

**Town of Lyme**  
**12175 NYS Route 12E, Chaumont, NY 13622**  
**April 9, 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 9th day of April 2026.

**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, Bill Kleftis, James Millington, Charles Bruce Kingsley, Ken Kasek, Bob Gorman, Lyme Community Foundation, Heather Lipczynski and Cathy Ward.

**Legislator William Johnson:** Mr. Johnson had nothing to report. Supervisor Zegarelli asked about the Town, County and Village getting together to sign the solar settlement documents. Mr. Johnson will check with the County Attorney.

**Bob Gorman (LCF Update):** Mr. Gorman updated the Town Board on the Lyme Community Foundation. There was recently a video developed by the Foundation about the Town of Lyme. Councilmember Kingsley played the video on her laptop for the residents to view. It will also be on our website townoflymeny.gov.

**Bill Kleftis:** Mr. Kleftis volunteered to be a part of the comprehensive plan committee.

**Cathy Ward:** Ms. Ward stated that AES Solar comes to every meeting and says that the Limestone solar project won't affect the alvar. She expressed concern that, while mapped alvar may not be disturbed, there is additional alvar that has not been identified on existing maps that will be affected.

**Supervisor's Report**

**Motion:** Councilmember Kingsley made the motion to approve the March Supervisor Report; Councilmember Hoppel seconded the motion; all were in favor; motion carried.

**Highway Superintendent's Report**

**Resolution 2026-11:** Councilmember Kingsley made the motion to accept the NYSDOT Municipal Snow and Ice agreement adjustment/calculation increase for wages worksheet for the

2025/2026 Snow and Ice Season; Councilmember Gosier seconded the motion, all were in favor; motion carried.

Pat Weston reported that a Frontline trailer is available for \$7,000, but it is not as well built as the trailer located in Burrville. The Burrville trailer, priced at \$7,600, includes racks and a Lyme logo. He also found another option in North Carolina, though it would need to be shipped here. Pat recommended purchasing the Burrville trailer using the Highway Equipment fund so it can serve multiple purposes. He also noted that Steve Weed has donated his lawn mower to the Town.

**Motion:** Councilmember Hoppel made the purchase an enclosed trailer for \$7,600 from Burville Power Sports using the Highway Equipment Fund; Councilmember Gosier seconded the motion; all were in favor; motion carried.

Pat reported that the Highway crew has been working on the Morris Track field and enlarged the parking area. He also repaired the parking lot at the 12E ballfield. He requested that the Town consider replacing the backstops at the 12E fields, as the current ones are significantly worn. He added that the bathrooms at Veteran’s Park are now open.

**Clerk’s Report**

Monthly Receipts were as follows: Total Local Shares Remitted: \$1,193.00; Total State, County & Local Revenues: \$1210.00; Total Non – Local Revenues: \$17.00.

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

**Audit of the Bills (Abstracts #7 + 8)**

**Motion:** Councilmember Gosier made the motion to approve Abstract #7 in the amount of \$3,097.61; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

**Motion:** Councilmember Kingsley made the motion to approve Abstract #8 in the amount of \$211,591.61; 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; March Regular Meeting, Work session February 26, 2026, Work Session March 26, 2026; seconded by Councilmember Bourquin; all were in favor, and the motion was carried.

Old Business:

Water Rates:

Town of Lyme Water Rates 2026				
Bi-Monthly Rates Per EDU				
<b>WD#1</b>	Debt	<b>\$14.00</b>	Water Reserve O&M	<b>\$10.00</b>
	O&M	<b>\$15.00</b>	Water Reserve Capital	<b>\$ 4.00</b>
<b>WD#2</b>	Debt	<b>\$35.00</b>	Water Reserve O&M	<b>\$10.00</b>
	O&M	<b>\$19.00</b>	Water Reserve Capital	<b>\$ 4.00</b>
<b>WD#3</b>	Debt	<b>\$ -</b>	Water Reserve O&M	<b>\$10.00</b>
	O&M	<b>\$ 5.00</b>	Water Reserve Capital	<b>\$ 4.00</b>
<b>WD#4</b>	Debt	<b>\$25.00</b>	Water Reserve O&M	<b>\$10.00</b>
	O&M	<b>\$19.00</b>	Water Reserve Capital	<b>\$ 4.00</b>
<b>WD#5</b>	Debt	<b>\$56.00</b>	Water Reserve O&M	<b>\$10.00</b>
	O&M	<b>\$20.00</b>	Water Reserve Capital	<b>\$ 4.00</b>

**Resolution 2026-12:** Councilmember Gosier made the motion to approve the 2026 water rates as written; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

Comprehensive Plan:

Supervisor Zegarelli stated that we have one volunteer member for the committee. The County plans to begin working on the comprehensive plan in May.

