

Town of Lyme
12175 NYS Route 12E
Chaumont, NY 13622
September 10, 2025
Regular Monthly Meeting 6:30 p.m.

A regular meeting of the Town Board of Lyme, County of Jefferson and the State of New York was held at 12175 NYS Route 12 E at 6:15 P.M., on the 10th day of September 2025.

Regular Meeting

Call to Order:

Supervisor Millington called the regular monthly meeting to order at 6:30 p.m. opening the meeting with the Pledge of Allegiance.

Those present included Supervisor Millington, Councilmember Farrell, Councilmember Bourquin, Councilmember Gosier, Councilmember Jerome, Town Clerk Ariana Henderson, Jennifer Kingsley, Charles Bruce Kingsley, Joseph Chernick, Josh Rogers, Aidan Rogers, Daniel Postal, Heather Lipczynski, Greg Hoppel, Bill Kleftis, KC Bennet, Sara Bennett, Ted Smith, Susan Nichols, Terry Countryman, Mark Zegarelli and Rebecca Kron.

Daniel Postal:

Daniel Postal read the following from AES Solar:

“Good evening. AES would like to thank the members of the community who attended the Limestone Solar Community Meeting yesterday evening. There were thoughtful questions, authentic engagement, and valuable feedback. We hope attendees had their questions answered and concerns addressed and if not, we are available to stakeholders via phone or email.

Limestonesolar@aes.com, 866-757-7697

The display boards presented at the Community Meeting will be posted on the project’s webpage by next week at the latest. We plan to have at least one additional community meeting and will schedule that once the rescheduled date for the local agency meeting has been determined. This community meeting will be virtual so stakeholders who do not live here year-round can participate. Our understanding is that the local agency meeting will take place in the first two weeks of October, and we look forward to scheduling that with the town.

Lastly, we would like to reiterate that there will be no battery storage at either Limestone Solar or Riverside Solar. If you have any questions or concerns, please let me know.”

Supervisor’s Report

Resolution 2025-194: Councilmember Gosier made the motion to approve the August Supervisor’s Monthly Financial report; Councilmember Farrell seconded the motion; all were in favor; motion carried.

Highway Superintendent's Report

Highway Superintendent Pat Weston provided a quote to the Town Board for a front-end wall for the Salt Barn. This wall will protect the salt from the winter weather.

Resolution 2025-195: Councilmember Gosier made the motion to purchase a front-end wall for the Salt Barn from Hybrid Solutions for \$12,896.00; Councilmember Farrell seconded the motion; all were in favor; motion carried.

Pat reported that the old snow blower is currently operational and has been fitted with temporary tires. It has been listed on Auctions International and will be available for bidding next week.

Councilmember Bourquin recommended obtaining quotes for a new snow blower to be used with the Town's new tractor. Pat agreed to look into it.

Pat also noted that yard signs are not permitted on Town property. Councilmember Gosier clarified that, according to the Town's Zoning Law, this restriction includes solar and campaign signs.

Additionally, the Town has received FEMA funding for the construction of a rock wall at Bicentennial Park. The funds are expected to be deposited shortly:

Federal share: \$64,937.85
State share: \$10,822.98
Town share: \$10,822.97
Total Cost: \$86,583.80

Clerk's Report

Monthly Receipts were as follow: Total Local Shares Remitted: \$2,403.34; Total State County & Local Revenues: \$2,466.34 Total Non – Local Revenues: \$63.00

Resolution 2025-196: Councilmember Gosier made the motion to accept the Town Clerk's Report for August; seconded by Councilmember Jerome; all were in favor, and the motion was carried.

Audit of the Bills (Abstracts #17 + 18)

Resolution 2025-197: Councilmember Gosier made the motion to approve Abstract #17 in the amount of \$55,737.07; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Resolution 2025-198: Councilmember Gosier made the motion to approve Abstract #18 in the amount of \$121,589.99; seconded by Councilmember Jerome; all were in favor, and the motion was carried.

Approval of the Minutes

Resolution 2025-199: Councilmember Gosier made the motion to approve the following meeting minutes; Regular Meeting August 13, 2025, and Special Meeting August 14, 2025; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Old Business:

Budget Work Session Dates:

The meetings are scheduled as follows:

- **Wednesday, October 1, 2025, at 3:00 p.m.**
Town of Lyme Municipal Offices, 12175 NYS Route 12E, Chaumont, NY
- **Wednesday, October 8, 2025, at 1:00 p.m.**
Chaumont Fire Hall, 11385 NYS Route 12E, Chaumont, NY
- **Thursday, October 16, 2025, at 1:00 p.m.**
Chaumont Fire Hall, 11385 NYS Route 12E, Chaumont, NY
- **Wednesday, October 22, 2025, at 3:00 p.m.**
Town of Lyme Municipal Offices, 12175 NYS Route 12E, Chaumont, NY
- **Wednesday, October 29, 2025, at 3:00 p.m.**
Town of Lyme Municipal Offices, 12175 NYS Route 12E, Chaumont, NY

Resolution 2025-200: Councilmember Bourquin made the motion to advertise the budget work session dates listed above; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Resolution 2025-201: Councilmember Bourquin made the motion to change the September 17th budget work session to September 24th at 3:00 p.m.; seconded by Councilmember Jerome; all were in favor, and the motion was carried.

