

Town of Lyme
12175 NYS Route 12E, Chaumont, NY 13622
February 11, 2026
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 12E at 6:30 P.M., on the 11th day of February 2026.

Regular Meeting

Call to Order:

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

Those presents included Supervisor Zegarelli, Deputy Supervisor Kingsley, Councilmember Hoppel, Councilmember Gosier, Councilmember Bourquin, Town Clerk Ariana Henderson, Legislator William Johnson, Bill Kleftis, Bruce Kingsley, Ken Kasek, Deanna Lothrop, Julie Grieco.

Legislator William Johnson: Mr. Johnson stated that last quarter's sales tax was distributed and the sales were up 4% over the year.

Bill Kleftis: Mr. Kleftis asked what the Town's involvement is in the County Route 179 solar project. He also asked what would be done about the vegetation. Supervisor Zegarelli stated that it is on the agenda. The vegetation and plantings are up to the Village. Mr. Kleftis inquired about the status of the Host Community Agreement. Supervisor Zegarelli indicated that he had responded to a previous email on the matter. Mr. Kleftis noted that AES is considering rebidding the project, which would likely reduce the funding allocated for the Host Community Agreement. Supervisor Zegarelli also stated that Attorney Wisnewski has made multiple attempts to reach out to AES but has not received a response. Legislator Johnson reported that the JCIDA has spoken with AES and understands that the project is unlikely to be operational until 2028 or 2029. Mr. Kleftis expressed concern that this delay may negatively impact the strength of any potential Host Community Agreement. Councilmember Gosier commented that she believes AES may be waiting for changes in the current administration and the availability of additional federal funding. Councilmember Bourquin added that construction cannot proceed until the necessary infrastructure improvements are completed. He further stated that the Town is interested in collaborating with JCIDA on both the Host Community Agreement and the PILOT agreement.

Julie Grieco asked about the Board's position regarding a Riverside Host Community Agreement versus a PILOT agreement. Councilmember Bourquin responded that both options remain open for negotiation.

Supervisor's Report

Motion: Councilmember Kingsley made the motion to approve the December Supervisor Report; Councilmember Gosier seconded the motion; all were in favor; motion carried.

Highway Superintendent's Report

Pat Weston stated that he will need a zero-turn mower, weed eaters and an enclosed trailer to mow the ball fields and cemeteries. Councilmember Bourquin also suggested looking into self-propelled mowers. The Town should be able to receive a grant for mowing equipment for the Cedar Grove cemetery.

Clerk's Report

Monthly Receipts were as follows: Total Local Shares Remitted: \$1,448.75; Total State, County & Local Revenues: \$1,486.75; Total Non – Local Revenues: \$38.00.

Motion: Councilmember Gosier made the motion to accept the Town Clerk's Report for January; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Audit of the Bills (Abstracts #3 + 4)

Motion: Councilmember Kingsley made the motion to approve Abstract #3 in the amount of \$62,016.07; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Motion: Councilmember Gosier made the motion to approve Abstract #4 in the amount of \$119,029.94; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Approval of the Minutes

Motion: Supervisor Zegarelli made the motion to approve the following meeting minutes; January Regular Meeting; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Old Business:

Zoning Amendment:

The quarrying law is postponed until March.

Water Rates Public Hearing:

Motion: Councilmember Kingsley made the motion to postpone and re-advertise the 2026 Water Rates Public Hearing; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

New Business:

Kayak Launch Grant:

The Town was awarded \$13,500 from the Northern New York Community Foundation to make the kayak launch handicap accessible.

Councilmember Gosier suggested installing signage at the park entrance to indicate that the launch is handicap accessible.

Supervisor Zegarelli noted that improvements will need to include a driveway and designated accessible parking space near the launch area.

Councilmember Bourquin stated that McKenzie Lehman of Bernier and Carr prepared and submitted the grant application on the Town’s behalf, and the Board agreed that she should be formally thanked for her efforts.

The Board then engaged in an extensive discussion regarding the kayak launch and the overall park to ensure compliance with ADA requirements.

Convergent Solar:

Jefferson County, Legislator Johnson and Legislator Gray’s office, has been actively working to negotiate a settlement between Convergent Solar – NSF Chaumont Sites and the Town, County, Village, and School District. Under the proposed agreement, each entity will receive a portion of the settlement funds; however, the specific amounts cannot be disclosed at this time.

A conference will be held at 2:00 p.m. on February 19 at the Town Office, and all interested parties are welcome to attend. The settlement is expected to resolve the pending tax litigation and reduce further legal expenses for the Town.

The following resolution was then read by Supervisor Zegarelli.

