

PLANNING BOARD

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

PLANNING BOARD MEETING

DECEMBER 4, 2025

MEMBERS PRESENT: JULIE ORR
JARROD CONE
LINDA ARMSTRONG
CARRIE MCCOMB
KARIN THONE

ABSENT : CHIRS MATOTT – CODE OFFICER

PUBLIC PRESENT: DORETHEA SOUTHWICK
THOMAS TROMBLEY
MICHAEL QUINN
CARYN MLODZIANOWSKI

CHAIRPERSON JARROD CONE OPENED THE MEETING AT 5:30 P.M. AND STATED WE NEED TO APPROVE THE MINUTES FROM THE OCTOBER 2, 2025 MEETING.

A MOTION WAS MADE BY LINDA ARMSTRONG TO APPROVE THE MINUTES FROM THE OCTOBER 2, 2025 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.

CHAIRPERSON JARROD CONE STATED WE NEED TO REVIEW THE APPLICATION #25002 FROM YELLOW 30, LLC REGARDING THE SITE PLAN REVIEW OF THE PURPOSED SOLAR FARM. THERE ARE SOME ITEMS THAT I DON'T BELIEVE WE HAVE SO THE APPLICATION WOULD NOT BE COMPLETED.

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KARIN THONE STATED ON ONE OF THE MAPS IT STATES THE TOWN OF PERU SO I BELIEVE THAT IS AN ERROR.

CHAIRPERSON JARROD CONE STATED I DON'T BELIEVE THE 1% OF THE COST OF THE PROJECT HAS BEEN SUBMITTED TO THE TOWN.

MICHAEL QUINN STATED NO THE 1% DEPOSIT OF THE FINAL COST OF THE PROJECT HAS NOT BEEN SENT TO THE TOWN.

CHAIRPERSON JARROD CONE STATED ON THE STUDY CAN NYSEG HANDLE THIS SOLAR FARM BECAUSE RIGHT NOW THERE ARE A COUPLE SOLAR FARMS THAT ARE NOT EVEN UP AND RUNNING.

MICHAEL QUINN STATED NYSEG CAN HANDLE THIS.

CHAIRPERSON JARROD CONE STATED I WOULD LIKE SOMETHING IN WRITING FROM NYSEG STATING THEY CAN HANDLE IT. I WANT CONFORMATION FROM NYSEG SAYING THEY CAN HANDLE IT BECAUSE WE HAVE TWO SOLAR FARMS NOW THAT CAN'T. ALSO, DO WE HAVE A LEASE AGREEMENT WITH THE OWNER?

CARYN MLODZIANOWSKI STATED THE APPLICANT DID SIGN THE APPLICATION.

IT WAS STATED THAT THE APPLICANT DID SIGN THE APPLICATION AND THAT IS FINE.

CHAIRPERSON JARROD CONE STATED THESE SOLAR FARMS ARE GOING UP BUT NOT DOING ANYTHING SO WE NEED COMFORMATION FROM NYSEG.

CARYN MLODZIANOWSKI STATED THE LOCATION FOR THIS SOLAR FARM IS SUITABLE AND THEIR OUR SOME WETLANDS ON THE PROPERTY BUT NOT NEAR THE PANELS. THERE WILL BE A 7FT TALL FENCE AROUND THE PROJECT AND EVERGREENS TREES ON THE FRONTAGE FOR BUFFERS. THE PROJECT IS IN COMPLIANCE WITH THE TOWN ZONING.

KARIN THONE STATED THERE IS A LOT OF INFORMATION TO REVIEW.

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CHAIRPERSON JARROD CONE STATED THERE IS BUT I BELIEVE THEY HAVE DONE A GOOD JOB WITH THE APPLICATION. SO, THE PROJECT IS JUST NEAR THE WETLANDS. ALSO ARE THE PANELS COATED?

MICHAEL QUINN STATED YES, THE PANELS ARE COATED.

CHAIRPERSON JARROD CONE STATED WE NEED DOCUMENTS FROM NYSEG SAYING THE UTILITY'S ABILITY TO HOSE THE PROPOSED PROJECT.

KARIN THONE STATED IN REFERENCE TO THE STORMWATER THERE SHOULD BE REFRENCED FOR THE PLAN FOR SPARE PARTS. THERE SHOULD BE SOMETHING REGARDING OPERATIONS AND MAINTENANCE PLAN. ALSO, IS THISE FACING WEST?

CARLYN MLDIANOWSKI STATED IT IS EAST TO WEST.

CHAIRPESON JARROD CONE STATED AFTER THE PROJECT IS COMPLETED WILL THERE BE ANY NOISE?

MICHAEL QUINN STATED THERE WILL NOT BE MUCH NOISE BUT I CAN GET YOU INFORMTION ON THAT AND THERE SHOULD NOT BE A PROBLEM WITH NOISE.

CARRIE MCCOMB STATED THIS IS A HISTORICAL SITE AND THERE IS NOT A PROBLEM WITH THAT.

CHAIRPERSON JARROD CONE STATED IT LOOKS LIKE THE DECOMMISSIONING PLAN IS IN COMPLIANCE WITH THE TOWNS REGULATIONS.

