

PLANNING BOARD

TOWN OF CHAMPLAIN
10729 ROUTE 9, P.O. BOX 3144
CHAMPLAIN, NEW YOR, 12919
TEL: (518)298-8160

PLANNING BOARD MEETING

OCTOBER 2, 2025

MEMBERS PRESENT: JULIE ORR
JARROD CONE
LINDA ARMSTRONG
CARRIE MCCOMB
KARIN THONE
CHIRS MATOTT – CODE OFFICER

PUBLIC PRESENT: DOROTHEA SOUTHWICK
DEAN LASHWAY
MARC MACHABEE
SUSAN LABELLE
DOREEN LABELLE
MATTHEW KROHN
DONALD DUFFINA

CHAIRPERSON JARROD CONE OPENED THE MEETING AT 5:30 P.M. AND STATED WE NEED TO APPROVE THE MINUTES FROM THE SEPTEMBER 4, 2025 MEETING.

A MOTION WAS MADE BY JULIE ORR TO APPROVE THE MINUTES FROM THE SEPTEMBER 4, 2025 MEETING. MOTION SECONDED BY LINDA ARMSTRONG.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED WE WILL OPEN THE PUBLIC HEARING ON APPLICATION #6-2025 FROM IRENE LORD BUT SURVEYOR

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MARC MACHABEE HAS REQUESTED TO TABLE THE APPLICATION SO A MOTION IS NEEDED TO TABLE THE APPLICATION.

A MOTION WAS MADE BY CARRIE MCCOMB TO TABLE APPLICATION #6-2025 FROM IRENE LORD FOR SUBDIVISION APPROVAL. MOTION SECONDED BY JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED THE NEXT PUBLIC HEARING IS ON APPLICATION # 8-2025 FROM MARK LAWRENCE AND AT THIS TIME WE WILL HAVE DEAN LASHWAY EXPLAIN THE APPLICATION.

SURVEYOR DEAN LASHWAY STATED THERE IS EXACTLY TWO APPLICATIONS THIS EVENING AND ONE IS FROM MARK LAWRENCE AND THE OTHER IS FROM TDI REPAIRS AND THEY ARE JUST SUBDIVIDING THEIR PROPERTIES AND CONVEYING TO EACH OTHER. THE LOTS MEET ALL THE ZONING REQUIREMENTS.

CHAIRPERSON JARROD CONE STATED IF THERE ARE NO QUESTIONS, WE NEED TO COMPLETE SEQR SO A MOTION IS NEEDED FOR THIS BOARD TO BE LEAD AGENCY AND AN UNLISTED ACTION.

A MOTION WAS MADE BY JULIE ORR THONE FOR THE PLANNING BOARD BE LEAD AGENCY AND AN UNLISTED ACTION. MOTION SECONDED BY CARRIE MCCOMB.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE READ PART 2 OF THE SEQR AND IT WAS DISCUSSED AND A MOTION IS NEEDED FOR A NEGATIVE DECLARATION.

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A MOTION WAS MADE BY KARIN THONE FOR A NEGATIVE DECLARATION
ON THE SEQR FROM APPLICATION #8-2025 FROM MARK LAWRENCE.
MOTION SECONDED BY CARRIE MCCOMB.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED IF THERE NO MORE COMMENTS OR
CONCERNS THAN A MOTION IS NEEDED TO APPROVE THE APPLICATION.

A MOTION WAS MADE BY LINDA ARMSTRONG TO APPROVE APPLICATION
#8-2025 FROM MARK LAWRENCE AS SUBMITTED. MOTION SECONDED BY
JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED THE NEXT PUBLIC HEARING THIS
EVENING IS ON APPLICATION #9-2025 FROM TDI REPAIR FACILITIES AND
THIS HAS ALREADY BEEN EXPLAINED SO A MOTION IS NEEDED FOR LEAD
AGENCY AND UNLISTED ACTION ON THE SEQR.