**RESOLUTION # 6 of 2026
TO SETTLE PROCEEDINGS TO REVIEW
REAL PROPERTY ASSESSMENT CHALLENGES**

WHEREAS, certain premises owned and/or controlled by NSF Chaumont Site 1, LLC, NSF Chaumont Site 2, LLC, NSF Chaumont Site 3, LLC, NSF Chaumont Site 4, LLC, and NSF Chaumont Site 5, LLC, (Collectively known as “NSF”) in the Town of Lyme and further identified as:

Location	Tax Parcel #	Owner/Controlled By
County Route 179	61.35-1-1	NSF Chaumont Site 1, LLC
12711 Morris Tract Road	61.44-1-1	NSF Chaumont Site 2, LLC
County Route 179	61.35-1-2	NSF Chaumont Site 3, LLC
County Route 179	61.43-1-3.3	NSF Chaumont Site 4, LLC
County Route 179	61.43-1-1-3-4	NSF Chaumont Site 5, LLC

(collectively as the “Subject Properties”)

WHEREAS the parties have engaged in settlement discussions in respect to five (5) parcels over three (3) years and have agreed to resolve the litigation and which will culminate in a Stipulation of Settlement and Order and Judgment, a copy of which is attached as **Exhibit "A"**; and

WHEREAS, settlement will include an amendment to an Education Contribution Agreement between Petitioner and Lyme Central School District for the Subject Properties, a copy of the same in regard to Site 1 is attached as **Exhibit "B"**; and

WHEREAS, settlement will include an amendment to a Payment in Lieu of Tax Agreement for the Subject Properties, a copy of which is attached at **Exhibit "C"** pertaining to Site 1; and

WHEREAS, settlement will also include a Host Community Agreement between relevant parties for the Subject Properties, a copy of which is attached as **Exhibit "D"** for Site 1; and

WHEREAS, the specifics associated with settlement of each case for each of three (3) tax years and for each of five (5) separate sites are memorialized in the proposed settlement papers that accompany this Resolution as Exhibits; and

WHEREAS, a compromise and settlement of the aforesaid proceedings upon the above basis specified in the Exhibits for the Subject Properties is deemed to be in the best interest of the Town of Lyme; and

WHEREAS, this settlement is expressly conditioned upon all settlement papers for the subject properties being finalized and executed, a copy of only certain exhibits which are attached, and approval by all parties including the Supreme Court.

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

1. The foregoing recitations with exhibits are incorporated herein and made a part hereof as if set forth hereafter.
2. The Town Board hereby approves settlement of the underlying tax assessment challenges for all years and all Subject Properties as being in the best interests of the Town of Lyme.
3. The Supervisor, Town Clerk and Town Attorneys for the Town of Lyme, their respective agents and/or representatives are authorized to sign all documents and take all steps necessary to resolve the underlying proceedings on the terms and conditions specified herein and the Exhibits attached hereto.

4. This Resolution shall take effect immediately.

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

Supervisor Mark Zegarelli	Yes <u> X </u>	No _____
Jennifer Kingsley	Yes <u> X </u>	No _____
Donald Bourquin	Yes <u> X </u>	No _____
Julia Gosier	Yes <u> X </u>	No _____
Gregory Hoppel	Yes <u> X </u>	No _____

Justice Court Audit:

Resolution 2026-7: Councilmember Gosier made a motion to approve the Justice Audit performed by the Town’s Audit Committee and required by the Uniform Justice Court Act upon the examination of Town Justice Robin Curtis’ Court Records and Town Justice Richard Wallace’s Court Records for the fiscal year 2025; seconded by Councilmember Bourquin; all were in favor, and the motion was carried.

Committee Reports

Town Board Report:

Supervisor Zegarelli stated that he had discussions with the Village regarding their rent and it hasn’t gone well. He will be attending the Village Board Meeting to present his case to the Village Board.

Assessor Report:

There were no questions on the submitted report. There will be a Town Board work session to discuss exemption statuses.

Municipal Water Board Report:

Resolution 2026-8: Supervisor Zegarelli made the motion to approve the water application for Wes and Sandy Knepp, 28374 Old Town Springs Road, Chaumont; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Planning Board:

There were no questions on the submitted minutes.

Youth Commission:

Councilmember Hoppel reported that Pat Weston will be widening the driveway on 12E to improve access to the ballfields. He also noted that the Youth Commission is interested in resuming the sale of snacks and food and has requested historical information regarding prior concession stand operations.

Councilmember Gosier stated that the Board previously declined a request to use a Lyme building for concession purposes due to the requirement of obtaining a certificate of insurance, referring to an earlier request from the boxing club. Clerk Henderson clarified that the Youth Commission would be authorized to sell items under the Town's existing insurance policy. Pat Weston added that the building would need to undergo inspection before any agreement to use the building.

ZEO/CEO Report:

There were no questions on the report.

ZBA Report:

There were no meetings in January or February.

TMB/ Cedar Grove Cemeteries:

Heather Lipcynski stated that there is a tree that needs to be cut this spring.

NYSCLASS:

Supervisor Zegarelli reported that the \$3.8 million bond received for the Town Highway Garage has been transferred to NYSCLASS. He noted that the account earned \$4,122.00 in interest for the month of January, which should be sufficient to offset the bond interest expense.

Closing Privilege of the Floor

Bill Kleftis asked about the status of the Town's Comprehensive Plan. Councilmember Gosier stated that the Town is on the Country Planning's list to be revised. He also stated that the vegetation issue at the Solar farm needs to be addressed. Supervisor Zegarelli stated that is a Village issue.

Online Privilege of the Floor

There were no comments.

Executive Session

There was no executive session held.

Adjournment

Motion: Councilmember Kingsley made the motion to adjourn at 7:28 p.m.; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Respectfully Submitted,

Ariana Henderson

Ariana Henderson
Town Clerk