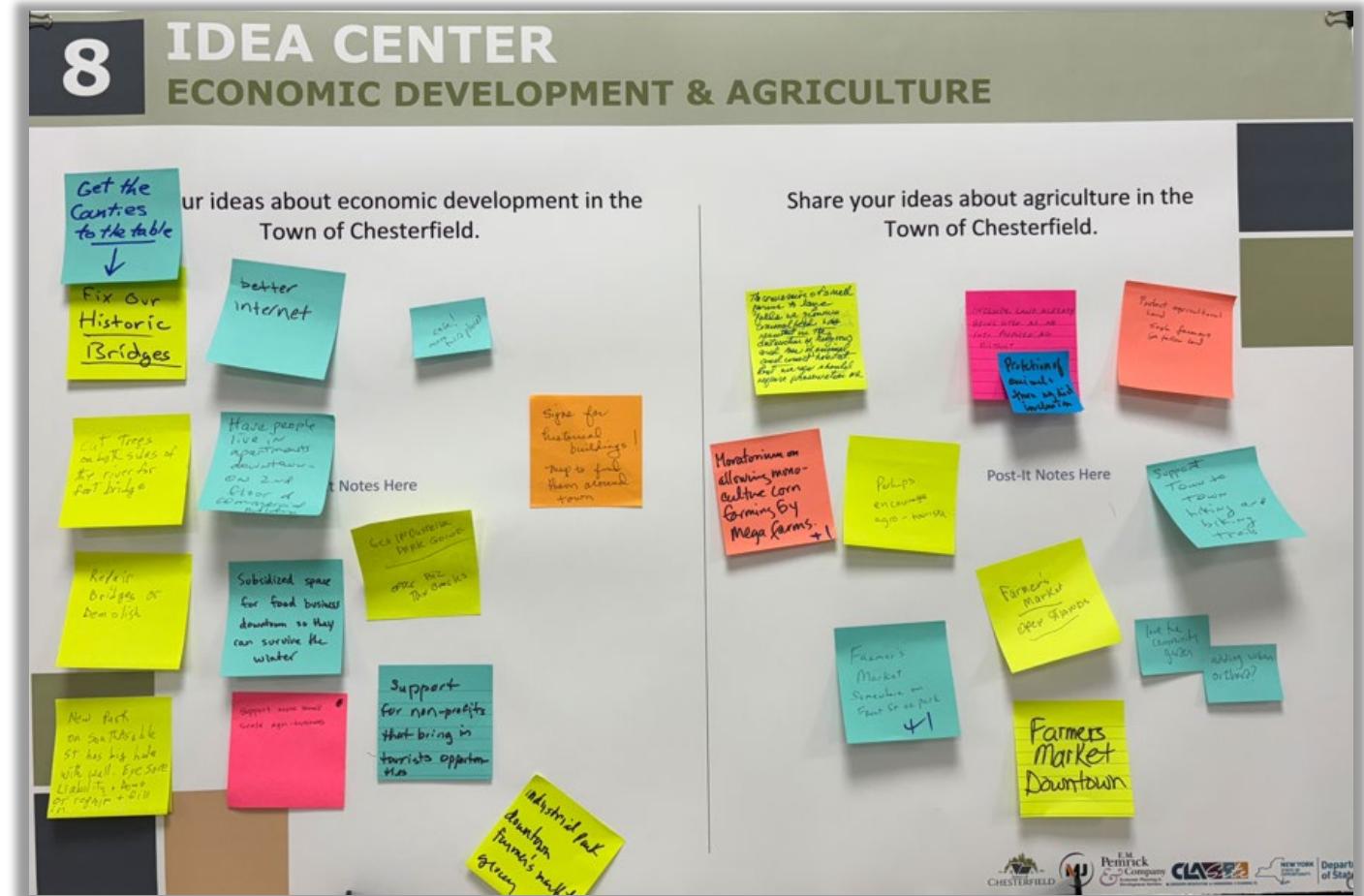
## Activity Station 8: Idea Center

### Common themes in Economic Development

- Infrastructure improvements
- Downtown living and small businesses
- Community spaces

