

Town of Lyme
12175 NYS Route 12E, Chaumont, NY 13622
March 11, 2026
Water Rates Public Hearing 6:20 p.m.
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 March 2026.

2026 Water Rates Public Hearing

PLEASE TAKE NOTICE that the Town of Lyme Board shall conduct a Public Hearing on Wednesday March 11, 2026, at 6:20 p.m. at the Town Municipal Offices located at 12175 NYS RT 12E, Chaumont, NY to consider the adoption of the 2026 Water Rates for the Town's Water Districts #1 through 5.

Bi-Monthly Rates Per EDU				
WD#1	Debt	\$14.00	Water Reserve O&M	\$10.00
	O&M	\$15.00	Water Reserve Capital	\$ 4.00
WD#2	Debt	\$35.00	Water Reserve O&M	\$10.00
	O&M	\$19.00	Water Reserve Capital	\$ 4.00
WD#3	Debt	\$ -	Water Reserve O&M	\$10.00
	O&M	\$ 5.00	Water Reserve Capital	\$ 4.00
WD#4	Debt	\$25.00	Water Reserve O&M	\$10.00
	O&M	\$19.00	Water Reserve Capital	\$ 4.00
WD#5	Debt	\$56.00	Water Reserve O&M	\$10.00
	O&M	\$20.00	Water Reserve Capital	\$ 4.00

Call to Order:

Supervisor Zegarelli called the Water Rates Public Hearing to order at 6:20 p.m., opening the meeting with the Pledge of Allegiance. There were no comments from the public. Supervisor Zegarelli closed the public hearing at 6:22 p.m.

Regular Meeting

Call to Order:

Supervisor Zegarelli called the regular monthly meeting to order at 6:30 p.m.

Those presents included Supervisor Zegarelli, Deputy Supervisor Kingsley, Councilmember Hoppel, Councilmember Gosier, Councilmember Bourquin, Town Clerk Ariana Henderson, Legislator William Johnson, Highway Superintendent Pat Weston, Water Board Chair Kathy Dyer, Bill Kleftis, Bruce Kingsley, Gary Stinson, Tia Crum, Danielle Fulmer, William Lipczynski, Tom Donovan, Melissa Ewert, Karin Klock, Michael Klock, Neely Kelley (AES Solar Representative), James Morrow, and Susan Nichols.

Legislator William Johnson: Mr. Johnson checked with the County Planning Department and the Town of Lyme is the next on the list to revise their comprehensive plan. The goal is to begin in May. He also spoke with the Workers Compensation department, and the Town can opt out if they find a cheaper plan. The Morris Tract bridge will be replaced this year and the REDI project on county route 125 will also be completed. The Short-Term Rentals will go into effect within the next 2 months.

AES Solar: Neely Kelly was present representing AES Solar and read the following statement:

Good evening. My name is Neely Kelley; I am the Stakeholder Relations Senior Manager for AES in New York. I'd like to share an update about the Limestone Solar Project with the town board and the community. AES is aware of the concerns about the impact of the project on the local alvar community. We are committed to avoiding all mapped alvar. We have conducted a rare plant survey and are working to minimize project impacts to the maximum extent practicable. Limestone Solar will not impact the Chaumont Barrens Preserve. The project team is currently working on the next iteration of the project design and expects to submit the siting permit application to the office of renewable energy siting (ORES) early summer 2026. I would like to reiterate that there will be no battery storage at either Limestone Solar or Riverside Solar. After this evening's update, if there is no one to share the update in person, updates will be shared with the town board the week of each monthly town board meeting and will be posted on the project webpage.

If anyone has questions, comments or feedback about Limestone Solar, you are welcome to contact the project team. We can be reached via email, phone, or the project webpage.

Limestonesolar@aes.com

866-757-7697

[Limestone Solar | AES](#)

Susan Nichols: Ms. Nichols stated that she received paperwork from EDR regarding well information related to the limestone solar project. She wanted to ensure that responding to the well survey would not imply that she is a permitted landowner. Mrs. Kelley recommended that Ms. Nichols speak directly with the AES representative who specializes in well-water surveys.

James Morrow: Village of Chaumont Mayor: Mayor Morrow was present to discuss the Village rent. He was recently approached about the Village rent tripling. He spoke about the shared services between the Village and the Town and noted that it benefits everyone for the Village and Town offices to operate in the same building. He asked the board to keep this in mind during

their discussions. Supervisor Zegarelli responded that the rent figure mentioned was only intended as a starting point and added that \$100 per month is not sufficient. Mayor Morrow stated that he is willing to work with the Town.

