

Town of Lyme
11385 NYS Route 12E, Chaumont, NY 13622
May 27, 2026
Special Meeting at 6:00 p.m.

Call to Order: Supervisor Mark Zegarelli called the special meeting to order at 6:00 p.m., opening the meeting with the Pledge of Allegiance.

Those present include Supervisor Mark Zegarelli, Deputy Supervisor Kingsley, Councilmember Bourquin, Councilmember Hoppel, Councilmember Gosier, and Clerk to Supervisor Lynda Jackson, Cathy Ward, Susan Nichols, Heather Lipczynski, Bill Kleftis, Ted Smith, Kelly Sanford, Ken Sanford, Julie Grieco, Sara Freda, Deanna Lothrop, Lin Towne, Boo Harris, and Will Lipczynski

Veterans Park: Councilmember Bourquin gave update on Monument for the Veterans Park, Pat Weston will do the foundation work. He has not heard any updates from Senator Walczyk, whether he will be able to attend. The Cape Vincent Legion will not be able to attend, however, he does have other plans he is working on.

Councilmember Bourquin asked Boo Harris, if she would be interested in planting flowers at the new Memorial monument at Veterans Park. Pat Weston will take out the sandy/gravel and back fill with soil.

Boo Harris: contacted Yard by Yard, the most cost effective would be to plant perennials, for an estimate of \$500.00, this would include 34 plants @ \$15.00 each. They have some in stock and the rest can be ordered in time for the memorial. The plan is to plant the perennials close together and as they grow and expand, she will separate, divide and replant into other the other flower beds at Veterans Park, they are a little sparse. Harris said she and a few other volunteers will take care of these plants and make sure they are watered and maintained. She also mentioned that the Park needs more trees.

Motion: Councilmember Bourquin made a motion to spend up to \$500.00 for perennials, and to have Boo Harris and volunteers do the planting and maintain the plants: seconded by Councilwoman Gosier: all were in favor and the motion was carried.

Veterans Park Bench: Councilmember Don and his wife, Chris Bourquin have purchased a bench for Veterans Park. Don requested that the bench be located on the cement platform down by the docks. Pat would need to bolt the bench to the cement.

Motion: Councilmember Gosier made motion to accept the donation of a park bench from Don and Chris Bourquin: seconded by Supervisor Zegarelli; Zegarelli, Gosier, Kingsley, Hoppel YAY; Councilmember Bourquin abstained. motion was carried.

Cemetery updates:

Heather Lipczynski, Cemetery Supervisor, discussed the mowing schedule for the abandoned and active cemeteries. Councilmembers Bourquin and Gosier, stated that the abandoned (inactive) cemeteries get 6 mowing and 2 trimmings a year. The active cemeteries get as needed.

Julie stated that the main focus should be on the active cemeteries, Heather reminded the board that Old Cedar Grove Cemetery is an active cemetery. There are funerals that still take place in this cemetery and it is also a Historical Cemetery. People visit regularly and walk it daily.

Heather stated that she has been receiving complaints almost daily on the condition of the Old Cedar Grove Cemetery, and it's embarrassing for herself and the Town of Lyme to have it in this condition. People are calling her and now seeing posts on Facebook, expressing their disgust of how the cemetery is being taken care of. Heather stated that this reflects on the Town of Lyme.

Heather told the board that it was not taken care for Memorial Day weekend. Councilmember Kingsley stated that she did drive down before the meeting and agreed that the grass is quite tall, the dandelions are puffed out.

Don asked Julie if Three Mile Bay Cemetery was mowed on as needed basis, and she replied yes it has been done that way in the past.

Councilman Hoppel: asked if they had any idea how many man hours it takes to mow the cemeteries. Councilmembers Bourquin and Gosier stated, no, that they would have no idea. He wants numbers on how many hours it will take, start monitoring how long it takes from now on.

Supervisor Zegarelli: stated that Pat Weston is pretty overwhelmed with all of his responsibilities, on top of maintaining the ball fields and cemeteries. This is the first year that they are all mowed by the highway, there would really be no way until the end of the season to determine just how many hours it takes to maintain for a season.

Councilmember Hoppel asked Heather if she has a priority. Heather told the board, when the Old and New Cedar Grove Cemeteries came together to the Town of Lyme took over, the accounts were turned over also, they had over \$40,000 in them.

