

Town of Lyme
12175 NYS Route 12E
Chaumont, NY 13622
October 8, 2025
Public Hearing 6:15 p.m.
Regular Monthly Meeting 6:30 p.m.

A regular meeting and Public Hearing 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 8th day of October 2025.

Public Hearing: Solar Law Resident & Public Comments

Joseph Chernick questioned the benefits of solar development for the Town, stating that the Town already has one solar farm that caught fire and that additional solar projects are unnecessary.

Ted Smith reported additional findings of Blanding's turtles on Robinson Road and expressed hope that AES would take this into consideration during project planning.

Sara Freda stated that the Solar Committee and Attorney Wisenewski had exchanged emails regarding proposed edits to the draft Solar Law. She asked whether those revisions, including the requirement for a glare analysis, had been incorporated into the current draft and recommended that they be included.

Bill Kleftis commended Sara Freda and Irene for their thorough review of the Solar Law. He noted that several clarifications and edits still need to be made. He also stated that the Battery Storage Law requires further review and discussion, and he spoke in detail about the necessary updates.

Supervisor Millington closed the public hearing at 6:20 p.m.

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, Legislator William Johnson, Jennifer Kingsley, Rowland Talbot, Charles Bruce Kingsley, Joseph Chernick, Julie Grieco, Sara Freda, Ken Moles, Kerry Young, Deanna Lothrop, Donnie D, Corrine Conklin, Robert Ward, Gary Miller, Jose Beriner, Jacob Savage, Heather Lipczynski, Greg Hoppel, Bill Kleftis, Ted Smith, Terry Countryman, Mark Zegarelli.

Legislator William Johnson:

Legislator Johnson stated that the County is working on the 2026 budget. Councilmember Farrell asked if the Towns would receive the Jefferson County Transfer Site Fees before the Town

Budget is final. Mr. Johnson responded that we will make sure we get the figures before the budget was final but they will most likely be increasing.

Water District #6 John Condino:

John Condino from Barton and Logudice explained that we will include all areas of the project in the SEQR process so if the Board gets to a point to move forward with the District the SEQR process will be complete.

John Condino reviewed part 2 and 3 of the SEQR form for the proposed Water District #6. Supervisor Millington read the following resolution aloud:

Proposed Action: Town of Lyme Water District No. 6

RESOLUTION DETERMINING THAT THE PROPOSED TOWN OF LYME WATER DISTRICT NO. 6 PROJECT IS A TYPE 1 ACTION AND WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT

WHEREAS, the Town of Lyme (Town) is proposing the Town of Lyme Water District No. 6 Project (Project), located in the Town of Lyme, Jefferson County, New York; and

WHEREAS, the Project has been classified as a “Type I Action” as defined by the State Environmental Quality Review Act (SEQRA) in 6 NYCRR Part 617.4; and

WHEREAS, the Town of Lyme Town Board sent a letter and Part 1 of a Full Environmental Assessment Form (FEAF) to other potentially “Interested Agencies” and “Involved Agencies” (as these terms are defined in the SEQRA Regulations found at 6 NYCRR Part 617.2), indicating the Town’s desire to serve as the “Lead Agency” (as this quoted term is defined in the SEQRA Regulations) and to complete a coordinated review of the Project (in accordance with 6 NYCRR Part 617.6); and

WHEREAS, responses from Interested and Involved Agencies were requested, and each of the potentially Interested and Involved Agencies has agreed to, or raised no objections to, the Town of Lyme Town Board serving as Lead Agency for the Project; and

WHEREAS, pursuant to the SEQRA Regulations, the Town of Lyme Town Board has considered the significance of the potential environmental impacts of the Project by (a) using the criteria specified in Section 617.7 of the SEQRA Regulations, and (b) examining the FEAF for the Project, including the facts and conclusions in Parts 1, 2 and 3 of the FEAF, together with other available supporting information, to identify the relevant areas of environmental concern:

NOW, THEREFORE, BE IT RESOLVED, that the Town of Lyme Town Board hereby establishes itself as Lead Agency for the Project; and

BE IT FURTHER RESOLVED, that based upon an examination of the FEAF and other available supporting information, and considering both the magnitude and importance of each relevant area of environmental concern, and based further upon the Town’s knowledge of the area surrounding the Project, the Town of Lyme Town Board makes the determination that the Project will not have a significant adverse environmental impact and that the Project will not require the preparation of a Draft Environmental Impact Statement; and

BE IT FURTHER RESOLVED, that as a consequence of such findings and declaration, and in compliance with the requirements of SEQRA/SERP, the Town of Lyme Town Board, as Lead Agency, hereby directs the Town of Lyme Supervisor to sign the FEAF Part 3 – Determination of Significance indicating that a Negative Declaration has been issued for the Project; this Resolution shall take effect immediately and will be properly noticed.

The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was 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 _____

The foregoing resolution was thereupon declared duly adopted.