Gary Stinson: Mr. Stinson presented the following documents to the Town Board:

2025 New York Laws HAY - Highway Article 8 - Town Highways 189 - Highways by Use.

Universal Citation:
NY Hwy L § 189 (2025) [Learn more!](#)

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§ 189. Highways by use. All lands which shall have been used by the public as a highway for the period of ten years or more, shall be a highway, with the same force and effect as if it had been duly laid out and recorded as a highway, and the town superintendent shall open all such highways to the width of at least three rods.

Gary Stinson
grs1477@yahoo.com

gary Stinson
Tue, Mar 11, 2025 at 10:22 AM

New York Consolidated Laws, Highway Law - HAY § 189. Highways by use

Current as of January 01, 2024 | Updated by Findlaw Staff

All lands which shall have been used by the public as a highway for the period of ten years or more, shall be a highway, with the same force and effect as if it had been duly laid out and recorded as a highway and the town superintendent shall open all such highways to the width of at least three rods.

SAME AS PAGE 1

Gary Stinson
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Towns – Superintendent required, [Town Law, §§ 20(1) and 32] unless town has a contract in force and effect with another municipality for provision of highway, road and street maintenance and repair for a period of not less than five years (contract subject to permissive referendum in some cases) and has adopted a law to abolish the office of the town superintendent of highways. [Town Law §§ 20(1)(k)] Town superintendent has care of all town highways and must keep them in good repair and free from obstructions due to snow and ice. [Highway Law § 140] Superintendent required to sufficiently describe and record highways in town clerk's office. [Highway Law § 140(8)] Town board is authorized to approve petition for improvement of a street or highway, private road, right of way, or portions thereof. [Town Law § 200(1)] Authorized to petition the Department of Transportation to provide additional width or improvement.

Town Must maintain

Gary Stinson
grs1477@yahoo.com

Mr. Stinson was present to discuss the maintenance of Klock Road. The first quarter of a mile is located on Town Property. He stated that a highway by use becomes a road after 10 years. Once a road is officially classified as a “road by use,” it is entitled to the same services as any Town road, including maintenance and snow plowing. He stated that the Town should acknowledge this responsibility and begin maintaining that section, including plowing the road. The two existing culverts are insufficient, and the road is prone to washing out during high water. Currently, he maintains the entire road himself and collects a small fee from the residents who live there. Councilmember Bourquin stated he has several emails regarding Klock Road. He will forward them to the Town Board. Councilmember Hoppel requested the deeded right-of-way granting access through Town property for Mr. Stinson’s property. Mr. Stinson will locate the document and provide it to the board.

James Morrow: Mr. Morrow proposed honoring veterans with a plaque at the Town’s Veterans Park and expressed interest in moving the Memorial Day ceremony there. Councilmember Gosier noted that there had been prior discussions regarding storyboards and plaques at the park’s entrance.

Kathy Dyer: Ms. Dyer asked if the Town has plans to celebrate the 250th year for the Town. Supervisor Zegarelli stated that there are no plans at this time.

Karin Klock: Ms. Klock expressed her support for the proposed Quarrying and Mining local law.

Supervisor’s Report

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

Highway Superintendent’s Report

Pat Weston emailed several quotes for mowing equipment to the Town Board. He further explained the quote in detail. There were several questions.

Motion: Councilmember Kingsley made the motion to purchase the Mowing Equipment from Burrville Power Equipment excluding the enclosed trailer for \$19,973.80; Councilmember Gosier seconded the motion; all were in favor; motion carried.

Pat Weston also emailed a quote for repairs to the Salt Barn. The quote was to install the end wall, spray asphalt emulsion on the foundation, and complete building maintenance and fabric repairs where needed.

Motion: Councilmember Kingsley made the motion to hire Hybrid Building Solutions to complete the repairs to the Salt Barn for \$25,879.00; Councilmember Hoppel seconded the motion; all were in favor; motion carried.

Clerk's Report

Monthly Receipts were as follows: Total Local Shares Remitted: \$878.33; Total State, County & Local Revenues: \$905.33; Total Non – Local Revenues: \$27.00.

Clerk Henderson stated that \$3.7 million dollars was collected in taxes for 2026.

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

Audit of the Bills (Abstracts #5 + 6)

Motion: Councilmember Gosier made the motion to approve Abstract #5 in the amount of \$36,980.50; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Motion: Councilmember Gosier made the motion to approve Abstract #6 in the amount of \$131,510.31; seconded by Councilmember Kingsley; 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; February Regular Meeting; seconded by Supervisor Zegarelli; all were in favor, and the motion was carried.