### Common themes in Agriculture

- Protecting agricultural lands
- Farmers markets



# Public Open House Highlights & Themes

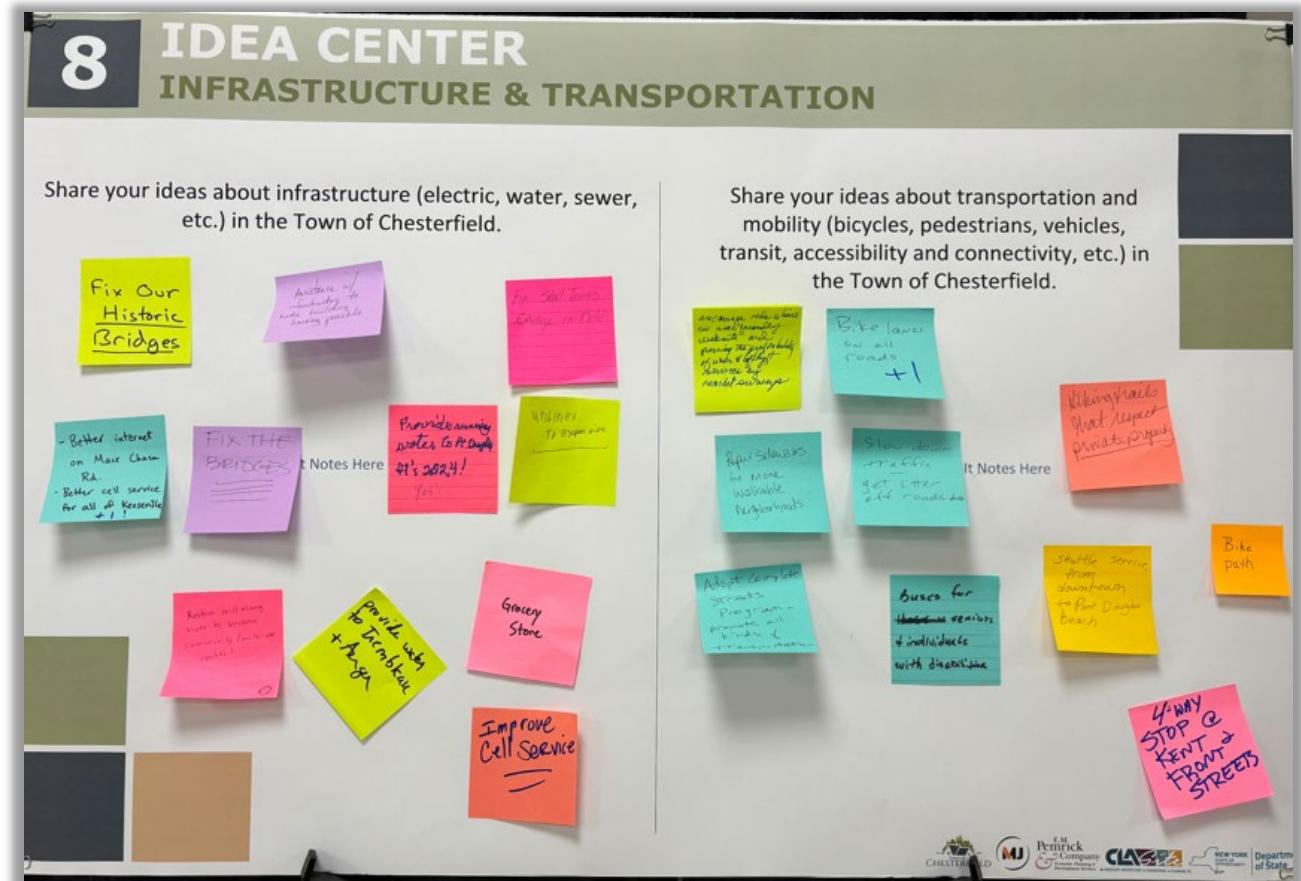
## Activity Station 8: Idea Center

# Common themes in Infrastructure

- Bridge improvements
- Improved internet service
- Clean water

# Common themes in Transportation

- Support multi modal - transportation methods
- Improve safety and accessibility
- Maintenance

