

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

**ZONING BOARD OF APPEALS MEETING
7-16-26**

MEMBERS PRESENT: KEVIN HICKS
MICHAEL TETREAULT
TRACY DECOSTE
BRUCE WALLETT
CODY SEYMOUR
SHANE BRINK

MEMBERS ABSENT: CODE OFFICER CHRIS MATOTT

PUBLIC PRESENT: JODY PERREA
MICHAEL QUINN
MICHAEL TUMBARCRIO

CHAIRPERSON KEVIN HICKS OPENED THE MEETING AT 5:30 PM AND
STATED WE CAN APPROVE A COUPLE OF THE MINUTES FROM 12-18-25 AND
6-18-26

A MOTION WAS MADY BY BRUCE WALLETT TO APPROVE THE MINUTES
FROM DECEMBER 18, 2025. MOTION SECONDED BY TRACY DECOSTE.

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

MOTION CARRIED 4-0.

A MOTION WAS MADY BY TRACY DECOSTE TO APPROVE THE MINUTES
FROM JUNE 18, 2026. MOTION SECONDED BY TRACY DECOSTE.

ROLL CALL:	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	AYE
	BRUCE WALLETT	AYE
	KEVIN HICKS	AYE
	SHANE BRINK	AYE

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MOTION CARRIED 4-0.

CHAIRPERSON KEVIN HICKS STATED YOU HAVE THE APPLICATION #26602 FOR SPECIAL USE APPROVAL FROM JODY PERREA TO RE-OPEN THE DOG KENNEL AT 1504 ROUTE 11. THIS IS AN EXISTING BUILDING THAT WAS FOR THIS OPERATION BUT IT WAS CLOSED DOWN FOR MORE THAN A YEAR SO TO RE-OPEN SPECIAL USE APPROVAL IS NEEDED AND THE APPLICATION NEEDS TO BE SENT TO THE COUNTY FOR THEIR REVIEW AND A PUBLIC HEARING SCHEDULE FOR AUGUST MEETING.

A MOTIN WAS MADE BY BRUCE WALLETT TO SEND APPLICATION #26602 TO THE COUNTY FOR THEIR REVIEW AND SCHEDULE A PUBLIC HEARING FOR THE AUGUST 20TH MEETING. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	SHANE BRINK	AYE
	KEVIN HICKS	AYE

MOTION CARRIED 5-0.

CHAIRPERSON KEVIN HICKS STATED THE NEXT APPLICATION ON THE AGENDA IS CIPRIANI ENERGY GROUP FOR A SOLAR FARM ON ROUTE 276.

MICHAEL QUINN STATED I AM HERE THIS EVENING FROM CIPRIANI ENERGY GROUP AND STEVEN WILSON IS WITH ME FROM BOHLER. THIS PROJECT IS FOR A SOLAR FARM ON ROUTE 276 AND PROSPECT AND WE HAVE BEEN WORKING WITH THE LAND OWNER. I WILL LET STEVE WILSON EXPLAIN THE PROJECT.

STEVEN WILSON STATED I AM THE ENGINEER FOR BOHLER AND WE HAVE BEEN WORKING WITH THE LAND OWNER TO MAKE THE BEST USE OF THE PROPERTY AND USING SOME OF THE PROPERTY FOR FARM. THERE IS 36 ACRES OF LAND AND 18 ACRES WILL BE USED FOR FARM LAND AND THE OTHER 18 ACRES FOR SOLAR. YOU WILL ENTER THE PROPERTY FROM ROUTE 276 WHERE THERE WILL BE A GRAVEL ROAD AND THERE WILL BE A 7 TO 8 FT HIGH FENCE AROUND THE PROPERTY. WE HAVE BEEN TO THE PLANNING BOARD A COUPLE OF TIMES AND THE APPLICATION HAS BEEN SENT TO THE COUNTY FOR THEIR REVIEW AND A PUBLIC HEARING IS SCHEDULED FOR THEIR AUGUST MEETING. THEY HAVE ALSO FORWARD THE APPLICATION TO THIS BOARD. WE HAVE FIVE DIFFERENT VIEWS OF

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CODY SEYMOUR ARRIVED AT THE MEETING.

THE PROPERTY SHOWING WHAT THE PROPERTY LOOKS LIKE NOW AND WHAT IT WILL LOOK LIKE ONCE THE PANELS ARE IN AND THE GREENERY. IN VIEW 1 THERE WILL BE TREES ALONG THE PROPERTY FOR SCREENING OF THE SOLAR PANELS AND THE TREES ARE THE GREEN GIANTS.

CHAIRPERSON KEVIN HICKS STATED THE ROAD SALT WILL KILL THEM.

STEVEN WILSON STATED WE CAN SEE WHAT WE CAN DO TO PUSH THEM BACK.

MICHAEL TETREAULT STATED THEY ARE GOING TO BE PLANTED ALONG THE ROAD?

STEVEN WILSON STATED YES ALONG THE ROAD AND UP AGAINST THE PANELS.

CHAIRPERSON KEVIN HICKS STATED THEY ROAD SALT IS JUST GOING TO KILL THEM.