Her suggestion would be to do a spring cleanup, especially with it being so over grown. Heather contact three Lawn Care Services, trying to get three quotes to clean up the cemetery, mow and trim.

The only one that got back to her was Average Guys, their quote is \$1,550, for clean up to get rid of leaves, branches, and twigs. Which is less than last time they were hired to go in and clean it up. It is an additional \$1,700, due to how high the grass is, this includes all the weed trimming around all of the headstones.

Will Lipczynski: told the board, that when he and Fred Jackson maintained the cemetery in the past, it was a full day and a half's work, depending on how fast the grass grows. Unfortunately, in the Old Cedar Grove, the large Mowers cannot be used, it is mostly trimming between all the headstones.

Average Guys Landscaping Service, has worked in this cemetery in the past, they are familiar with the challenges and know the conditions to be worked around. They could go in and get it all cleaned up and hopefully it will be easier for Pat's guys to maintain after that. Councilmember Hoppel asked if he has insurance coverage, Heather responded yes, they do. The next question was asked if they still need two more bids.

Supervisor Zegarelli stated that due to a maintenance issue, an attempt to get 3 bids was made, only one person responded, they do not have to go further. Councilmember Hoppel agreed with this decision.

Supervisor Zegarelli said they needed to move forward and get Average Guys into Old Cedar Grove, there is money to pay for it. Councilmember Gosier asked if the money would be taken out of Cedar Grove savings account to pay for this, the Supervisor replied yes.

Motion: Supervisor Zegarelli, made a motion to spend up to \$3,250 for cleanup, mowing and trimming at the Old Cedar Grove Cemetery: seconded by Councilman Hoppel: all were in favor and the motion was carried.

Tree Service:

Heather Lipczynski: stated she reached out to 6 individual Tree businesses, and received back 5 responses. Heather made appointments with each business owner and walked the cemeteries with them, she was able to obtain 5 quotes, which she handed out to the board to share and look over.

The board discussed with Heather which ones had insurances, the differences in the quotes, they narrowed the choices down to Bill Elliott and Sons Tree Services and Covell Tree Service.

Bill Elliott and Sons Tree Services Quote	\$2,500
---	---------

Covell Tree Service Quote	\$2,100
---------------------------	---------

Councilmembers Hoppel and Kingsley, asked Heather to reach out to Covell and ask if the quote he supplied included the other trees that are in Bill Elliott and Sons' quote. They also asked Heather to find out if Covell Tree Service has insurance.

Councilman Hoppel asked Heather if she would have time to be available when they cut the trees; and if she would mark the trees with spray paint.

Motion: Councilwoman Kingsley, made a motion to hire Covell Tree Service's Quote of \$2,100, with the stipulation that the quote covers all trees and has all insurance coverage; if it does not cover all the trees, Bill Elliott and Sons Tree Service's quote of \$2,500 will be accepted; seconded by Councilman Hoppel: all were in favor and the motion was carried.

Supervisor Zegarelli: asked Heather if she received any bids for digging the graves. Heather told him she did, however, she has put them in envelopes for sealed bids to be given to Ariana, for June's meeting. Supervisor Zegarelli asked for a motion for advertising for Grave digging.

Motion: Deputy Supervisor Kingsley, made a motion to advertise for a Grave Digger: seconded by Councilman Hoppel: all were in favor and the motion was carried.

Bathroom Cleaners: Discussion regarding the cleaning of the bathroom at the Veterans Park. No one has applied, 3 Janitorial companies were contacted, no responses received. Town Clerk, Ariana Henderson, has received interest from several people, regarding the cleaning advertisement at Veterans Park, if they can be hired by the Town of Lyme, she has several people interested. The board discussed Pat and his guys cleaning the bathroom, along with talking to the person who cleans the Town Hall. The board has decided to table this for the next work session, so they can look further into options.

Policies for Approval: The Investment Policy and the Procurement Policy, were tabled so the board can have more time to look over. Both policies will be added to June's agenda for approval.

Transfer Site: Supervisor Zegarelli, discussed the purchase of a time clock for the transfer site, this will help determine who is showing up for work and if they are on time. Gregg asked what the chain of command is at the transfer site, he was told that Al Crouse is in charge and if there is any issues, he is to call the Supervisor directly.

Motion: Councilman Bourquin, made a motion to purchase a time clock for the transfer site; seconded by Councilwoman Gosier; all were in favor and the motion was carried.