AES Meeting:

Councilmember Bourquin stated that the Town needs to set up a date with AES for the agency meeting regarding the Limestone Solar Project.

Resolution 2025-202: Councilmember Bourquin made the motion for Attorney Ben Wisenewski to contact AES to schedule the Town agency meeting regarding the Limestone Solar Project; seconded by Councilmember Bourquin; all were in favor, and the motion was carried.

Solar Law Resolution:

Councilmember Bourquin read the following resolution for the Board to consider:

**RESOLUTION 203 of 2025
CONSIDERATION OF PROPOSED SOLAR LAW**

WHEREAS, the Town Board for the Town of Lyme, New York has devoted considerable time and energy to review existing and likely developments associated with Solar Energy in the North Country; and

WHEREAS, the Town Board has considered its existing Solar Energy Law and has determined that its current Solar Energy Law is not sufficient to protect the health, safety and welfare of the public and does not provide for current up-to-date substantive and procedural safeguards for the siting, development, operation and decommissioning of Solar Energy facilities in the Town of Lyme; and

WHEREAS, the Town Board intends to minimize the potential adverse impacts associated with Solar Energy Facilities to public health, safety, ground water, water supply, the environment in general and the Town's community, character and history and in so doing is considering the adoption of a new Solar Law for the Town of Lyme; and

WHEREAS, the Town Board has received, and reviewed a new Solar Law and is interested in proceeding with a more formal review and consideration of the legislation; and

WHEREAS, the new Solar Law was delivered to the Jefferson County Planning Department for review and the that Department has provided advisory comments only; and

WHEREAS, the proposed Solar Law has been modified to take into account the advisory comments.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Lyme, New York as follows:

1. The forgoing recitations are incorporated herein as set forth above.
2. The Town Board shall proceed with its environmental review of the legislation as required by NY State Environmental Quality Review Act. (6 NYCRR Part 617) following the Public Hearing.
3. A Public Hearing for the Solar Law has been set to be conducted on September 13, 2025 at 10:00 am at the Chaumont Fire Hall Located at 11385 NYS Route 12E, Chaumont, NY.

4. The Town Board anticipates continuing the September 2025 Public Hearing to October 8, 2025 to consider the new Solar Law and any comments upon the same and will proceed with processing the law thereafter.

5. The Town Clerk shall transmit a copy of the newest version of the Solar Law together with Notice of Public Hearing, and its continuation to the municipal clerk of the Village of Chaumont and for each municipality that shares boundaries with the Town of Lyme.

6. The Supervisor for the Town of Lyme and the Town Clerk for the Town of Lyme and their respective agents and representatives are authorized to take all steps and sign all paperwork necessary to bring full force and effect to this Resolution.

7. This Resolution shall take effect immediately.

The foregoing Resolution was offered by Board Member, Bourquin, and seconded by Board Member, Gosier, and upon roll call vote of the Board was duly adopted as follows:

Supervisor Jim Millington	Yes <u> X </u>	No _____
Don Bourquin	Yes <u> X </u>	No _____
Julia Gosier	Yes <u> X </u>	No _____
Tim Farrell	Yes <u> X </u>	No _____
Cara Jerome	Yes <u> X </u>	No _____

Resolution 2025-203: Councilmember Bourquin made the motion to approve the resolution to Consideration of proposed solar law resolution; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Steve Weed Solar Hearing:

Resolution 2025-204: Councilmember Bourquin made the motion hire Steve Weed to record and broadcast the Solar Law Public Hearing September 13, 2025; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

New Business:

B&L Engineer:

Resolution 2025-205: Councilmember Bourquin made the motion to hire Barton and Loguidice for Engineering Services for the Limestone Solar Project; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Windows 10 Update:

Resolution 2025-206: Councilmember Gosier made the motion to purchase 2 Lenovo ThinkPads for the Highway Department in the amount of \$2,100.00 including labor; seconded by Councilmember Jerome; all were in favor, and the motion was carried.

One Day Alcohol Permit:

Resolution 2025-207: Councilmember Bourquin made the motion to approve the Three Mile Bay Fire Hall to sell alcohol at the Summer Indian Fest; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Announce Office Closure:

Serve Pro is scheduled to begin mold remediation on October 6th, starting with the two back offices. Once those are completed, they will be ready for spray foam insulation. On October 15th, Bach will begin interior repairs to the building. As part of the updates, a new lock will be installed on the courtroom door, with eight keys provided.

The goal is to reopen the building by the end of October.

