

**ZONING BOARD OF APPEALS
TOWN OF CHAMPLAIN
10729 ROUTE 9
CHAMPLAIN, NY 12919
518-298-8160**

**ZONING BOARD OF APPEALS MEETING
12-18-25**

MEMBERS PRESENT: TRACY DECOSTE
 KEVIN HICKS
 BRUCE WALLETT
 MICHAEL TETREAULT
 NATASHIA NEVIUS

MEMBERS ABSENT: CODY SEYMOUR
 CODE OFFICER CHRIS MATOTT

PUBLIC PRESENT: PENNY CAUSSADE

CHAIRPERSON TRACY DECOSTE OPENED THE MEETING AT 5:30 PM AND DID A ROLL CALL VOTE. WE NEED TO APPROVE THE MINUTES FROM NOVEMBER 20, 2025.

A MOTION WAS MADE BY KEVIN HICKS TO APPROVE THE MINUTES FROM THE NOVEMBER 20, 2025 MEETING. MOTION SECONDED BY NATASHIA NEVIUS.

ROLL CALL: NATASHIA NEVIUS AYE
 KEVIN HICKS AYE
 BRUCE WALLETT AYE
 MICHAEL TETREAULT AYE
 TRACY DECOSTE AYE

MOTION CARRIED 5-0

CHAIRPERSON TRACY DECOSTE STATED WE NEED TO OPEN THE PUBLIC HEARING ON APPLICATION #22506 FROM PENNY CAUSSADE.

A MOTION WAS MADE BY NATASHIA NEVIUS TO OPEN THE PUBLIC HEARING ON APPLICATION #22506 FROM PENNY CAUSSADE. MOTION SECONDED BY KEVIN HICKS.

ROLL CALL: NATASHIA NEVIUS AYE

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KEVIN HICKS	AYE
MICHAEL TETREAULT	AYE
BRUCE WALLET	AYE
TRACY DECOSTE	AYE

MOTION CARRIED 5-0

CHAIRPERSON TRACY DECOSTE STATED LAST MONTH THE APPLICATION WAS DISCUSSED AND THE APPLICANT NEEDS A SIDE VARIANCE OF 4 FT ON THE SOUTH SIDE OF THE PROPERTY FOR THE DECK.

KEVIN HICKS STATED LAST MONTH THE APPLICATION WAS DISCUSSED AND EVERYTHING WAS GOOD.

CHAIRPERSON TRACY DECOSTE ASKED IF ANYONE FROM THE PUBLIC HAD ANY CONCERNS?

MICHAEL STATED I AM THE NEIGHBOR AT 867 ROUTE 9B AND I HAVE NO ISSUES WITH WHAT THE APPLICANT IS PURPOSING. I JUST HAVE SOME GENERAL COMMENTS LIKE WHAT IS COMING AROUND IN THE AREA?

CHAIRPERSON TRACY DECOSTE STATED WE HAVE NO IDEA WHAT IS COMING UNTIL WE GET THE APPLICATIONS IF THIS BOARD EVEN NEEDS TO REVIEW THE APPLICATIONS. THINGS ARE REVIEWED BY OUR CODE OFFICER FIRST AND IF ALL THE SETBACKS ARE MET THEN THEY DO NOT HAVE TO COME BEFORE THIS BOARD.

MICHAEL STATED THE THIRD FLOOR WILL BLOCK MY VIEW.

PENNY CAUSSADE STATED THE HEIGHT OF MY BUILDING IS ALLOWED.

CHAIRPERSON TRACY DECOSTE STATED IF HE IS UNDER THE HEIGHT REQUIREMENT THEN A VARIANCE IS NOT NEEDED. IS THERE ANYMORE COMMENTS?

MICHAEL STATED SO ANYTHING THAT IS HAPPENING IN THE NEIGHBORHOOD WOULD GO TO THE CODE OFFICER FIRST?

CHAIRPERSON TRACY DECOSTE STATED YES. IF THERE ARE NO MORE COMMENTS THAN A MOTION IS NEEDED TO EITHER APPROVE OR DISAPPROVE THE APPLICATION.

