

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

ZONING BOARD OF APPEALS MEETING  
5-21-26

MEMBERS PRESENT: MICHAEL TETREAULT  
BRUCE WALLETT  
CODY SEYMOUR  
CODE OFFICER CHRIS MATOTT

MEMBERS ABSENT: KEVIN HICKS  
TRACY DECOSTE  
SHANE BRINK

PUBLIC PRESENT: JASON BORRIE  
CHRISTY CONLON  
ADAM CONLON  
KASEY KIRK  
ERIC MCDOWELL

VICE-CHAIRPERSON MICHAEL TETREAULT OPENED THE MEETING AT 5:30 PM AND STATED WE HAVE TWO APPLICATIONS THIS EVENING. AT THIS TIME, WE CAN NOT APPROVE THE MINUTES FROM DECEMBER OR FEBRUARY.

VICE-CHAIRPERSON MICHAEL TETREAULT READ APPLICATION #26002 FROM ADAM AND CHRISTY CONLON FOR AN AREA VARIANCE TO CONSTRUCT AN ADDITION TO EXISTING HOUSE.

ADAM CONLON STATED WE ARE BUILDING ADDITION TO PUT ON A NEW BEDROOM BECAUSE RIGHT NOW THE BEDROOM IS A LOFT AND WE WANT IT DOWN ON THE FLOOR SO THERE IS NO MORE CLIMBING.

VICE-CHAIRPERSON MICHAEL TETREAULT STATED EVERYTHING ON THE APPLICATION LOOKS GOOD AND IT IS STRAIGHT FORWARD. WE WOULD NEED TO SCHEDULE A PUBLIC HEARING FOR THE JUNE 18<sup>TH</sup> MEETING.

CODY SEYMOUR STATED IS DEC APPROVAL NEEDED?

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VICE-CHAIRPERSON MICHAEL TETREAULT STATED NO DEC APPROVAL IS NEEDED.

A MOTION WAS MADE BY BRUCE WALLETT TO SCHEDULE THE PUBLIC HEARING ON APPLICATION #26002 FROM ADAM AND CHRISTY CONLON ON JUNE 18<sup>TH</sup> AT 5:30 PM. MOTION SECONDED BY CODY SEYMOUR.

ROLL CALL:	MICHAEL TETREAULT	AYE
	CODY SEYMOUR	AYE
	BRUCE WALLETT	AYE

MOTION CARRIED 3-0.

VICE-CHAIRPERSON MICHAEL TETREAULT STATED THE NEXT APPLICATION IS APPLICATION #26601 FROM UFIRST FEDERAL CREDIT UNION FOR SPECIAL USE APPROVAL TO HAVE RETAIL BANKING IN AN EXISTING BUILDING TEMPORARY WHILE THEIR NEW BUILDING IS BEING BUILT.

ERIC MCDOWELL STATED UFIRST HAS TO MOVE OUT OF CORNER STONE IN ROUSES POINT TEMPORARY UNTIL OUR NEW BUILDING IS BUILT SO WE ARE GOING TO LEASE THE EXISTING BUILDING AT 483 ROUTE 11 FOR ABOUT 10 TO 12 MONTHS.

VICE-CHAIRPERSON MICHAEL TETREAULT READ APPLICATION #26601 FROM UFIRST FEDERAL CREDIT UNION.

VICE-CHAIRPERSON MICHAEL TETREAULT ASKED WHEN DO YOU HAVE TO MOVE FROM CORNER STONE?

ERIC MCDOWELL STATED JUNE 21<sup>ST</sup>.

VICE-CHAIRPERSON MICHAEL TETREAULT STATED THE APPLICATION NEEDS TO BE SENT TO THE COUNTY FOR THEIR REVIEW AND SCHEDULE A PUBLIC HEARING FOR THE JUNE 18<sup>TH</sup> MEETING. ALSO, SEQR WILL BE COMPLETED NEXT MONTH AT THE PUBLIC HEARING.

A MOTION WAS MADE BY CODY SEYMOUR TO SCHEDULE A PUBLIC HEARING ON APPLICATION #26601 FROM UFIRST FEDERAL CREDIT UNION ON JUNE 18<sup>TH</sup> AT 5:30 PM AND SEND THE APPLICATION TO THE COUNTY FOR THEIR REVIEW. MOTION SECONDED BY BRUCE WALLETT.

ROLL CALL:	MICHAEL TETREAULT	AYE
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CODY SEYMOUR            AYE  
BRUCE WALLETT           AYE

MOTION CARRIED 3-0.

VICE-CHAIRPERSON MICHAEL TETREault STATED THE APPLICANT SHOULD ATTEND THE COUNTY MEETING JUST IN CASE THEY HAVE ANY QUESTIONS.

VICE-CHAIRPERSON MICHAEL TETREault ASKED IF THERE WAS ANY NEW BUSINESS TO BE BROUGHT BEFORE THE BOARD.

BRUCE WALLETT ASKED WHAT IS THE SITUATION WITH A & A AUTO AND THE SOLAR FARM BECAUSE IT LOOKS BAD.

CODE OFFICER CHRIS MATOTT STATED THEY DID RECEIVE A VIOLATION AND THE SOLAR FARM IS WAITING ON NYSEG AND A & A AUTO HAS STARTED TO PULL STUFF OUT BUT TO GO ANY FURTHER THE TOWN BOARD NEEDS TO CALL FOR A HEARING.

VICE-CHAIRPERSON MICHAEL TETREault STATED IF THERE IS NO MORE TO BE BROUGHT BEFORE THE BOARD THAN A MOTION IS NEEDED TO ADJOURN THE MEETING.

A MOTION WAS MADE BY BRUCE WALLETT TO ADJOURN THE MEETING. SECONDED BY CODY SEYMOUR.

ROLL CALL:            MICHAEL TETREault    AYE  
                              CODY SEYMOUR        AYE  
                              BRUCE WALLETT       AYE

MOTION CARRIED 3-0.

MEETING ADJOURNED AT 5:45 PM.