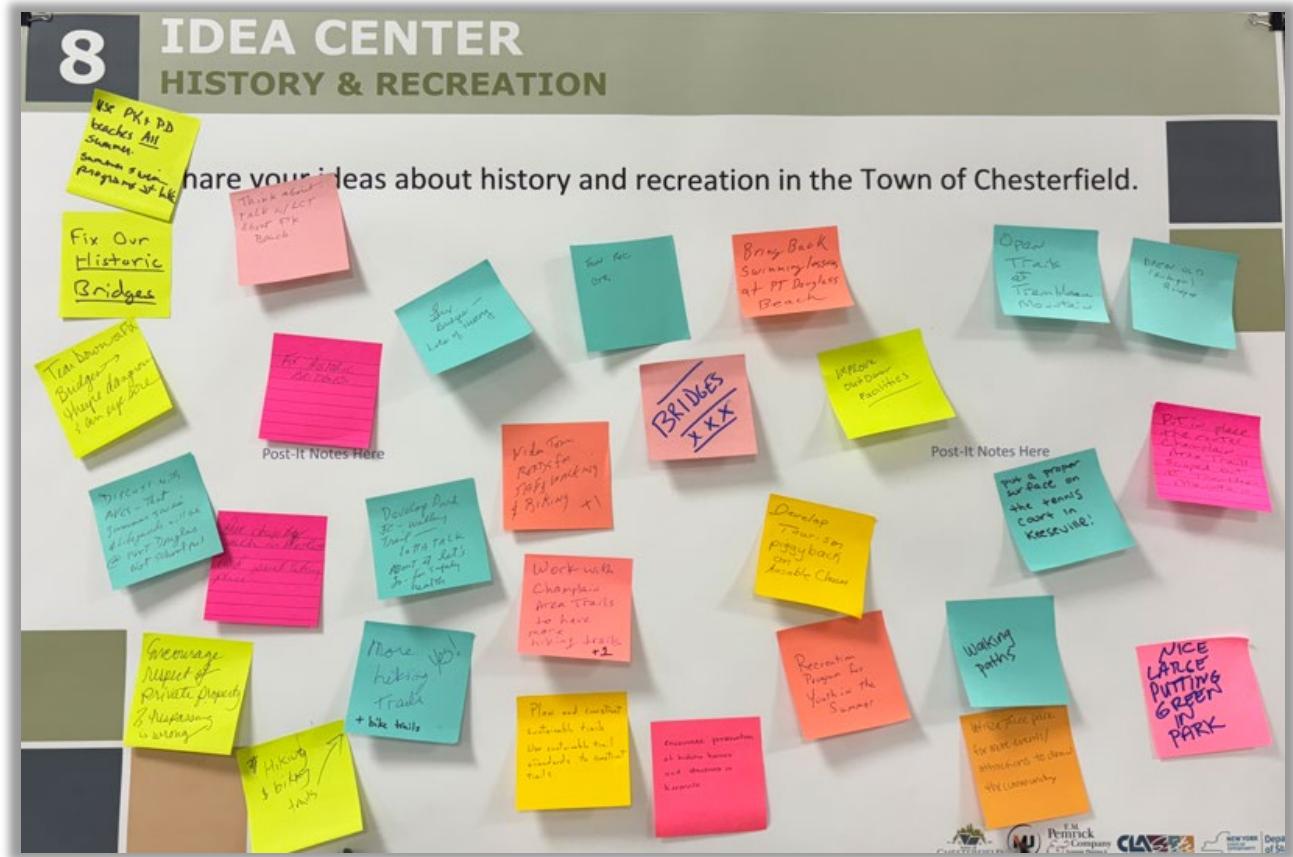


# Public Open House Highlights & Themes

## Activity Station 8: Idea Center

### Common themes in History & Recreation

- Improved outdoor recreation opportunities
- Preservation of historic structures

