

Town of Lyme Planning Board  
12175 NYS Rt. 12E  
Chaumont, NY 13622  
October 7, 2025

315-649-2788

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Planning Board Members:

Reg Schweitzer, Chair  
Adam Brown  
Susan Warner  
Gail Miller  
Jacob Savage

Others Present: community members

Call to Order: Reg Schweitzer calls the meeting to order, establishes a quorum at 6:30pm.

Public Hearings:

- Reg Schweitzer announces three public hearings: Van Alstyne subdivision, Shanks subdivision, and a Special Use Permit for Jason Corbin.
- Reg Schweitzer announces the Sally Port Public hearing will be held at the next meeting.
- Reg Schweitzer calls for public comments, but no one speaks up.
- Motion to close the public hearings for the three items is made and approved.

Approval of September 2 Meeting Minutes:

- Reg Schweitzer and Sue Warner discuss the need to clarify the specific edit in the August minutes.
- Motion to approve the September 2 meeting minutes with a last-minute is made and approved.
- Reg Schweitzer mentions the need to table the minutes from June for further review.

Public Comments: None

## New Business:

### Scott Kolb's Subdivision Proposal

- Scott Kolb presents a subdivision proposal involving a 200-foot wide lot with a 50-foot wide right of way.
- Discussion on the need for a 50-foot wide right of way to meet zoning requirements.
- Scott Kolb explains the layout and access to the lots, including a 20-foot wide easement.
- Motion to set a public hearing for the next meeting is made and approved.

### Van Alstyne Subdivision Review

- Reg Schweitzer and Rob Busler discuss the configuration of the Van Alstyne subdivision lots.
- Concerns about creating a landlocked parcel are raised, and solutions like easements are considered.
- Reg Schweitzer and Gail Miller discuss the possibility of splitting the lots differently.
- Reg Schweitzer goes through SEQR. Gail Miller makes a motion to approve, 2<sup>nd</sup> by Sue Warner. All in favor, none opposed.
- Gail Miller makes motion to approve the subdivision into two lots with a 50-foot-wide right-of-way. 2<sup>nd</sup> by Jake Savage. All in favor, none opposed.

### Shanks Subdivision Review

- Representative presents the Shanks subdivision, a 10-acre lot to be sold to a friend from Florida.
- Reg Schweitzer and the Rep discuss the lot's frontage and buildability.
- Reg Schweitzer goes through SEQR. Sue Warner makes a motion to approve, 2<sup>nd</sup> by Gail Miller. All in favor, none opposed.
- Adam Brown makes a motion to approve the subdivision as presented, 2<sup>nd</sup> by Sue Warner. All in favor, none opposed.
- Reg Schweitzer advises the Rep to file the subdivision at the county.

### Jason Corbin – AVL Sign Special Use Permit Review

- Reg Schweitzer discusses the special permit for Jason Corbin, a steel commercial building for a sign manufacturing business.
- Concerns from neighbors about privacy, parking, and building placement are raised.
- Reg Schweitzer suggests tabling the review until the next meeting to allow Jason Corbin to attend.
- Discussion on the potential environmental impact and the need for state agency oversight.

#### Sally Port Special Permit for Lodge and Restaurant Preliminary Review

- Reg Schweitzer and KC Bennett discuss the special use permit for the lodge and restaurant, including details about the cottages, ingress, egress, and parking.
- The project includes a 30 room hotel, a 98-seat restaurant, and 30 cottages.
- KC Bennett provides updates on the site plan, including the placement of the lodge in the AR district and the restaurant in the Waterfront District.
- Discussion about the wetland assessment and the need to stay 100 feet away from existing wetlands.
- KC Bennett mentions the need for septic expansion and the support from DOH for the application.
- KC Bennett explains the wetland consultation process and the need to understand the flood zone and septic capacity.
- Discussion about the impact of the new site plan on the environmental review process.
- KC Bennett mentions the approval of the Hilton brand and the requirements for property improvement plans.
- Discussion about the design of the lodge and the cottages, including the layout and amenities.
- Discussion about the road going in and the need for a flashing light due to blind spots is mentioned by others present.
- A community member mentions the new bridge project and its possible impact on traffic and construction timelines.

- Discussion about the need to petition the DOT to change the speed limit and the process for doing so.
- Reg Schweitzer and KC Bennett discuss the phasing of the project, starting with the cottages and then the lodge.
- KC Bennett discusses the water main supply and the need for upgrades.
- Discussion about the electric upgrade and the lead times for transformers.
- KC Bennett mentions the need to pump sewage from the restaurant and the infrastructure for the lodge and cottages.
- Discussion about the overall timeframe for the project, with a likely completion by summer 2027, and initial cottages ready by next year.
- Discussion about the public comments and concerns, including noise and traffic.
- KC Bennett mentions the steps taken to address noise complaints and the implementation of quiet times.
- Discussion about the impact of the project on the community and the need for proper zoning and permits.
- Reg Schweitzer and KC Bennett discuss the next steps, including scheduling a public hearing and sending the application to the county 239-m for review.
- Gail Miller raises concerns about the legality of the project and the need to define Sally Port View properly in regards to zoning.
- Discussion about the role of the planning board and the need for proper zoning and permits.
- Jake Savage mentions a Legal Memorandum given to the Town Supervisor with requests for review by the Town Attorney to be made regarding the documentation and procedural errors with Sally Port Views current permits.
- Reg Schweitzer explains the process and the steps being taken to address the legal and zoning issues. Which will involve discussion with the Town Attorney and the Association of Towns.
- Discussion about the need to review other special permits and ensure compliance with zoning regulations.

### Old Business:

- Discussion about the need to review past special use permits and ensure compliance with zoning regulations.

#### Other/Correspondence:

- Reg Schweitzer mentions the upcoming solar community meeting and the importance of community involvement.
- Discussion on the importance of proper documentation and minutes for planning board meetings
- Discussion about the need for a planning board secretary and the responsibilities involved.
- Reg Schweitzer opens the floor for volunteers to take on the role of planning board secretary.
- Discussion about the next meeting date and the availability of the fire hall for the meeting.
- Reg Schweitzer proposes the fifth of November as the next meeting date and confirms the venue.

Adjournment: Motion to adjourn made by Reg Schweitzer, 2<sup>nd</sup> Jake Savage. Meeting adjourned.

Next Meeting: November 5<sup>th</sup>, 2025