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A MOTION WAS MADE BY KEVIN HICKS TO APPROVE APPLICATION #22506 FROM PENNY CAUSSADE AS PRESENTED. MOTION SECONDED BY MICHAEL TETREAULT.

ROLL CALL:	NATASHIA NEVIUS	AYE
	KEVIN HICKS	AYE
	BRUCE WALLETT	AYE
	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	AYE

MOTION CARRIED 5-0

CHAIRPERSON TRACY DECOSTE STATED A MOTION IS NEEDED TO CLOSE THE PUBLIC HEARING.

A MOTION WAS MADE BY KEVIN HICKS TO CLOSE THE PUBLIC HEARING. MOTION SECONDED BY NATASHIA NEVIUS.

ROLL CALL:	NATASHIA NEVIUS	AYE
	KEVIN HICKS	AYE
	BRUCE WALLETT	AYE
	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	AYE

MOTION CARRIED 5-0

CHAIRPERSON TRACY DECOSTE STATED WE NEED TO VOTE ON A CHAIRPERSON AND VICE-CHAIRPERSON. AT THIS TIME, I WOULD LIKE TO STEP DOWN AS CHAIRPERSON. I HAVE A LOT GOING ON AND I NEED A BREAK. I WILL CONTINUE TO STAY ON THE BOARD JUST NOT AS CHAIRPERSON.

A MOTION WAS MADE BY NATASHIA NEVIUS TO HAVE KEVIN HICKS BE THE NEW CHAIRPERSON. MOTION SECONDED BY MICHAEL TETREAULT.

ROLL CALL:	NATASHIA NEVIUS	AYE
	KEVIN HICKS	AYE
	BRUCE WALLETT	AYE
	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	AYE

MOTION CARRIED 5-0

A MOTION WAS MADE BY KEVIN HICKS TO HAVE MICHAEL TETREAULT BE

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THE NEW VICE-CHAIRPERSON. MOTION SECONDED BY NATASHIA NEVIUS.

ROLL CALL: NATASHIA NEVIUS AYE
KEVIN HICKS AYE
BRUCE WALLET AYE
MICHAEL TETREAULT AYE
TRACY DECOSTE AYE

MOTION CARRIED 5-0

CHAIRPERSON TRACY DECOSTE STATED DOES EVERYONE AGREE WITH THE MEETING DATES AND TIMES.

A MOTION WAS MADE BY MICHAEL TETREAULT TO KEEP THE MEETING DATES THE 3RD THURSDAY OF EACH MONTH AT 5:30 PM. MOTION SECONDED BY BRUCE WALLETTE.

ROLL CALL: NATASHIA NEVIUS AYE
KEVIN HICKS AYE
BRUCE WALLET AYE
MICHAEL TETREAULT AYE
TRACY DECOSTE AYE

MOTION CARRIED 5-0

BRUCE WALLET STATED WE NEED TO CHECK INTO THE SOLAR FARM ACROSS FROM PRICE CHOPPER IF IT IS NOT IN OPERATION THAN IT SHOULD BE TAKEN OUT. ALSO, A & A HAS A LOT OF JUNK VEHICLES AND CARS AROUND AND I DON'T BELIEVE HE WAS APPROVED FOR THAT SO THAT NEEDS TO BE CHECKED INTO ALSO.

SECRETARY JULIE CASTINE STATED SHE WOULD PULL THE APPLICATIONS AND SEE WHAT THE CONDITIONS ARE.

CHAIRPERSON TRACY DECOSTE ASKED IF THERE WAS ANY NEW BUSINESS TO BE BROUGHT BEFORE THE BOARD.

THERE WAS NO NEW BUSINESS.

CHAIRPERSON TRACY DECOSTE STATED IF THERE IS NO MORE TO BE BROUGHT BEFORE THE BOARD THAN A MOTION IS NEEDED TO ADJOURN THE MEETING.

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A MOTION WAS MADE BY KEVIN HICKS TO ADJOURN THE MEETING.
SECONDED BY MICHAEL TETREAULT.

ROLL CALL:	KEVIN HICKS	AYE
	BRUCE WALLETT	AYE
	NATASHIA NEVIUS	AYE
	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	AYE

MOTION CARRIED 5-0

MEETING ADJOURNED AT 5:50 PM.