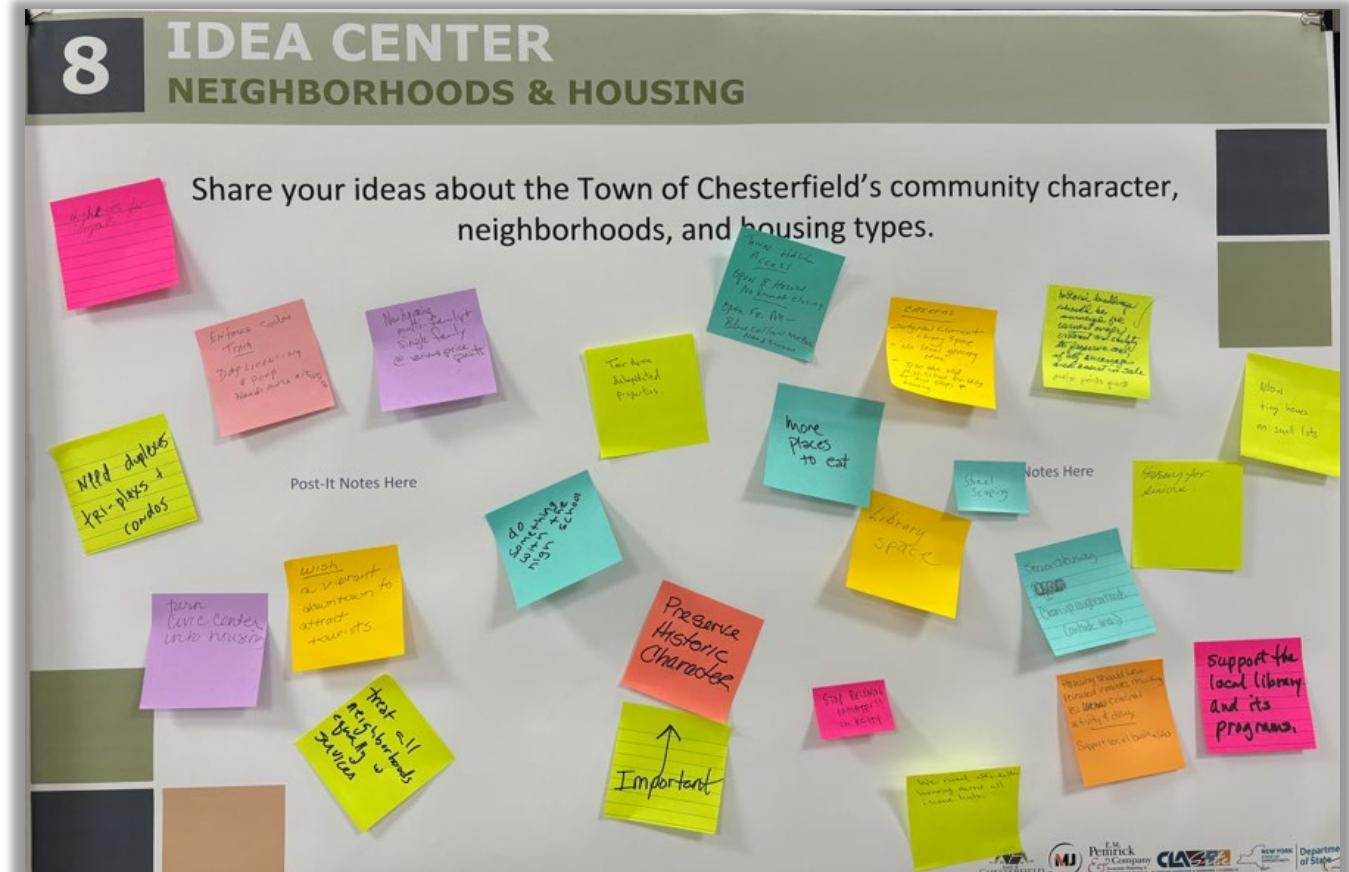


# Public Open House Highlights & Themes

## Activity Station 8: Idea Center

### Common themes in Neighborhoods & Housing

- More housing options
- Increased support for public services
- Neighborhoods cleanup and safety



# 03

## Vision & Goals Exercise



# Vision and Goals Exercise

## Overview of NYSDOS Smart Growth Principles

- Since 2007, the Environmental Protection Fund (EPF) has contained a line of funding dedicated to supporting smart growth in New York State via a series of competitive grants to municipalities and not-for-profit partner organizations.
- DEC is responsible for distributing a portion of these funds toward smart growth.
- The Department of State (DOS), which has traditionally been responsible for local government planning and development-related assistance, will receive the remainder of these funds for distribution statewide.