Resolution 2025-219: Councilmember Millington made the motion to approve the resolution determining that the proposed Town of Lyme Water District No. 6 project is a type 1 action and will not have a significant adverse impact on the environment; Councilmember Gosier seconded the motion; all were in favor; motion carried.

Supervisor’s Report

The approval of the Supervisor report was tabled until the November meeting due to the Town Office Closure.

Highway Superintendent’s Report

Supervisor Millington opened the trailer bid the Town received.

Eugene Klock- \$252.00

Resolution 2025-220: Councilmember Gosier made the motion to approve the trailer bid from Eugene Klock in the amount of \$252.00; Councilmember Farrell seconded the motion; all were in favor; motion carried.

Pat Weston listed the old 1969 snow blower on Auctions International. The Highway Department has completed their CHIPS projects. The Morris Tract Road won't be paved until next year and the money will be rolled over. The Docks at Veteran's Park have also been removed.

Resolution 2025-221: Councilmember Bourquin made the motion to approve the bid through Auction International for the 1969 Snow Blower in the amount of \$4,100.00; Councilmember Farrell seconded the motion; all were in favor; motion carried.

Resolution 2025-222: Councilmember Bourquin made the motion to approve the purchase of 96" - 3 Point Snow Blower attachment with a rear camera from Champlain Equipment in the amount of \$9,214.50; Councilmember Gosier seconded the motion; all were in favor; motion carried.

Clerk's Report

Monthly Receipts were as follow: Total Local Shares Remitted: \$3,000.09; Total State County & Local Revenues: \$3,053.59 Total Non – Local Revenues: \$53.50

Resolution 2025-223: Councilmember Gosier made the motion to accept the Town Clerk's Report for September; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Audit of the Bills (Abstracts #19 + 20)

Resolution 2025-224: Councilmember Gosier made the motion to approve Abstract #19 in the amount of \$100,347.95; seconded by Councilmember Bourquin; all were in favor, and the motion was carried.

Resolution 2025-225: Councilmember Gosier made the motion to approve Abstract #20 in the amount of \$174.52; seconded by Councilmember Bouquin; all were in favor, and the motion was carried.

Approval of the Minutes

Resolution 2025-226: Councilmember Gosier made the motion to approve the following meeting minutes; Regular Meeting September 10, 2025, and Special Meeting September 13, 2025; seconded by Councilmember Jerome; all were in favor, and the motion was carried.

Old Business:

Solar Law:

Supervisor Millington read Part 2 and 3 of the SEQR for the Solar Law:

NEGATIVE DECLARATION FOR SEQR (Long Form) FOR SOLAR LAW

WHEREAS, the Town Board of the Town of Lyme, New York has considered the adoption of Legislation in the Town of Lyme that will repeal and replace the Town’s Solar Law; and
WHEREAS, the Town Board of the Town of Lyme has reviewed an Environmental Assessment Form for the purpose of assisting the Town Board in making a determination of significance in respect to the Legislation; of whether the enactment of the Legislation would have a significant adverse impact on the environment; and

WHEREAS, the Town has reviewed the criteria for determining significance of an action that is set forth at 6 NYCRR §617.7(c); and

WHEREAS, having considered the action, consisting of the adoption of Legislation and the potential environmental impacts associated with such action, the Town Board has determined to proceed.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Lyme finds that the proposed action of adopting the legislation is subject to SEQR; and

BE IT FURTHER RESOLVED, that the action constitutes a Type 1 action under SEQR 617.4(b)(1) and (2); and

BE IT FURTHER RESOLVED, that the Town Board is the only agency with jurisdiction by law to fund, approve, or directly undertake this action, and therefore, a coordinated review of the action under SEQR is neither required nor necessary.

BE IT FURTHER RESOLVED, by the Town Board of the Town of Lyme, New York:

1. Based upon the examination and consideration of the Long Environmental Assessment Form and comparison of the proposed action and criteria set forth at 617.7, no significant impact on the environment is known by the adoption of the proposed legislation.
2. The Supervisor for the Town of Lyme is authorized to execute the Long Environmental Assessment Form to the effect that the Town Board is issuing a “negative declaration” under SEQR.
3. A complete copy of the EAF including its negative declaration shall be maintained in the Town Clerk’s office in a file that will be readily accessible to the Public. All subsequent notices regarding the undertaking of the project as set forth in this Resolution shall state that a negative declaration has been issued.
4. 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 2025-227: Councilmember Bourquin made the motion to approve the resolution determining that the proposed Town of Lyme Solar Law is a type 1 action and will not have a significant adverse impact on the environment; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

**LOCAL LAW # 4 of 2025
ENACT
SOLAR LAW FOR THE TOWN OF LYME**

WHEREAS, the Town Board for the Town of Lyme, New York is interested in repealing and replacing its current Solar Law within the Town in accordance with the most recent laws in New York; and

WHEREAS, the Town Board has reviewed the proposed legislation and has further determined that none of the Town’s existing Local Laws, ordinances, rules, or regulations properly and fully address the same.

