

Town of Lyme Planning Board

12175 NYS Rt. 12E

Chaumont, NY 13622

August 5, 2025

315-649-2788

(fax) 315-649-2049

Planning Board Members:

Reg Schweitzer, Chair
Adam Brown
Rick Hathaway-Absent
Susan Warner
Gail Miller
Jacob Savage

Others Present: community members

Call to Order: Reg Schweitzer, noting quorum, opened meeting at 6:30 PM

Public Hearing: Motion to open Public Hearing for B Stumpf, County Rt 57, and Rt 12 Inc. subdivisions made by G Miller, 2nd by S Warner. All in favor, motion carried. Motion to close Public Hearing by S Warner, second by G Miller, all in favor, motion carried.

Public Comments:

Jane Collins, Lotts Point presented petition from Three Mile Pt neighbors against the additional 60 cabins at the Sally Port. Voiced concern with how Town is posting public hearing notices. States she does not want Three Mile Bay to become a crowded commercial Tourist area.

Erin Welsh, Pt Peninsula feels the Town needs places for visitors to stay to support the community. Year-round revenue is boon to the local economy. Dawn Munk, Rt 12E supports the additional cabins as they will increase the Town's tax base and help support auxiliary businesses.

Cindy Lachenauer, Lotts Grove has concern with ice fishing, the noise issue stemming from the July 5 outdoor concert. Mr Bennett states they realize the concert was a mistake and will not schedule another.

Tony Netto, Duck Harbor feels additional cabins will add significant tax revenue to the Town.

Charles Mount, Three Mile Bay states Lyme needs to encourage business, not drive them away.

Kathy Dyer-full support

Dave DeCarlo, Lance Shore Road has issue with noise, cars, visitors not respecting Three Mile Bay, campfires, music, boats on the Bay. He suggests a shuttle.

Lynn Ferris, Rt 12E has no issues with Sally Port, does have serious concerns to be addressed with the DOT for traffic in that area.

Dennis Hillick, Old Town Springs Road feels Sally Port is good for the community.

Rebecca Kron Rt 12Ed would like to see dirt berm or tree line for noise abatement. Also shares concern with DOT and traffic.

Julie Gosier, Chaumont states road side parking issues during ice fishing season has been basically omitted since the Sally Port has provided parking.

Warren Johnson, Pt. Salubrious shared letter he has written in opposition to the dredging and commercial barges on Pt Salubrious. RJ Sweitzer stated that the Planning Board has no input on this project as it is not under our purview.

Lisa Star, Pt Salubrious states the owner of the dredging project has total lack of transparency and feels the project is destroying the environment

June 2025 Minutes: Tabled until September meeting.

July 2025 Minutes: Motion to approve by J Savage, 2nd by G Miller, all in favor, motion carried.

Old Business: Sipple subdivision; site visit was done, zoning law is met. Motion for SEQR negative declaration made by G Miller, 2nd by A Brown, all in favor, motion carried. Motion to approve subdivision as presented made by G Miller, 2nd by J Savage, all in favor, motion carried.

County Rt 57, LLC Subdivision: Motion to approve negative declaration of SEQR made by G Miller, 2nd by A Brown, all in favor, motion carried. Motion to approve division of lot into 3 parcels on Hardscrabble Rd made by G Miller, 2nd by A Brown, all in favor, motion carried.

Rt 12 Inc. Subdivision: G Miller asked if permitted use on subdivided lots will transfer with ownership. R Schweitzer states no. Motion to approve negative declaration of SEQR made by A Brown, 2nd by S Warner, all in favor, motion carried. Motion to approve subdivision of lots 1,2,3, and 5 made by S Warner, 2nd by A Brown, all in favor, motion carried.

B Stumpf Subdivision: Motion to approve negative declaration made by S Warner, 2nd by A Brown, all in favor, motion carried. Motion to approve subdivision of lot #5 on Old Town Springs Road made by A Brown, 2nd by G Miller, all in favor, motion carried.

Kurtis Bennett Special Use Permit: This Board shared the letter issued by Jefferson County Planning. The proposed cabins are sprinkled for wetlands, intended for event use. 70 parking spaces will be provided for 55 temporary residences. DEC implemented new regs in January 2025, Sally Port is locked in to old regs until January 2027. Bennetts are aware the 105' of paving must be done to comply with the DOT. Will provide stone walkways with lighting from parking lot to the temporary residences. Permits are needed from DEC, DOH, Army Corp and DOT. OGS is not involved as there will be less than 5 docks for boats. Staffing will be 24/7, looking to commence in spring 2026.

Motion to approve Special Use Permit with the following conditions;

- Move proposed additional 5 cabins into the waterfront district
- Do initial paving of driveway
- Provide walkways with lighting
- Provide parking lot lighting for new lots
- Meet all regulatory requirements

Made by A Brown, 2nd by S Warner.

R Schweitzer – Yes

A Brown – Yes

S Warner – Yes

G Miller – No

J Savage - -No

Motion carried.

New Business: We need to review recent special use permits for Zoning Permits. We will seek county assistance with zoning law conflicts.

Adjournment: Motion to adjourn made by G Miller, 2nd by A Brown

Respectfully Submitted,
Susan Warner, Acting Secretary

Next Meeting: September 2, 2025