# Vision and Goals Exercise

## Overview of NYSDOS Smart Growth Principles (Cont.)

- The Smart Growth Program offers municipalities the opportunity to plan and zone for their community by addressing all aspects of Smart Growth.
- Smart Growth is an approach to community planning and development that integrates what are known as the **“3 Es”**—**Economy, Equity and Environment**, with an emerging fourth E—**Energy**.
- Smart Growth promotes several land use planning principles that create livable, sustainable and equitable communities.



# Vision and Goals Exercise

## Overview of NYSDOS Smart Growth Principles (Cont.)

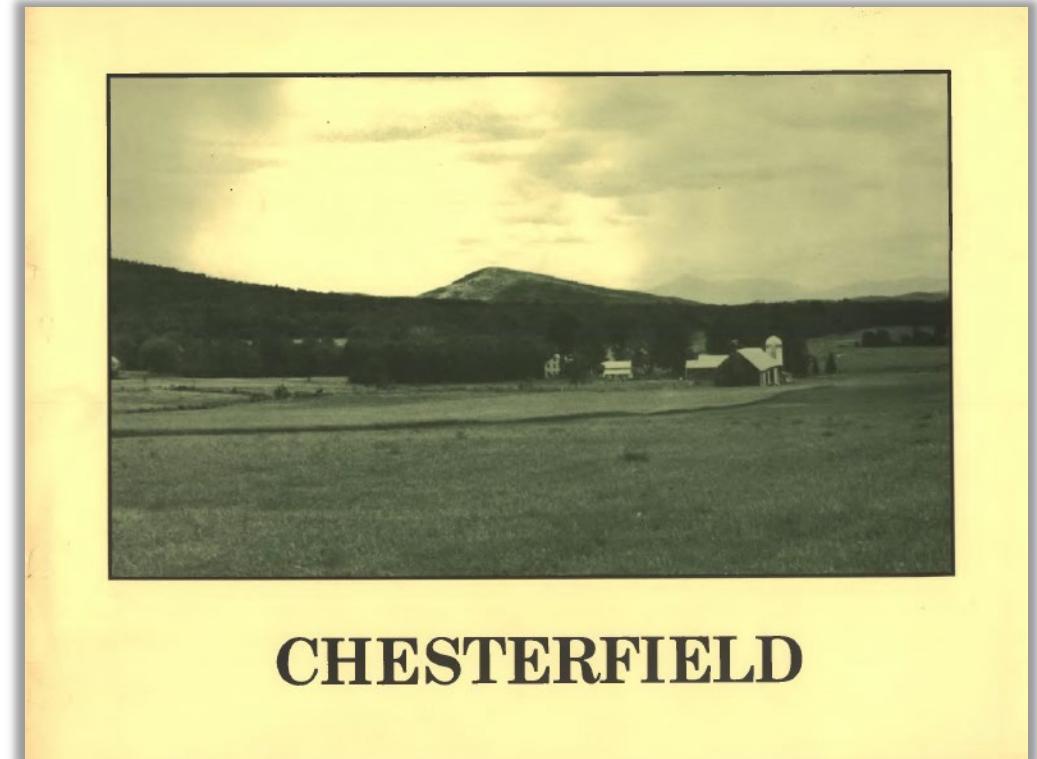
When adopted, the Town's Comprehensive Plan update must address the following general Smart Growth principles, in addition to the elements suggested by the New York State statutes:

1. Promote mixed land uses in focus areas
2. Create an adequate range of housing opportunities and choices
3. Promote development and redevelopment where infrastructure is adequate and sustainable
4. Build on traits that make a distinctive and attractive community with a strong sense of place
5. Promote well-planned and well-placed public spaces
6. Promote sustainable compact neighborhoods
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions
9. Promote walkable/bikeable neighborhood designs
10. Promote and integrate clean energy resources and related incentives
11. Improve green infrastructure and resident's participation to this effort
12. Increase resiliency to extreme weather events
13. Encourage social diversity and integration
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency
15. Promote community and stakeholder collaboration in planning