Discussion was made on how they would be paid. Is the Town of Lyme still paying for the scheduled hours?

or are they going to be paid for hours over their normal hours? Councilmember Hoppel asked who will be responsible for turning in the hours. He also requested for a schedule to be drawn up with their hours and expected job description. Al Crouse will continue to turn in the hours to the Town Clerk. The Supervisor reassured him that either Al or he will get the time cards to Ari. Mark said he will check the time clock and see if he can program it for the hours the transfer site is open.

Bicentennial Park:

Supervisor Zegarelli: informed the board that he has received information regarding the grant they received for the Bicentennial Park. Addie Jenny, assembly person at the time, negotiated money for the Town of Lyme, it does not look like it's actually a grant, so the grant guidelines may not apply.

Deputy Supervisor Kingsley reported that Assemblyman Gray's assistant, James Uhlinger, told her that it looks like the grant will only cover purchasing cost not labor. He will do more checking into it. This will defiantly change the plans on how this money will be used.

Supervisor Zegarelli and Deputy Supervisor Kingsley went to the May's Village Board meeting to discuss a lot line adjustment for of a piece of property, 50' x 160', for the purpose of building a bathroom that would benefit both the Town and Village residences. He proposed it to the board, they were all for it and for some reason when they went to new business, they tabled for further discussion.

Councilmember Bourquin used his computer to show the Supervisor and board members where the line is located. Without the lot adjustment, they would not be able to connect into the sewer. The Village cannot supply sewer outside of the Village limits. Several suggestions were made. Supervisor Zegarelli will go to the next month's Village meeting to propose it again.

Will Lipczynski: Chaumont Volunteer Fire Chief, talked to the board regarding water levels and conversations he has had with concerned citizens. He has had conversation with Scott Gray and Joe Plumber. The response he was given from State Fire, DOT, Emergency Management, FEMA, they have been instructed that they, the local fire departments, will not be dispatched. The only thing the Fire Departments can do, is cut the power to their property. There was a law passed under NYS 2-B, Cannot operate on personal property to protect it. They can go to Town property to sandbag, but they are not allowed to do personal.

Comprehensive Plan: Councilmember Kingsley updated the board on the status of the 1st Comprehensive Plan Meeting that has been scheduled with Jefferson County, Thursday, May 28, at 6 pm. The board members needs to approve the committee members, before the meeting can take place. She read the list of members that she supplied to the board.

List of interested board members and at large:

Julie Gosier Board Member	Jennifer Kingsley Board Member
Judi Bates ZBA Board Member	Jose Bernier ZBA Board Member
Jake Savage Planning Board Member	Gail Miller Planning Board Member
Rebecca Kron Planning Board Member	Bill Kleftis At large
Sara Freda At large	

Supervisor Zegarelli asked for a motion to accept the members for the Comprehensive Plan Committee. Councilmember Gosier wasn't sure if she and Kingsley could vote.

Motion: Supervisor Zegarelli, made the motion to accept the Comprehensive Plan committee members; seconded by Councilman Hoppel: Gosier, Kingsley, Hoppel YAY; Councilmember Bourquin NAY; motion was carried.

Solar:

Councilmember Kingsley sent the board information on the Environmental Study by Hudsonia, if anyone has any questions or would like to discuss it. She has been going back and forth with emails with Attorney Ben Wisniewski. He would like the board to consider possibility retaining Carol Reschke, for a second expert consultant for Alvar. He can have a conversation with her regarding the letter she sent to the board last December 16, 2025, as soon as tomorrow and if the board is interested retaining Carol Reschke, he can find out her availability at the same time..

Supervisor Zegarelli asked if Attorney Wisniewski has looked over the contract?

Councilmember Kingsley stated yes, he has and has made all the changes that needed to be in it. He has also made recommendations on updates from the original to this final version contract. These changes would be the strongest for ORES and making sure everything they are doing, including the study, qualified expert witnesses, would be able to supply testimony.

Councilmember Hoppel wanted to know what other Solar Farms have they been involved with Hudsonia and what is their success rate? Can someone provide this information? He would like to see a list of what they have been involved with, how many have been approved and not approved and to see what they have been successful with.

