

Town of Lyme
12175 NYS Route 12E, Chaumont, NY 13622
January 14, 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 14th day of January 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, Catherine Stone, Bill Kleftis, Josh Rogers, Susan Nichols, Jose Bernier, Shane Piere, Cara Jerome, Bruce Kingsley, Ken Kasek, Karin Klock, Melissa Ewert, Bill Ewert, Cathy Ward, Deanna Lothrop, Julie Grieco, Lainie Taylor and Gene Taylor.

Legislator William Johnson: Mr. Johnson stated that he had nothing new to report.

Joshua Rogers AES Statement: Mr. Rogers read the following Statement on behalf of AES Solar:

Good evening. I'd like to update the town board and the community on the Limestone Solar project. AES is aware of the concerns about the impact of the project on the local alvar community. The project is being designed to avoid all mapped alvar, we have conducted a rare plant survey, and Limestone Solar will not impact the Chaumont Barrens Preserve. The project team is currently working on the next iteration of our design and we expect to submit the siting permit application to the office of renewable energy siting (ORES) April 2026

I would also like to reiterate that there will be no battery storage at either Limestone Solar or Riverside solar projects.

We invite stakeholders to reach out to us with any questions and feedback they have. The project team can be reach via email or phone:

Limestonesolar@aes.com

866-757-7697

Supervisor Zegarelli asked if the State could demand that the solar farms have to have battery storage. Mr. Rogers responded that AES is committed to no battery storage for this project. Supervisor Zegarelli asked about how AES feels about Co-Utilization of land. Mr. Rogers is going to relay the message to Daniel (AES Representative).

The Board discussed the quarrying law and agreed that no action will be taken until next month. It was noted that Barton and Loguidice did not forward the law to the Town Attorney. The Board did receive 3 emails from Collen Bergman, Elizabeth Pizer, Tom Wild in favor of the proposed law. Karen Klock stated that she is in favor of the zoning law. Mark expressed support for quarrying and mining on the water side of Route 12E but indicated uncertainty regarding heavy industry. Ken Kasek asked whether an existing quarry would be considered grandfathered if it remains in use; Mark stated that he will consult with the attorney on this matter.

Cathy Ward expressed concern regarding the Alvar within the community. She recommended the Town have an unbiased survey complete to map out all the Alvar. She also has several concerns about the drilling under the Chaumont River will impact the environments and species. Mark Zegarelli reported that he forwarded the Solar Committee's email to John Condino to determine the cost of conducting the studies they recommended. Regarding the Chaumont River, a question was raised as to whether any Board members have reviewed the comments posted on the New York State website. Susan Nichols stated that she has been in contact with the U.S. Army Corps of Engineers, noting that they are the permitting authority and that ORES does not have jurisdiction. Mark granted Susan permission to provide his contact information to the U.S. Army Corps of Engineers.

Supervisor's Report

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

Highway Superintendent's Report

Pat Weston stated that he is stocking salt because there is a shortage. He spoke to the County about the transfer station guidelines and the Town's responsibilities. He will forward the Town Board an email with details.

Clerk's Report

Monthly Receipts were as follows: Total Local Shares Remitted: \$2,803.61; Total State, County & Local Revenues: \$2,852.61; Total Non – Local Revenues: \$49.00.

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

Audit of the Bills (Abstracts #1 + 2)

Motion: Councilmember Kingsley made the motion to approve Abstract #1 in the amount of \$0.00; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Motion: Councilmember Kingsley made the motion to approve Abstract #2 in the amount of \$66,572.53; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Approval of the Minutes

Motion: Councilmember Gosier made the motion to approve the following meeting minutes; December Regular Meeting, Year End Meeting and 2026 Organizational Meeting; seconded by Councilmember Hoppel; all were in favor, and the motion was carried.

New Business:

Zoning Amendment:

The quarrying law is on hold until the February meeting.

Solar Committee Update:

Bill Kleftis thanked the Board for reviewing his email. He has been in contact with various entities. He asked for an update on the Riverside Solar Community Host Agreement.

Barton and Loguidice:

John Condino recommended having an income survey done for Water District#6. The cost is estimated to be around \$8,000. Councilmember Gosier stated it was a good idea. Barton and Loguidice will be subcontracting this service out.

Motion: Supervisor Zegarelli made the motion to have an income survey complete for Water District #6 with a maximum cost of \$9,000.00; seconded by Councilmember Bourquin; all were in favor, and the motion was carried.

Judges Audit:

Supervisor Zegarelli will contact the judges to come up with a date to audit the judges books.

Audit Review:

Motion: Councilmember Gosier made the motion to hire Laird Petrie to complete an Audit of the 2025 books; seconded by Councilmember Kingsley; all were in favor, and the motion was carried

Grant Writer:

Motion: Councilmember Kingsley made the motion to advertise for a grant writer; seconded by Councilmember Hoppel; all were in favor, and the motion was carried

Employee Handbook:

Supervisor Zegarelli stated that the employee handbook needs to be distributed. This can be done electronically. Councilmember Kingsley asked what the repercussions would be if an employee won't sign the handbook. Clerk Henderson recommended the Board review the handbook. There are some changes that should be made.