# Vision and Goals Exercise

## Community Vision – What is a Vision?

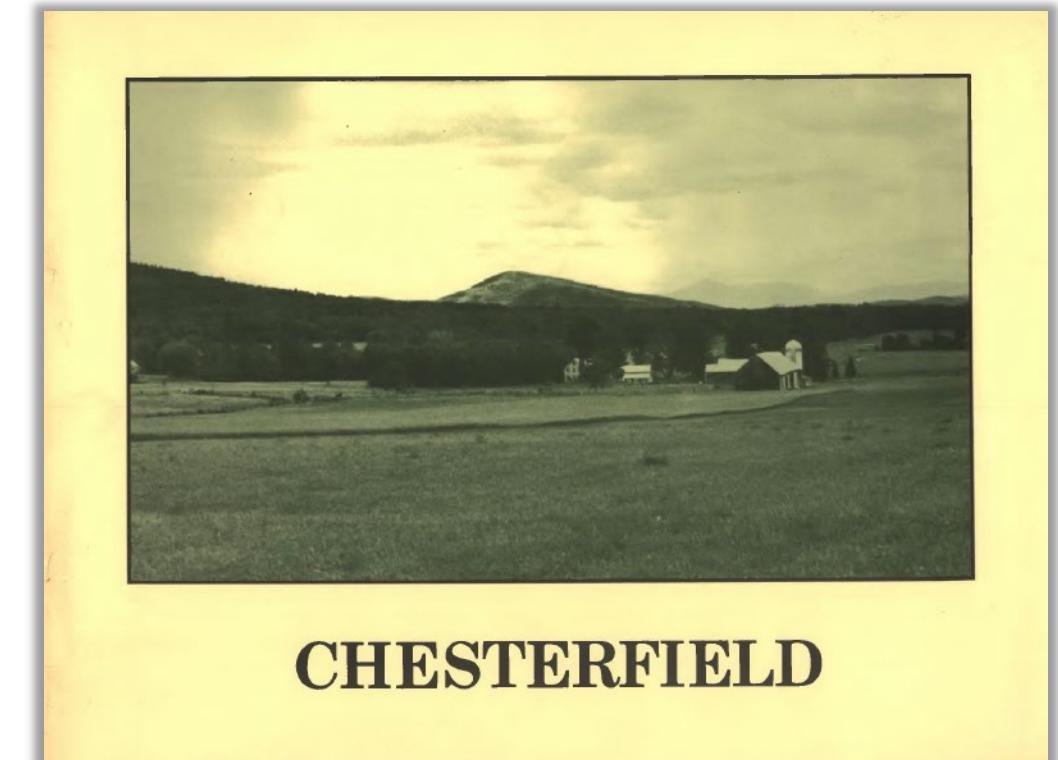
- A vision statement establishes the direction of the community over the **next five to ten years**.
- It forms the basis for the **Comprehensive Plan**
- All subsequent **recommendations aim to achieve** the established vision
- Use **present tense** (as if you are 10 years in the future)