STEVEN WILSON STATED WE WILL SEE WHAT WE CAN DO TO MOVE THEM BACK.

STEVEN WILSON STATED IN VIEW 2 THIS SHOWS THE SCREENING OF THE FILED WITH THE GREEN GIANTS ONCE THEY HAVE GROWN. IN VIEW 3 IT SHOWS THE PANELS OFF IN THE DISTANCE. VIEW 4 SHOWS HOW IT LOOKS NOW AND THEN WHEN THE TREES ARE GROWN.

MICHAEL TETREAULT ASKED IF THE TREES DIE WILL THEY BE REPLACED?

STEVEN WILSON STATED THIS BOARD CAN CONDITION THE APPLICATION FOR THE TREES TO BE REPLACED IF THEY DIE.

MICHAEL TETREAULT STATED WE HAVE HAD A LOT OF APPLICATIONS THINGS DON'T GET DONE.

CHAIRPERSON KEVIN HICKS STATED NOTHING IS BEING DONE WITH THE SOLAR PROJECT BY PRICE CHOPPER ON ROUTE 11 AND I BELIEVE YOU ARE THE SAME COMPANY THAT PUT THAT ONE IN.

TRACY DECOSTE STATED YES IT S BIG EYE SORE AND IT IS NOT EVEN

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MAINTAINED.

STEVEN WILSON STATED IT IS NOT DONE; WE WILL FIND OUT WHAT IS GOING ON.

TRACY DECOSTE STATED YES IS IT GOING TO BE PUT TO USE OR JUST SIT THERE.

CHAIRPERSON KEVIN HICKS STATED IT IS A BIG EYE SORE AND WE HAVE A LOT OF QUESTIONS AND NEED ANSWERS. DO WE EVEN TRUST THIS COMPANY AGAIN.

MICHAEL QUINN STATED LET US SEE WHAT WE CAN FIND OUT AND THERE IS BONDING AND CONDITIONS YOU CAN PUT ON THE PROJECT.

TRACY DECOSTE STATED I DON'T BELIEVE THE TWO SOLAR FARMS ON ROUTE 11 OUR OPERATIONAL.

MICHAEL QUINN STATED THE ONE ON ROUTE 11 ACROSS FROM CHARP IN RUNNING.

TRACY DECOSTE STATED WHAT DO YOU MEAN WHEN YOU SAY OWNER OPERATOR?

MICHAEL QUINN STATED ASPEN POWER IS THE OWNER OPERATOR.

MICHAEL TETREAULT ASKED IF THERE ARE ANY WETLANDS ON THE PROPERTY?

STEVEN WILSON STATED NO WETLANDS.

CHAIRPERSON KEVIN HICKS STATED BEFORE WE MOVE FORWARD, WE WOULD LIKE TO GET SOME ANSWERS ON WHAT IS GOING ON WITH THE SOLAR FARM ACROSS FROM PRICE CHOPPER.

STEVEN WILSON STATED WE WILL CHECK INTO THAT AND GET SOME ANSWERS FOR YOU.

CHAIRPERSON KEVIN HICKS STATED WE CAN SCHEDULE A PUBLIC HEARING FOR AUGUST 20TH BUT WOULD LIKE SOME ANSWERS BEFORE THE PUBLIC HEARING.

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STEVEN WILSON STATED WE WILL GET A LETTER TO THE BOARD AS SOON AS POSSIBLE.

MICHAEL TETREAULT STATED ARE THEY GOING TO CONTINUE TO FARM THE LAND?

MICHAEL QUINN STATED YES, THEY ARE FARMING IT.

MICHAEL TETREAULT STATED IT MUST BE FINANCIALLY A BENEFIT TO GIROUX TO TAKE OUT 50 PERCENT OF THEIR FARM LAND FOR SOLAR.

STEVEN WILSON STATED THERE WILL BE 18 ACRES FOR SOLAR AND 18 ACRES FOR FARM LAND.

TRACY DECOSTE ASKED WHAT IS THE DECOMMISSIONING PLAN AND ESTIMATE?

STEVEN WILSON STATED THERE IS A GUIDELINE THAT THE STATE HAS THAT WE REFER TO. THIS BOARD CAN PUT A CONDITION ON IT AND VISIT IT EVERY 5 YEARS IF YOU LIKE.

STEVEN WILSON STATED THE PLANNING BOARD STATED THAT THIS BOARD WOULD BE THE LEAD AGENCY ON THE SEQR.

TRACY DECOSTE STATED WE DIDN'T RECEIVE ANY INFORMATION FROM THE PLANNING BOARD.

MICHAEL TETREAULT STATED I BELIEVE THE ZONING BOARD IS THE LEAD AGENCY.

CHAIRPERSON KEVIN HICKS STATED A MOTION IS NEEDED FOR THE ZONING BOARD TO BE THE LEAD AGENCY ON THE SEQR FORM FOR THE CIPRIANI ENERGY GROUP SOLAR PROJECT.

A MOTION WAS MADE BY MICHAEL TETREAULT FOR THE ZONING BOARD TO BE THE LEAD AGENCY ON THE SEQR FORM FOR THE CIPRIANI ENERGY GROUP SOLAR PROJECT. MOTION SECONDED BY CODY SEYMOUR.