A MOTION WAS MADE BY LINDA ARMSTRONG FOR THE PLANNING BOARD
BE LEAD AGENCY AND AN UNLISTED ACTION. MOTION SECONDED BY
JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

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CHAIRPERSON JARROD CONE READ PART 2 OF THE SEQR AND IT WAS DISCUSSED AND A MOTION IS NEEDED FOR A NEGATIVE DECLARATION.

A MOTION WAS MADE BY KARIN THONE FOR A NEGATIVE DECLARATION ON THE SEQR FROM APPLICATION #9-2025 FROM TDI REPAIR FACILITIES. MOTION SECONDED BY LINDA ARMSTRONG.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED IF THERE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO APPROVE THE APPLICATION.

A MOTION WAS MADE BY JULIE ORR TO APPROVE APPLICATION #9-2025 FROM TDI REPAIR FACILITIES AS SUBMITTED. MOTION SECONDED BY KARIN THONE.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED THE NEXT PUBLIC HEARING IS ON APPLICATION #7-2025 FROM LABOMBARD/LAMBERTON AND SURVEYOR MARK PETRASHUNE WILL EXPLAIN THE APPLICATION.

SURVEYOR MARK PETRASHUNE STATED EARLIER LAMBERTON SPLIT HIS LOT BECAUSE HE WAS SELLING HIS HOME, NOW HE WOULD LIKE TO REPLACE THE LAND HE SOLD AND HIS FATHER-IN-LAW STATED HE COULD TAKE WHAT HE WANTED. SO, MR. LAMBERTON WILL TAKE 1.1 ACRE FROM LABOMBARD AND MERGE WITH HIS EXISTING 60 ACRES.

CHAIRPERSON JARROD CONE ASKED WHAT IS THE 41.50 ACRE LOT?

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SURVEYOR MARK PETRASHUNE STATED THAT IS THE EXISTING LAMBOMBARD PROPERTY.

CARRIE MCCOMB STATED WHAT IS THE WOODS ROAD ON THE MAP?

SURVEYOR MARK PETRASHUNE STATED I BELIEVE THAT IS JUST A TRACTOR TRAIL THAT THE OWNERS CALL THE WOODS ROAD. IT IS NOT AN ACTUAL ROAD.

CHAIRPERSON JARROD CONE STATED A MOTION IS NEEDED FOR LEAD AGENCY AND UNLISTED ACTION ON THE SEQR.

A MOTION WAS MADE BY KARIN THONE FOR THE PLANNING BOARD BE LEAD AGENCY AND AN UNLISTED ACTION. MOTION SECONDED BY JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE READ PART 2 OF THE SEQR AND IT WAS DISCUSSED AND A MOTION IS NEEDED FOR A NEGATIVE DECLARATION.

A MOTION WAS MADE BY LINDA ARMSTRONG FOR A NEGATIVE DECLARATION ON THE SEQR FROM APPLICATION #7-2025 FROM LABOMBARD/LAMBERTON. MOTION SECONDED BY JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED IF THERE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO APPROVE THE APPLICATION.

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A MOTION WAS MADE BY JULIE ORR TO APPROVE APPLICATION #7-2025 FROM LABOMBARD/LAMBERTON AS SUBMITTED. MOTION SECONDED BY LINDA ARMSTRONG.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED THE NEXT PUBLIC HEARING IS ON APPLICATION #10-2025 FROM DOREEN LABELLE AND WOULD YOU EXPLAIN THE APPLICATION.

CODE OFFICER CHRIS MATOTT ASKED WHAT IS THE CORRECT ADDRESS OF THE PROPERTY ON THE LAKE SHORE ROAD?

SUSAN LABELLE STATED THE PROPERTY THAT IS BEING SUBDIVIDED IS 2241 LAKE SHORE ROAD. WE ARE TAKING OUT 1.24 ACRES OF OUR EXISTING LOT AND SUBDIVIDING IT SO DOREEN CAN PUT A HOME ON THE 1.24 ACRE LOT.