# Vision and Goals Exercise

## Community Vision – What is a Vision? (Cont.)

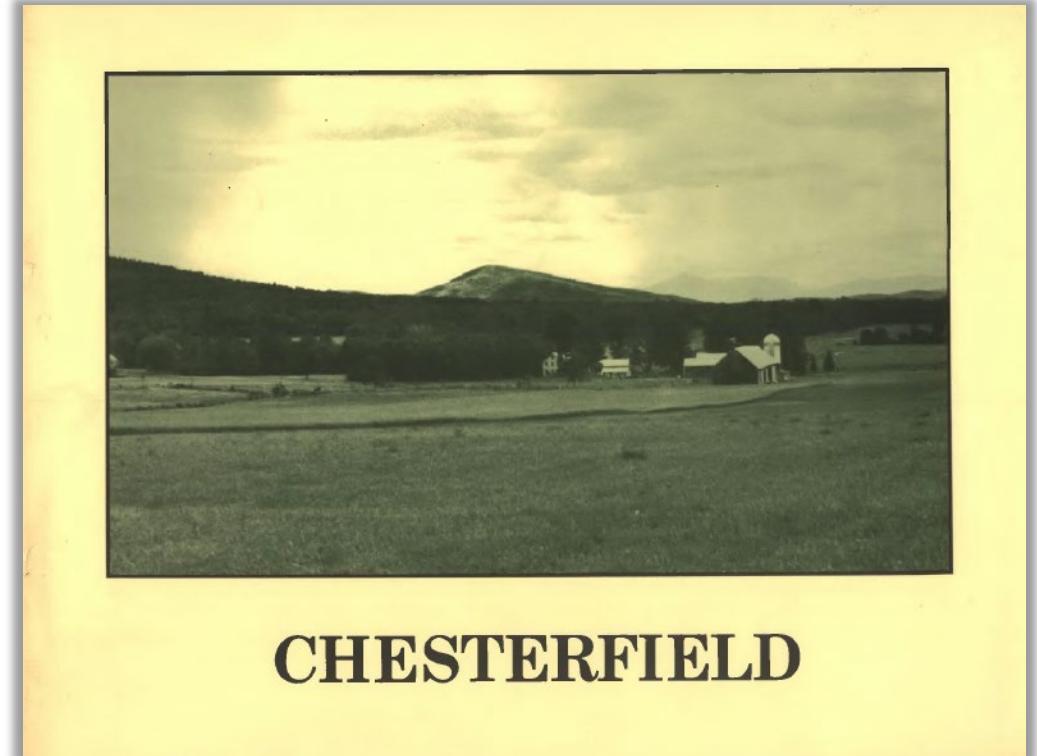
- Subjects typically addressed:
  - Common **values** of a community
  - **Qualities, resources or assets** that make a community unique or describe its identity
  - **Attributes** people like and want to be sure **to keep or want to change** about their community
  - **Preferred future** for various subject areas of the community



# Vision and Goals Exercise

## **DRAFT** Community Vision

- Incorporates:
  - Committee Visioning session feedback
  - Community Vision session feedback from Public Meeting #1



# Vision and Goals Exercise

## DRAFT Vision for Discussion

Chesterfield is an **all-season** Adirondack **community connected** to its history and the beauty of its natural environment. The **vibrant, walkable hamlets** are home to **local businesses, employment** opportunities, **cultural offerings**, and a **mix of uses** catering to residents and visitors. An enhanced built environment complements the welcoming **small-town charm** and supports the momentum of budding **local entrepreneurship** and **agritourism**. Diverse housing types, high quality services, and infrastructure support existing and new residents, families and community members aging in place. An accessible **trail network** links local businesses and **regional recreational destinations** such as the Poke-o-Moonshine, Lake Champlain, Wickham Marsh, Trembleau Mountain and the Ausable River. Chesterfield is a **sustainable** close-knit community of hamlets that offers abundant opportunities for **community** connections, flourishing **businesses**, and unique **recreational experiences**.



# 04

# Public Engagement



# Public Engagement

## Online Community Survey

- Online through Survey Monkey
- Launched on April 29, 2024
- Closing on June 30, 2024
- Participants can access on mobile devices, computers, or hard copy
- Consultant Team to prepare summary of survey response highlights

### Quality of Life

9. Which of the following factors are important to you? Please select three (3) factors.

- Access to parks and recreation
- Access to local grocery stores
- Access to local restaurants
- Access to local shopping centers
- Access to arts and culture
- Sense of community/neighborhood
- Access to surrounding natural areas
- Support for local businesses
- Access to local schools



# Public Engagement

## Project Website Comments Portal

- <https://www.planchesterfield.com/>
- Open throughout Comp Plan Update process
- Comments saved and transmitted to CPUC

### CONTACT

Share your ideas in the comment box or provide your email to get updates on upcoming public engagement opportunities!

Town of Chesterfield  
1 Vine Street, Keesville, New

Tel: (518) 834-9042

<https://chesterfieldny.com/>

Name

Email

Add a message

Submit



# Public Engagement

## Stakeholder Group Discussions

- Small group, topic-based discussions (typically 10-12 people)
- Schedule shifted to June/July to accommodate seasonal community members
- Stakeholder Grouping list & schedule in progress



# 05

## Next Steps



# Next Steps



- 01 CPC Review Public Participation Plan(May) and Community Profile (June)**
- 02 Refinement of Draft Vision & Development of Goals**
- 03 Community Survey**
- 04 Stakeholder Group Meetings**
- 05 Public Engagement Event #2 (August/September)**



# Thank you