ROLL CALL:	MICHAEL TETREAULT	AYE
	CODY SEYMOUR	AYE
	TRACY DECOSTE	AYE
	BRUCE WALLETT	NAY

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KEVIN HICKS AYE
MOTION CARRIED 4-1.

CHAIRPERSON KEVIN HICKS STATED NOW A MOTION IS NEEDED TO SCHEDULE A PUBLIC HEARING FOR AUGUST 20TH AT 5:30.

A MOTION WAS MADE BY MICHAEL TETREALT TO SCHEDULE A PUBLIC HEARING FOR AUGUST 20TH AT 5:30 FOR THE CIPRIANI ENERGY GROUP SOLAR PROJECT. MOTION SECONDED BY TRACY DECOSTE.

ROLL CALL:	MICHAEL TETREAULT	AYE
	CODY SEYMOUR	AYE
	TRACY DECOSTE	AYE
	BRUCE WALLETT	NAY
	KEVIN HICKS	AYE

MOTION CARRIED 4-1.

MICHAEL QUINN STATED WE WILL GET TO THE BOTTOM OF CHANGING THE LOCATION OF THE TREES, THE DECOMMISSIONING PLAN, AND THE OTHER PROJECT THAT IS NOT IN OPERATION.

CHAIRPERSON KEVIN HICKS STATED WE HAVE ONE MORE ITEM THIS EVENING THAT WAS JUST BROUGHT TO USE TONIGHT WHICH IS APPLICATION #26003 FROM CHAMPLAIN FIRE DISTRICT FOR AN AREA VARIANCE.

MICHAEL TETREALT STATED WHAT IS THE 20 FT VARIANCE FOR AWAY FROM THE BUILDING OR THE NYSEG RIGHT AWAY.

CHRIS TROMBLEY STATED IT IS FOR THE NYSEG RIGHT OF WAY. CHRIS MATOTT STOPPED AND STATED A VARIANCE WAS NEEDED.

TRACY DECOSTE STATED DO WE NEED A BETTER PLAN?

MICHAEL TETREALT STATED NO, I DON'T HAVE AN ISSUE WITH IT JUST WONDERING IF THEY NEED A VARIANCE.

CHRIS TROMBLEY STATED CODE OFFICER CHRIS MATOTT STATED A VARIANCE WAS NEEDED. WE ARE BUILDING A BUILDING WHICH IS 12 ½ BY 32 ½ WHICH WILL BE ALL GLASS. IT WILL MATCH THE EXISTING FIRE HOUSE.

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CODY SEYMOUR STATED IT WILL BE LIKE A SHADOW BOX.

CHAIRPERSON KEVIN HICKS STATED IF THERE ARE NO MORE QUESTIONS THAN A MOTION IS NEEDED TO SCHEDULE A PUBLIC HEARING FOR THE AUGUST 20TH MEETING.

A MOTION WAS MADE BY CODY SEYMOUR TO SCHEDULE A PUBLIC HEARING FOR AUGUST 20TH ON APPLICATION #26003 FROM CHAMPLAIN FIRE DISTRICT. MOTION SECONDED BY TRACY DECOSTE.

ROLL CALL:	MICHAEL TETREAULT	AYE
	CODY SEYMOUR	AYE
	TRACY DECOSTE	AYE
	BRUCE WALLETT	AYE
	KEVIN HICKS	AYE

MOTION CARRIED 5-0.

SECRETARY JULIE CASTINE STATED WE CAN APPROVE THE OTHER MINUTES NOW.

A MOTION WAS MADE BY TRACY DECOSTE TO APPROVE THE MINUTES FROM FEBRUARY 19, 2026 AS PRESENTED. MOTION SECONDED BY CODY SEYMOUR.

ROLL CALL:	TRACY DECOSTE	AYE
	CODY SEYMOUR	AYE
	SHANE BRINK	AYE

MOTION CARRIED 3-0.

A MOTION WAS MADE BY CODY SEYMOUR TO APPROVE THE MINUTES FROM MAY 21, 2026 AS PRESENTED. MOTION SECONDED BY BRUCE WALLETT.

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

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS STATED IN REGARDS TO THE SOLAR FARM ON ROUTE 11 AND A & A AUTO WHERE DO WE STAND WITH THAT?

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SECRETARY JULIE CASTINE STATED SHE HAS GIVEN TO THE INFORMATION TO THE CODE OFFICER AND HE IS WORKING ON IT.

CHAIRPERSON KEVIN HICKS STATED I KNOW THERE HAS BEEN SOME CONCERN ABOUT IT SO I WANTED TO SEE WHERE WE ARE AT WITH IT.

CHAIRPERSON KEVIN HICKS 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 CODY SEYMOUR TO ADJOURN THE MEETING. SECONDED BY MICHAEL TETREAULT.

ROLL CALL:	MICHAEL TETREAULT	AYE
	CODY SEYMOUR	AYE
	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	KEVIN HICKS	AYE
	SHANE BRINK	AYE

MOTION CARRIED 6-0.

MEETING ADJOURNED AT 6:15 PM.