CHAIRPERSON JARROD CONE STATED A MOTION IS NEED FOR LEAD AGENCY AND UNLISTED ACTION ON THE SEQR.

CODE OFFICER CHRIS MATOTT STATED ON THE SEQR WE NEED TO FIX THE ADDRESS TO 2241 LAKESHORE ROAD AND TO CHANGE THE DESCRIPTION TO A SUBDIVISION.

IT WAS STATED THE CHANGES WILL BE MADE ON THE SEQR.

A MOTION WAS MADE BY JULIE ORR FOR THE PLANNING BOARD BE LEAD AGENCY AND AN UNLISTED ACTION. MOTION SECONDED BY CARRIE MCCOMB.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

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MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE READ PART 2 OF THE SEQR AND IT WAS DISCUSSED AND A MOTION IS NEEDED FOR A NEGATIVE DECLARATION.

A MOTION WAS MADE BY LINDA ARMSTRONG FOR A NEGATIVE DECLARATION ON THE SEQR FROM APPLICATION #10-2025 FROM DOREEN LABELLE. MOTION SECONDED BY CARRIE MCCOMB.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED IF THERE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO APPROVE THE APPLICATION.

A MOTION WAS MADE BY JULIE ORR TO APPROVE APPLICATION #10-2025 FROM DOREEN LABELLE AS SUBMITTED. MOTION SECONDED BY LINDA ARMSTRONG.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED THE NEXT PUBLIC HEARING IS ON APPLICATION #11-2025 FROM DONALD DUFFINA AND SURVEYOR MARC MACHABEE WILL EXPLAIN THE APPLICATION.

SURVEYOR MARC MACHABEE STATED THERE ARE TWO HOMES ON THE PROPERTY AND IT USED TO BE TWO LOTS BUT THEY MERGED THE PROPERTIES TOGETHER NOW THEY WANT TO SEPARATE THE LOTS BACK TO THE WAY THEY WERE.

CODE OFFICER CHRIS MATOTT ASKED WHEN DID THE LOTS GET MERGED TOGETHER?

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SURVEYOR MARC MACHABEE STATED I BELIEVE AROUND THE YEAR 2000.

CHAIRPERSON JARROD CONE STATED A MOTION IS NEEDED FOR LEAD AGENCY AND UNLISTED ACTION ON THE SEQR.

A MOTION WAS MADE BY KARIN THONE FOR THE PLANNING BOARD BE LEAD AGENCY AND AN UNLISTED ACTION. MOTION SECONDED BY JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE READ PART 2 OF THE SEQR AND IT WAS DISCUSSED AND A MOTION IS NEEDED FOR A NEGATIVE DECLARATION.

A MOTION WAS MADE BY LINDA ARMSTRONG FOR A NEGATIVE DECLARATION ON THE SEQR FROM APPLICATION #11-2025 FROM DONALD DUFFINA. MOTION SECONDED BY JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED IF THERE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO APPROVE THE APPLICATION.

CODE OFFICER CHRIS MATOTT ASKED IF THE HOMES BOTH HAVE THEIR OWN WELL AND SEPTIC SYSTEM?

DONALD DUFFINA STATED YES.

A MOTION WAS MADE BY JULIE ORR TO APPROVE APPLICATION #11-2025 FROM DONALD DUFFINA AS SUBMITTED. MOTION SECONDED BY CARRIE MCCOMB.

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ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE ASKED IF THERE WAS ANY NEW BUSINESS? THE ONLY THING I HAVE IS I RECEIVED AN EMAIL FROM TOM ON SOME UPCOMING TRAINING AND I WILL FORWARDED THE EMAIL. IF THERE IS NOTHING ELSE TO BE BROUGHT BEFORE THE BOARD THAN A MOTION IS NEEDED TO ADJOURN THE MEETING.

A MOTION WAS MADE BY LINDA ARMSTRONG TO ADJOURN THE MEETING. MOTION SECONDED BY JULIE ORR.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

MEETING ADJOURNED AT 5:59 PM.