Solar Settlement Resolution:

Supervisor Zegarelli read the following resolution aloud:

**RESOLUTION #13 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 and 61.35-1-1.-801	NSF Chaumont Site 1, LLC

12711 Morris Tract Road	61.44-1-1 and 61.44-1-1.-801	NSF Chaumont Site 2, LLC
County Route 179	61.35-1-2 and 61.35-1-2.-801	NSF Chaumont Site 3, LLC
County Route 179	61.43-1-3.3	NSF Chaumont Site 4, LLC
County Route 179	61.43-1-3.4 61.43-1-3.4-801	NSF Chaumont Site 5, LLC

(collectively as the “Subject Properties”)

**WHEREAS** the parties have engaged in settlement discussions in respect to five (5) parcels (and now suffix 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 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 as **Exhibit “C”**; 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”**; 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 interests 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; and

**WHEREAS**, this Resolution clarifies settlement which included edits to the settlement papers as Exhibits.

**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, Zegarelli, 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 _____

**Quarry Zoning Amendment:**

**Motion:** Councilmember Gosier made the motion to advertise for the Quarry and Heavy Industry Local Law Public Hearing May 13, 2026, at 6:15 p.m.; seconded by Supervisor Zegarelli; all were in favor, and the motion was carried.

**New Business:**

**Pest Control Veteran’s Park:**

Veteran’s Park needs to be sprayed for spiders. Clerk Henderson recommended Legacy Pest Control who has always been great for the Town in the past. She will send the board his proof of insurance.

**Veteran’s Park Monument:**

Councilmember Bourquin, Jim Morrow and Scott Aubertine picked out a monument/stone for Veteran’s Park. A. Cozzi Monuments quoted the Town for the cost of the stone is \$5,900.00, and the great seal is \$250.00. The total will be \$6,150.00. Pat Weston will do the foundation for the stone.

**Motion:** Councilmember Kingsley made the motion to spend \$6,150.00 on the monument for Veteran’s Park from A. Cozzi Monuments; seconded by Councilmember Hoppel; all were in favor, and the motion was carried.

**Repeal Local Law 3 of 2016:**

**Motion:** Councilmember Hoppel made the motion to advertise for the Public Hearing for Local Law Repealing Local Law of 2016 for May 13, 2026, at 6:10 p.m.; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

**Committee Reports**

**Town Board Report:**

There was no report.

**Assessor Report:**

There were no questions on the submitted report.

**Municipal Water Board Report:**

Jennifer Kingsley reported that the Water Board is conducting a Water Income Survey for Water District 6. She asked residents to please complete the survey and return it. The next step is to go door to door.

**Planning Board:**

There were no questions on the submitted minutes.

**Youth Commission:**

Councilmember Hoppel stated that he spoke with William Lipczynski about the AEDs and first aid kit procedures. The easiest way is to continue having coaches pick them up at the fire hall. It is unlocked during the day and Heather Lipczynski stated that it worked very well. The ambulance employees also refilled first aid supplies when the kits were signed in and out.

**Motion:** Councilmember Gosier made the motion to advertise for the Summer Recreation vacant position; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

There was a brief discussion about the Jefferson County Work Program.

The Youth Commission submitted the appointments for Summer recreation to the Town Board as follows: Reagan Cole Appointed as Director of Summer Recreation, Derek Radley Appointed as Assistant Director of Summer Recreation, Avery Fulmer Appointed as a Youth Assistant of Summer Recreation

**Motion:** Supervisor Zegarelli made the motion to approve the recommended Summer Recreation appointments from the Youth Commission; seconded by Councilmember Gosier; all were in favor, and the motion was carried.

**ZEO/CEO Report:**

There were no questions on the submitted report.

**ZBA Report:**

There was no report.

**TMB/ Cedar Grove Cemeteries:**

Heather Lipczynski stated that she would like to increase the Three Mile Bay Cemetery rates to match Cedar Grove Cemetery rates. She also requested that the board tour the old Cedar Grove area, which needs a thorough cleanup. She noted that nearby residents have been cutting trees and dumping branches into the water, and that the shoreline requires replacement.

**Motion:** Councilmember Hoppel made the motion aligning the Three Mile Bay Cemetery rates with those of Cedar Grove Cemetery, including the cremation and head stone fee; seconded by Councilmember Kingsley; all were in favor, and the motion was carried.

**Cape Vincent Ambulance:**

Heather Lipczynski reported that the ambulance has responded to 150 calls so far. She added that the Chaumont Fire Department has handled 80 calls and gave recognition to the crew for saving two lives over the weekend. Supervisor Zegarelli inquired about the readiness of the fire boat, and Heather indicated it should be ready within a week. She also noted that the department acquired a Zodiac boat similar to the one used by the City of Watertown, which will be beneficial.

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

Respectfully Submitted,

*Ariana Henderson*

Ariana Henderson, Town Clerk