Minutes from Each Board:

Supervisor Zegarelli requested that each board submit their minutes before the Town Board meeting so that they can be published on the Town website.

BAR Appointment:

Motion: Councilmember Bourquin made the motion to appoint Cathy Ward to the Board of Assessment Review to fill the term of Jennifer Kingsley; seconded by Councilmember Kingsley; all in favor; and the motion was carried.

Planning Board Appointment:

Supervisor Zegarelli stated that there were three applications submitted for the Planning Board.

Motion: Councilmember Kingsley made the motion to appoint Fred Jackson to the Planning Board to fill Adam Browns term and Rebecca Kron as the alternate Planning Board member; seconded by Councilmember Gosier; all in favor; and the motion was carried.

Cemetery Supervisor Appointment:

Supervisor Zegarelli stated that the Cemetery Supervisor will oversee all the Town cemeteries.

Motion: Councilmember Kingsley made the motion to appoint Heather Lipczynski as the Cemetery Supervisor with the 2026 Cedar Grove and Three Mile Bay cemetery salary; seconded by Councilmember Hoppel; all in favor; and the motion was carried.

Planning Board Appointment:

Supervisor Zegarelli stated the Village occupies a large space at the Town Office. They currently pay \$100.00 a month in rent to the Town. He doesn't believe that is enough. He will be attending the next Village meeting to discuss the rent. Councilmember Bourquin said that he had spoke with the Village in regard to the water and sewer at the bathrooms at Bicentennial Park.

Planning Board Appointment:

Supervisor Zegarelli reported that we have received quite a few complaints about the transfer site from residents. We need to follow the County Guidelines.

Payroll Account:

Resolution 2026-3: Supervisor Zegarelli made the motion to open a payroll bank account at Gouverneur Savings and Loan Municipal Bank with Mark Zegarelli and Jennifer Kingsley as signers; seconded by Councilmember Gosier; all in favor; and the motion was carried.

Committee Reports

Town Board Report:

Councilmember Bourquin stated that when AES intervenor funds would become available our municipality is eligible to receive 80% of those funds. He believes the solar committee should be separated so it can independently apply for the intervenor funds. He is cautious about spending any money before the intervenor funds are secured. Further discussion followed regarding which studies should or could be completed prior to AES Solar submitting an application.

Motion: Councilmember Bourquin made the motion that the Solar Committee is no longer a committee for the Town of Lyme; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Assessor Report:

There were no questions on the report.

Resolution 2026-4: Councilmember Gosier made the motion to complete a Revaluation for the Town of Lyme; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Deanna Lothrop asked why the Veteran's Exemption discussion was removed from the agenda. Supervisor Zegarelli responded that the Town needs more information from NYS before discussing the exemptions.

Municipal Water Board Report:

Kathy Dyer asked when the Board needs the minutes submitted. The Board responded the Friday before the meeting. She asked about the intermunicipal agreement with the Village for Hart Road. Supervisor Zegarelli stated that the document had not been forwarded to the lawyer from Barton and Loguidice. She stated that anything discussed regarding Water District#6 should be billed to the Town and not to a district. The Water Board will be increasing the water rates and having a hearing next month. She also asked the Board that if they meet with Barton and Loguidice about water districts if the water board can please be present.

Motion: Councilmember Bourquin made the motion to advertise the water rates hearing for February 11, 2026, at 6:20 p.m.; 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:

There were no questions on the submitted minutes.

ZEO/CEO Report:

There were no questions on the report.

ZBA Report:

There were no questions on the submitted minutes.

TMB Cemetery:

There was no activity.

Cedar Grove Cemeteries:

There was no report.

Closing Privilege of the Floor

Bill Kleftis stated that, from the committee's standpoint, the solar law prepared by Barton and Loguidice was not impressive, noting that it appeared to be largely cut and pasted from the NYSERDA website. He said there seems to be a consensus that the Board has not been pleased with recent developments. Mark added that the previous Supervisor was not very aggressive on certain issues and said he would not have a problem taking a more assertive approach. Councilmember Kingsley explained that John Condino made a tactical decision to hold the Quarrying law back so the new board could review it and emphasized that the law was not forgotten or failed to be submitted.

Online Privilege of the Floor

There were no comments.

Executive Session

Motion: Councilmember Kingsley made the motion to enter an executive session at 7:26 p.m. to discuss e. collective negotiations pursuant to article fourteen of the civil service law and f. the medical, financial, credit or employment history of a particular person; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Open Meeting

Motion: Supervisor Zegarelli made the motion to return to open meeting at 8:10 p.m.; seconded by Councilmember Hoppel; all were in favor, and the motion was carried.

Resolution 2026-5: Councilmember Hoppel made the motion to ratify the 2026-2028 Teamster Union Contract effective January 1, 2026, with the raises as follows: \$3.00 for 2026, \$2.00 for

2027 and \$1.50 for 2028; seconded by Councilmember Kingsley; all in favor; and the motion was carried.

The Town Board had brief discussion of some possible changes to setbacks in quarrying law proposal. Supervisor Zegarelli and Councilmember Gosier will meet with John Condino.

Adjournment

Motion: Supervisor Zegarelli made the motion to adjourn at 8:30 p.m.; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Respectfully Submitted,

Ariana Henderson

Ariana Henderson
Town Clerk