CHAIRPERSON JARROD CONE STATED ON THE LONG FORM SEQR PAGE 10 OF 13, D WHY DO THEY ASK THIS?

CARYN MLODZIANOWSKI STATED THIS QUESTION IS ASKED WITH ANY PROJECT. IT IS PART OF THE LONG FORM SEQR.

CHAIRPERSON JARROD CONE STATED WE NEED TO TABLE THE APPLICATION UNTIL WE HAVE THE 1% COST OF THE PROJECT AND CONFORMATION FROM NYSEG.

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CARYN MLODZIANOWSKI STATED CAN THE BOARD APPROVE THE LEAD AGENCY THIS EVENING?

CHAIRPERSON JARROD CONE STATED THE APPLICATION IS INCOMPLETE SO WE NEED TO HAVE A COMPLETE APPLICATION FIRST AND THE NEXT SCHEDULED MEETING IS IN JANUARY?

MICHAEL QUINN STATED DOES THE BOARD EVER HOLD SPECIAL MEETINGS?

CHAIRPERSON JARROD CONE STATED OUT NEXT SCHEDULED MEETING IS THE FIRST THURSDAY OF JANUARY.

IT WAS STATED THAT THE FIRST THURSDAY IN JANUARY IS THE 1ST SO INSTEAD OF HOLDING OFF UNTIL FEBRUARY MEETING WE WILL HOLD OUR MEETING ON JANUARY 8TH.

A MOTION WAS MADE BY KARIN THONE TO TABLE AAPPLICATION #25002 FROM YELLOW 30, LLC UNTIL JANUARY 8TH MEETING FOR FURTHER INFORMATION IS PRESENTED. THE 1% OF THE COST OF THE PROJECT SHOULD BE SENT TO THE TOWN AND SUPPORT FROM NYSEG REGARDING THE UTILITY'S ABILITY TO HOSE THE PROPOSED PROJECT. 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.

SECRETARY JULIE CASTINE STATED 8 MORE COPIES OF THE APPLICATION IS NEEDED FOR THE ZONING BOARD.

MICHAEL QUINN STATED HE WOULD SEND 8 MORE COPIES.

CARYN MLODZIANOWSKI STATED WILL THE BOARD REQUIRE AN OUTSIDE CONSULTANT?

CARRIE MCCOMB STATED YES, WE MIGHT.

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SUPERVISOR THOMAS TROMBLEY STATED THAT THE TOWN BOARD MEETING IS ON TUESDAY, DECEMBER 9TH AND IF THEY CAN GET US SOMETHING STAYING THE COST OF THE PROJECT AND WHAT THE 1% WILL BE WE CAN REVIEW IT AT THE MEETING AND VOTE ON IT AND THIS WILL NOT DELAY THE PROJECT FOR THE JANUARY MEETING.

MICHAEL QUINN ASKED WHEN DOES THE ZONING BOARD MEET?

SECRETARY JULIE CASTINE STATED THE ZONING BOARD MEETINGS ARE SCHEDULED THE THIRD THURSDAY OF EACH MONTH.

CHAIRPERSON JARROD CONE STATED WE ARE NOT HERE TO STOP YOU WE JUST NEED TO MAKE SURE WE HAVE EVERYTHING THAT IS NEEDED.

CHAIRPERSON JARROD CONE ASKED IF THERE WAS ANYTHING ELSE TO BE BROUGHT BEFORE THE BOARD?

SECRETARY JULIE CASTINE STATED WE NEED TO VOTE ON THE CHAIRPERSON AND VICE-CHAIRPERSON AND THE MEETING DATES AND TIMES.

A MOTION WAS MADE BY LINDA ARMSTRONG TO KEEP THE CHAIRPERSON AND VICE-CHAIRPERSON THE SAME. 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 WE NEED A MOTION FOR THE PLANNING BOARD ACKNOWLEDGE THE TOWN BOARD ACTING AS SEQR IN THE ADOPTING THE JOINT SMART GROWTH COMPREHENSIVE PLAN.

A MOTION WAS MADE BY LINDA ARMSTRONG TO HAVE THE TOWN OF CHAMPLAIN PLANNING BOARD ACKNOWLEDGE THE TOWN OF CHAMPLAIN TOWN BOARD ACTING AS THE SEQR LEAD AGENCY IN THE PROCESS OF ADOPTING THE TOWN/VILLAGE OF CHAMPLAIN JOINT SMART

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GROWTH COMPREHNSIVE PLAN. MOTION SECONDED BY CARRIE MCCOMB.

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	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED THERE WILL BE TRAINING NEXT TUESDAY IN PLATTSBURG SO PLEASE ATTEND IF YOU CAN.

CHAIRPERSON JARROD CONE STATED WE NEED TO VOTE ON THE DATE AND TIMES OF THE MEETINGS.

A MOTION WAS MADE BY JULIE ORR TO KEEP THE DATE OF THE MEETINGS THE FIRST THURSDAY OF EACH MONTH AND AT 5:30 PM. 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 ASKED IF THERE WAS ANY NEW BUSINESS AND 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 KARIN THONETO 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 6:15 PM.