Cathy Ward: stated that this study will benefit the Town of Lyme, it can be used in other areas also, it can be used on the Chaumont River Corridor, for grants, Comprehensive plan, and many other ways it can be used for. This effects the whole town, not just the landowners that have signed up. She also recommend to the board if they go to their website, they would see that he has quite a resume. www.hudsonia.org

Bill Kleftis: gave information to the board, stating that this is an opportunity for the town to have an unbiased assessment that can be used to compare with AES reports. AES reports are redacted. This can also be used on the Comprehensive plan.

Councilmember Bourquin said they are not always approved a hundred percent, they do get denied and have to go back and make changes to the boundaries.

Councilmember Gosier said, that this is the point of hiring for a study like this. It may not make a difference whether it is approved or not, but it may make a considerable difference on what sections they can use.

Supervisor Zegarelli stated that we have been told repeatedly, that the Town of Lyme is a unique situation with the Alvar, and it may carry more weight.

Councilmember Kingsley has offered Erik the use of her dad's apartment located at his house, at no charge to the Town of Lyme. Erik has taken them up on it.

Councilmember Hoppel wants the town to arrange property access for permission. Someone from the town has to go to the landowners, to get permission to gain access. He is requesting the footwork be done before they go around to check. Make landowners aware.

Councilmember Kingsley stated to the board, that Erik acknowledges that there will be people that will refuse, he can check surrounding properties.

May 27, 2026 Special Meeting

Lynn Towne: discussed her dealing with Convergence, and how they handled things when they first approached them to now. From dealing with them, she has learned not to trust any Solar Farm.

They have not done anything that they promised to do, no sheep to for maintaining, there are no barriers, that were supposed to go up along the roadway on Co Rt 179.

There is no trust with these solar farms, and by agreeing to do this study, it will show trust to the community, because you have people that are not attached to the solar farm, doing the study, and they are experts. They need to get in there now while the animals are moving about, the birds are nesting, and the Alvar is in bloom. This study needs to be done in the spring time, this is when they map it out.

They are talking about doing horizontal drilling under the Chaumont River, this could mess up water to our homes.. This can disrupt our clean water, soil, water levels. These solar farms are going bankrupt. They are being sold out and purchased by private companies, the pilots that you think you are going to get, are no longer available.

Councilmember Hoppel asked if they, Hudsonia, has Worker's Comp insurance. Jennifer will request a copy tomorrow.

Motion: Councilwoman Kingsley made the motion to allow Supervisor Zegarelli to sign the contract tomorrow assuming that they have Worker's Comp; seconded by Councilwoman Gosier; all were in favor and the motion was carried.

Retain 2nd Consultant: Supervisor Zegarelli, in regards to Carol Reschke, she has already provided a lot of information, and there isn't a need to have a second consultant on retainer.

Councilwoman Kingsley, asked about having Ben Wisniewski ask her what her fee would be, Mark agreed that would be fine.

Councilmember Hoppel stated as long as there is not charge to request.

Councilwoman Kingsley brought subject up regarding the December 16, 2025 letter received from Law Office of Young / Sommer LLC, on behalf of the Limestone Solar Project. In regards to the Limestone Solar Project, Local Law Consultations proposing to construct and operate the Limestone Solar Project, a 50 MW photovoltaic solar energy generation, "Facility", under state permitting process for the Project (NY Public Service Law Article VIII).

This letter was never addressed when it was received in December 2025. Ben is requesting approval to respond to this letter on the behalf of the Town of Lyme.

Motion: Councilwoman Kingsley made the motion to allow Lawyer, Ben Wisniewski to respond to the December 16, 2025 letter received from Law Office of Young / Sommer LLC, that was submitted on the behalf of the Limestone Solar Project; seconded by Councilman Hoppel; all were in favor and the motion was carried.

Supervisor Zegarelli read thank you cards received from the Lyme Performing Arts Council and The Lyme Library, thanking the Town of Lyme for contributions to their organizations.

May 27, 2026 Special Meeting

Executive Session: Supervisor Zegarelli, called Executive Session at 7:28 p.m.; closed executive session at 7:48 p.m. by Councilwoman Kingsley; seconded by Councilman Hoppel.

Adjournment:

Motion: Councilman Hoppel made the motion to adjourn at 7:49 p.m.; seconded by Councilwoman Kingsley; all were in favor, and the motion was carried.

Respectfully Submitted,

Lynda L Jackson

Lynda L Jackson
Clerk to Supervisor

