

PLANNING BOARD

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

PLANNING BOARD MEETING

MARCH 5, 2026

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

MEMBERS ABSENT: CHRIS MATOTT – CODE OFFICER

PUBLIC PRESENT: DEAN LASHWAY

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

A MOTION WAS MADE BY JULIE ORR TO APPROVE THE MINUTES FROM THE DECEMBER 4, 2025 MEETING. 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 HAVE APPLICATION #1-2026 SUBDIVSION FROM PAMELA GADWAY AT 56-60 LAKELAND DRIVE.

SURVEYOR DEAN LASHWAY STATED THE TWO LOTS WERE MERGED TOGETHER AND THEY SHOULD NOT HAVE BEEN BUT WERE. NOW THE OWNERS WOULD LIKETO UNMERGE THE LOTS AND MAKE TWO LOTS. THE

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ZONING BOARD RECENTLY REVIEWED THE APPLICATION BECAUSE AREA VARIANCES WERE NEEDED TO SUBDIVIDE THE LOTS. THE ZONING BOARD DID MAKE A COUPLE OF CHANGES, MAKING THE ONE LOT HAVE 100 FEET OF ROAD FRONTAGE AND HAVING THE LAKE SIDE BE SPLIT EQUAL AND YOUR MAPS DO INDICATE THAT. THE ZONING BOARD DID APPROVE THE VARIANCES WITH THE CHANGES. THE APPLICANT WAS OK WITH THE CHANGES. THE LOTS DO EACH HAVE THEIR OWN DRIVE-WAY. EACH LOT HAS THEIR OWN RESIDENCE AND GARAGE.

KARIN THONE STATED ON THE SEQR FORM QUESTION NUMBER 13 WAS ANSWERED YES REGARDING WETLANDS AND IT SAYS TO IDENTIFY THE WETLANDS.

DEAN LASHWAY STATED THE STATE GENERATES THE FORM AND THE ANSWERS AND I DON'T CHANGE THE ANSWERS IF YOU LOOK AT THE SUMMARY REPORT IT ANSWERS THE QUESTION. THERE ARE NO WETLANDS ON THE PROPERTY BUT BECAUSE THEY ARE NEAR BY IT GENERATES AN ANSWER OF YES.

KARIN THONE STATED I JUST WANTED TO MAKE SURE THE FORM WAS COMPLETED.

DEAN LASHWAY STATED ON THE SUMMARY REPORT IT DOES SAY ITS ANSWERING 13A QUESTION.

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 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.

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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 LINDA ARMSTRONG FOR A NEGATIVE DECLARATION ON THE SEQR FROM APPLICATION #1-2026 FROM PAMELA GADWAY. 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.

A MOTION WAS MADE BY JULIE ORR TO APPROVE APPLICATION #1-2026 FROM PAMELA GADWAY AS SUBMITTED. 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? IF THERE IS NOTHING ELSE TO BE BROUGHT BEFORE THE BOARD THAN A MOTION IS NEEDED TO ADJOURN THE MEETING.

SECRETARY JULIE CASTINE STATED THE PURPOSED SOLAR FARM APPLICATION IS SUPPOSE TO BE READY FOR THE APRIL MEETING AND I WILL KEEP EVERYONE POSTED.

A MOTION WAS MADE BY KARIN THONE TO ADJOURN THE MEETING. MOTION SECONDED BY LINDA ARMSTRONG.

ROLL CALL:	LINDA ARMSTRONG	AYE
	JARROD CONE	AYE

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JULIE ORR	AYE
CARRIE MCCOMB	AYE
KARIN THONE	AYE

MOTION CARRIED 5-0.

MEETING ADJOURNED AT 5:49 PM.