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 and made a part hereof as if set forth herein.
2. The Town Board hereby enacts the Local Law 4 of 2025 entitled Solar Law for the Town of Lyme as being in the best interests of the Town of Lyme.
3. The Supervisor for the Town of Lyme, and the Town Clerk, their respective agents and employees are hereby authorized to sign all documents and take all steps necessary to enact this legislation.
4. This Legislation shall be filed with the New York State Department of State and shall become effective thereafter.
5. This Resolution shall take effect immediately.

The foregoing Resolution was offered by Board Member, Farrell, and seconded by Board Member, Jerome, 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 X

No _____

Resolution 2025-228: Councilmember Bourquin made the motion to approve the resolution to enact local law #4 of 2025 the Solar Law; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

New Business:

New Water Application Chen:

Resolution 2025-229: Councilmember Gosier made the motion to approve the new Water Application for Wen Chen located at 8408 Lance Shore Road; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

ZBA Notice for adjoining properties:

Supervisor Millington asked if we could send notices to adjoining property owners of any variance that is applied for through the ZBA. Councilmember Bourquin said that it isn't a simple resolution to change this procedure. He stated that it will have to be addressed when we edit our Town Zoning Law.

Committee Reports

Town Board Report:

Councilmember Bourquin has been collaborating with Robin Grovesteen on the Bicentennial Park grant. One organization had previously offered to conduct the survey at no cost but did not follow through. He suggested having the property surveyed again, as we'll need accurate property line information before beginning the project.

Supervisor Millington suggested installing a hydraulic hitch on the Water Facility Door to save on heating cost. The Board agreed. He will look into this.

Assessor Report:

There was no report.

Municipal Water Board Report:

There was no report.

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 was one cremains burial. Thursday they are mapping out new foundation for a stone.

Cedar Grove Cemeteries:

There was no report.

Closing Privilege of the Floor

Mark Zegarelli reported that the Town Office mole remediation project was 95% complete. Converse labs would be there tomorrow and hopefully the reports will come back clear.

Greg Hoppel asked how much was spent on the Point Salubrious water study. Councilmember Bourquin responded that approximately \$5,000 was spent. Greg also questioned whether creating the next water district would be a waste of money and ultimately voted down. Donnie explained that a questionnaire was sent out to gather input. Councilmember Gosier added that the SEQR process must be completed in order to qualify for grant funding, noting that forming a new water district is a complex process.

Robert Ward thanked the Town for its work on the Pickleball Courts and stated that the group is seeking additional funds to complete the project. He reported that approximately \$30,000–\$40,000 is still needed and asked if the Town would consider a monetary contribution.

Ted Smith reported that Jim Sheehan has been issued a permit to dredge Point Salubrious and move the material to Point Peninsula. He noted that the Highway Department will likely need to clean mud and debris from the roads during this process. Councilmember Gosier added that the Jefferson County Highway Department will monitor the trucks hauling dredged material to ensure they remain within weight limits. If violations occur, the State Police will weigh the trucks.

Keri Young requested that the Planning Board and ZBA agendas be posted online at least 24 hours in advance and that the names of the board members also be listed online. She also requested the minutes of both board meetings be posted.

Jake Savage recommended that meeting minutes be posted online as “draft” versions. Clerk Henderson clarified that she does not need board approval before posting her minutes. He also made a comment in reference to the September minutes when KC Bennet spoke at privilege of the floor. He stated that he was not harassing them and did not make legal threats against them. He stated that his letter was directed to the Planning Board members not KC. He went to KC following the September meeting and apologized for any misunderstanding. He requested it be listed in the minutes that his statement is available in the September Planning Board minutes. In addition he commented on Councilmember Gosier response to KC Bennet. He stated that he isn’t sure what meetings she has been attending but she must not be paying attention because that is clearly not what is going on.

Supervisor Millington said in regard to the Special use Permit for Sally Port it has been duly passed and properly done. He doesn’t understand what Mr. Savage is saying by stating it is not done properly. The memorandum Jake Savage submitted to the Supervisor was done online through AI, so it does not apply in NYS according to the Town Attorney.

Bill Kleftis inquired about the HOST agreement related to AES (or Riverside).

He noted that AES will host a meeting on October 21st, which will serve as the official meeting for the town and kicks off the 60-day application process. He encourages all residents to attend. Bill also asked whether the Town’s engineer has been contracted to work on the Solar Law. Councilmember Bourquin confirmed that they have. A discussion followed regarding the proposed edits to the Solar Law. Mr. Kleftis requested that his comments be noted in the minutes.

Online Privilege of the Floor

There were no comments.

Adjournment

Resolution 2025-230: Councilmember Bourquin made the motion to adjourn at 7:28 p.m.; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Respectfully Submitted,

Ariana Henderson

Ariana Henderson
Town Clerk