Councilmember Bourquin extended the Boards sincere thanks to the Chaumont Fire Department for generously allowing us to hold meetings at their facility during this time. We also appreciate their contributions to the memorial service honoring Michael Finnerson.

Veteran's Park:

Resolution 2025-208: Councilmember Bourquin made the motion to close Veteran's Park October 20, 2025, and pull the public docks October 1, 2025; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Committee Reports

Town Board Report:

There was no report.

Assessor Report:

There was no report.

Municipal Water Board Report:

Pat Weston reported that the new master meter had to be replaced. The meter was approximately \$6,000.00.

Planning Board:

There were no questions on the submitted minutes.

Youth Commission:

There were no questions on the submitted minutes.

ZEO/CEO Report:

There were no questions on the report.

ZBA Report:

There was no report.

TMB Cemetery:

Councilmember Gosier stated there is a burial Saturday September 13th and she will be late or not able to attend the Solar Law Public Hearing.

Cedar Grove Cemeteries:

Heather Lipczynski provided a quote to the Town Board for the repairs for row A and B at Cedar Grove cemetery. Pat Weston has agreed to help remove the foundations sizes 72x12 to save the Town \$1,500.00. The equipment Wilson's has can't handle the size of those foundations.

Resolution 2025-209: Councilmember Bourquin made the motion for Wilson Monuments to complete work at New Cedar Grove Cemetery in the amount of \$7,867.00; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Closing Privilege of the Floor

Greg Hoppel asked about the specific rules for political signs on Town Properties. There was a discussion about the Town Zoning Law and the right of ways.

Joseph Chernick asked if the \$125,000 was going to Veteran's Park or Bicentennial Park. He also asked why we are still following through with the Highway Garage Project when it was voted down. He also stated that the Board should be concerned about the health of the girls inside the office building. These offices should be replaced first. Councilmember Farrell stated that the board is following their Town Attorneys advice on this project.

KC Bennett stated he is the owner of Sally Port View. He wanted to alert the Town Board to what is going on with the Planning Board. A little over a month ago Sally Port was approved to add 60 cabins to their property. This was a painful process. He stated that two members of the Planning Board have been harassing them throughout this process, which reflects poorly on the town. He returned to the Planning Board seeking to amend his Special Use Permit from 60 cabins to a proposal that includes 30 cabins, a 30-person hotel/lodge, and a restaurant. However, the Planning Board never reached that item on the agenda.

Instead, the meeting involved legal threats and the reading of a three-page personal letter by Jake Savage, which was read aloud and recorded. The letter contained multiple accusations. KC emphasized that his business has been very successful and is contributing revenue to the town. He also pointed out that the current zoning laws prohibit lodging within 500 feet of the waterfront district, and he asked the Town to consider amending this law. As an alternative, he suggested applying for a Planned Development District (PDD).

Supervisor Millington recommended exploring the PDD option.

Councilmember Gosier, who regularly attends Planning Board meetings, expressed concern that, in her view, KC and Sara have been harassed. She raised the issue of a potential conflict of interest involving one Planning Board member and noted that, although the member's conduct was highly unethical according to New York State, it was not illegal. She encouraged continued pursuit of the Special Use Permit and Planning Board process, adding that the majority of the community—and three board members—support the Sally Port project. However, she does not recommend the PDD route. The previous projects have been a nightmare.

Councilmember Farrell stated that the Planning Board should reflect the will of the community. If the community supports the project, the board should take that into consideration. He noted the lack of winter lodging and emphasized the area's popularity for ice fishing. We should encourage people who want to visit to stay and spend money within the Town.

Mark Zegarelli stated the Town should have something on the books about ethics.

Rebecca Kron said Councilmember Gosier addressed her concerns about ethic for the Planning Board. She asked for the terms of the planning board members to be emailed to her, Clerk Henderson agreed to send the terms. She also requested all notices be emailed to the residents. No one reads the Watertown Daily Times.

Terry Countryman stated that there is a brand-new employee handbook that has several pages about ethics in it.

Susan Nichols asked if the Town board addressed the concern with deputy clerk and sole assessor. She asked if the sole assessor would be assessing her own and friends' properties. Councilmember Bourquin stated that it was never a problem in the past. Clerk Henderson stated that the Town will have an intermunicipal agreement with a neighboring Town to assess those properties.

Online Privilege of the Floor

There were no comments.

Executive Session

Resolution 2025-210: Councilmember Bourquin made the motion to enter executive session at 7:40 p.m. to discuss Public Officers Law Item #5; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Open Meeting

Resolution 2025-211: Councilmember Bourquin made the motion to return to open meeting at 8:46 p.m.; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Adjournment

Resolution 2025-212: Councilmember Bourquin made the motion to adjourn at 8:47 p.m.; seconded by Councilmember Jerome; all were in favor, and the motion was carried.

Respectfully Submitted,

Ariana Henderson

Ariana Henderson
Town Clerk