Old Business:

Zoning Amendment:

Supervisor Zegarelli reported that the Quarrying and Mining law is ready to submit to Jefferson County for review. There will be no mining allowed South Waterside Route 12E. There are restrictions in other areas of the Town as well.

Motion: Councilmember Bourquin made the motion to have Barton and Loguidice send the Quarrying and Mining Law to Jefferson County Planning for 239M review; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Veteran's Flags:

Motion: Councilmember Kingsley made the motion to approve the purchase of Veteran's Flags for \$552.50; seconded by Councilmember Hoppel; all were in favor, and the motion was carried.

Review Grant Applications:

Supervisor Zegarelli stated that we received a few applications for grant writers. At this time grant writing has been placed on hold, and he will notify the applicants who applied. Donnie is interested in applying for a grant to digitize records. It was noted that using the basement for record storage would cost an estimated \$300,000–\$400,000. There was also discussion about a system being implemented by the Lyme Heritage Center for free. If that system is appropriate, we could just pay someone for the labor. Councilmembers Gosier and Kingsley will research this further.

New Business:

DEC Permit:

The Town was awarded funds to repair the shoreline at Bicentennial Park, which requires a DEC permit. The Town Highway will perform the work. Barton and Loguidice submitted a proposal for \$6,900 to complete the DEC Permit.

Motion: Councilmember Hoppel made the motion to hire Barton and Loguidice to submit the DEC Permit for the Town Highway Department to repair the shoreline at Bicentennial Park not to exceed \$7,000.00; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

NYCLASS:

Supervisor Zegarelli reported that the \$3.8 million bond received for the Town Highway Garage has been transferred to NYSCLASS. He also transferred \$300,000 from the building reserve account. He noted that the account earned \$12,500 in interest for the year, which should be sufficient to offset the bond interest expense.

Hart Road IMA:

Supervisor Zegarelli read the following resolution out loud:

**RESOLUTION # 9 of 2026
HART ROAD IMA WITH THE VILLAGE OF CHAUMONT**

WHEREAS, five (5) parcels along Hart Road in the Town of Lyme and outside the Village of Chaumont (the "Subject Properties") have historically been provided with potable water via an existing watermain and related to infrastructure originally installed during 1965; and

WHEREAS, the Town of Lyme Water District No. 1 was extended during 1997 via Resolution No.: 97-72 to encompass the subject properties; and

WHEREAS, uncertainty as to ownership of, and responsibilities for repair and maintenance of the infrastructure serving the Subject Properties has existed; and

WHEREAS, the Town Board and Village Board of Chaumont have investigated and intend to memorialize their understanding and remove uncertainties as to the same. A copy of the proposed Intermunicipal Agreement between the Town Board of Lyme and Village Board of Chaumont and address this topic is attached as Exhibit "A"; and

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

1. The foregoing recitations with Exhibit "A" are incorporated herein and made a part hereof as if set forth hereafter.
2. The Town Board accepts and approves the attached Intermunicipal Agreement with the Village of Chaumont.
3. The Supervisor for the Town of Lyme is authorized to execute the Intermunicipal Agreement.
4. The Supervisor, Town Clerk, Highway Superintendent of the Town of Lyme, and their respective employees, agents and representatives are authorized to take all steps and perform all functions to give full force and effect to the Intermunicipal Agreement and the infrastructure referenced therein.
5. The Town Board recognizes that responsibly for the infrastructure will require cooperation from the record owners of the subject properties and Town representatives shall use reasonable efforts to acquire that cooperation.
6. This Resolution shall take effect immediately.

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

Mark Zegarelli, Supervisor	Yes <u> X </u> No <u> ___ </u>
Jennifer Kingsley, Deputy Supervisor	Yes <u> X </u> No <u> ___ </u>
Don Bourquin, Councilmember	Yes <u> X </u> No <u> ___ </u>
Julia Gosier, Councilmember	Yes <u> X </u> No <u> ___ </u>
Gregory Hoppel, Councilmember	Yes <u> X </u> No <u> ___ </u>

Resolution Highway Garage:

Councilmember Kingsley read the following resolution out loud:

**RESOLUTION NO# 10 OF 2026
TOWN OF LYME
RESOLUTION AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE PROJECT DOCUMENTS**

NEW HIGHWAY GARAGE

At a regular meeting of the Town Council of the Town of Lyme, Jefferson County, New York, held at 12175 NYS Route 12E, Chaumont New York, on March 11, 2026, at 6:30 p.m. The meeting was called to order by Supervisor Zegarelli and upon roll being called, the following were:

PRESENT: Mark Zegarelli, Supervisor, Jennifer Kingsley, Deputy Supervisor, Don Bourquin, Councilmember Julia Gosier, Councilmember Gregory Hoppel, Councilmember

WHEREAS, the Town of Lyme is undertaking the New Highway Garage (the “Project”), which may include the preparation and submission of agreements, contracts, change orders and other related documents necessary for the completion of the Project; and

WHEREAS, the Town Board finds it necessary and in the best interest of the Town to authorize an official representative to execute documents related to the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Lyme hereby authorizes the Town Supervisor to execute and submit any and all applications, agreements, certifications, contracts, payment requests, and other documents necessary to apply for funding and to carry out the New Highway Garage on behalf of the Town.

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to take all actions necessary and appropriate to carry out the purposes of this resolution and to fulfill the Town’s responsibilities related to the Project.

A motion to adopt the foregoing resolution was made by Councilmember Gosier and seconded by Councilmember Hoppel and upon a roll call vote of the Council was duly adopted as follows:

Mark Zegarelli, Supervisor	Yes <u> X </u> No <u> ___ </u>
Jennifer Kingsley, Deputy Supervisor	Yes <u> X </u> No <u> ___ </u>
Don Bourquin, Councilmember	Yes <u> X </u> No <u> ___ </u>
Julia Gosier, Councilmember	Yes <u> X </u> No <u> ___ </u>
Gregory Hoppel, Councilmember	Yes <u> X </u> No <u> ___ </u>

There will be a work session on March 26, 2026, at 6:00 p.m. with Fourth Coast regarding the Highway Garage.

Comprehensive Plan:

The Jefferson County Planning Board has approved to revise the Comprehensive Plan. They are looking for 2 planning board members, 2 town board members, 2 ZBA members, and 2 citizens at large. The County is looking at May to begin the revisions.

Route 12E Bridge Project:

Supervisor Zegarelli met with NYS DOT at the County to discuss the 12E Bridge project. Both detours have been planned, though some inconvenience is expected. The project has been awarded, and preconstruction meetings have already taken place. A one-lane bridge is not feasible due to narrow shoulders and significantly higher cost. The closure is scheduled from June 1st through October 31st, and every effort will be made to complete the work as quickly as possible. One bridge will be closed in 2026 and the other in 2027.

Committee Reports

Town Board Report:

Councilmember Bourquin stated that the Town taxes increased in 2026. He received a phone call from a local marina regarding the letter they received stating the Town is going to charge \$5.00 per shrink wrap. The Town should not charge Marinas for the shrink wrap from their boats at the transfer site. Supervisor Zegarelli recommended they use their personal dumpsters.

Councilmember Hoppel suggested Paul Norton come to a Town Work session to express his complaints.

Assessor Report:

There were no questions on the submitted report.

Municipal Water Board Report:

Kathy Dyer asked the Town Board to attend the next water board meeting on March 25th, where John Condino will present the financials from the survey that was mailed to potential water district 6 individuals.

Planning Board:

There were no questions on the submitted minutes.

Youth Commission:

Councilmember Hoppel reported the widening of the driveway on 12E to improve access to the ballfields was completed. The building at the Morris Tract field is safe to have concessions. The soccer goals at the 12E fields are being looked at. Youth Commission may require additional storage buildings. Tia Crum noted that the Lyme Booster Club would like to operate concessions at all youth fields and is exploring the option of using a concession trailer.

ZEO/CEO Report:

There were no questions on the submitted report.

ZBA Report:

There was no meeting in February.

TMB/ Cedar Grove Cemeteries:

There was no report.

Cape Vincent Ambulance:

Mark asked about the bridge detour, and Will Lipczynski stated that Cape Ambulance will be staffing both Cape and Chaumont ambulances full-time during the detour. The Town of Cape Vincent also mentioned that they may be able to assist with the cost, which was not known at the time the budget was prepared.

NYMIR Insurance:

Councilmember Kingsley asked about the NYMIR insurance bill. There was further discussion.

Veteran's Park Restroom Cleaning:

Motion: Councilmember Hoppel made the motion to advertise the Veteran's Park Restroom cleaning; seconded by Supervisor Zegarelli; all were in favor, and the motion was carried.

Closing Privilege of the Floor

There were no comments.

Online Privilege of the Floor

There were no comments.

Executive Session

There was no executive session held.

Adjournment

Motion: Supervisor Zegarelli made the motion to adjourn at 7:48 p.m.; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

Respectfully Submitted,

Ariana Henderson

Ariana Henderson
Town Clerk