

PLANNING BOARD

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

PLANNING BOARD MEETING

JULY 2, 2026

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

MEMBERS ABSENT: CHRIS MATOTT – CODE OFFICER

PUBLIC PRESENT: MICHAEL QUINN
STEVE WILSON
JEFF MORELOCK
TED THONE
DOROTHEA SOUTHWICK

CHAIRPERSON JARROD CONE OPENED THE MEETING AT 5:30 P.M. AND STATED WE NEED TO APPROVE THE MINUTES FROM THE MARCH 5, 2026 MEETNG.

A MOTION WAS MADE BY JULIE ORR TO APPROVE THE MINUTES FROM THE MARCH 5, 2026 MEETING. MOTION SECONDED BY KARIN THONE.

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 SITE PLAN REVIEW FROM CIPRIANI ENERGY GROUP AND THEY HAVE MET THE REQUIREMENTS WE WERE LOOKING FOR AND IF YOU WOULD LIKE TO EXPLAIN THE PROJECT.

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MICHAEL QUINN STATED I AM WITH YELLOW 30 LLC AND WE ARE PURPOSING A LARGE-SCALE SOLAR FARM ON ROUTE 276 AND PROSPECT STREET. WE HAVE BEEN WORKING WITH THE LAND OWNER ON THIS AND IT HAS TAKEN A LITTLE BIT.

STEVE WILSON STATED I AM WITH BOHLER AND THE PROJECT MANAGER FOR THIS PROJECT. IT HAS BEEN ALMOST A YEAR SINCE WE HAVE BEEN HERE BEFORE THE BOARD BUT WE HAVE BEEN WORKING WITH THE LAND OWNER ON THIS PROJECT. THERE IS 35 ACRES OF AGRICULTURAL LAND AND 18 ACRES WILL BE FOR SOLAR PANELS. THERE WILL BE A GRAVEL ROAD TO THE PANELS AND WILD LIFE FENCE ALONG ROUTE 276. THERE IS VERY LIMITED GRADING THAT NEEDS TO BE DONE TO THE SITE. THERE WILL BE GREEN GIANTS PLANTED AROUND THE PROPERTY AND THERE WILL BE A CORN FIELD BETWEEN THE SOLAR PANELS AND THE ROAD. I HAVE PICTURES TO SHOW YOU WHAT IT WILL LOOK LIKE FROM ALL ANGLES OF THE PROPERTY.

CHAIRPERSON JARROD CONE ASKED IF ANYONE HAD ANY QUESTIONS?

CARRIE MCCOMB STATED SO ALONG THE ROAD THERE WILL BE TREES PLANTED INSTEAD OF FENCING?

STEVE WILSON STATED YES.

CHAIRPERSON JARROD CONE STATED WE NEED TO SEND THE APPLICATION TO THE COUNTY FOR THEIR REVIEW AND SCHEDULE A PUBLIC HEARING FOR THE NEXT MEETING. ALSO, THE ZONING BOARD WILL REVIEW THE APPLICATION UNDER SPECIAL USE APPROVAL AS WELL.

STEVE WILSON ASKED WHEN DOES THE COUNTY MEET AND THE ZONING BOARD.

SECRETARY JULIE CASTINE STATED THE COUNTY MEETS THE FIRST WEDNESDAY OF THE MONTH AND THE ZONING BOARD MEETS THE THIRD THURSDAY OF THE MONTH.

CHAIRPERSON JARROD CONE STATED IF THERE ARE NO MORE QUESTIONS THAN A MOTION IS NEEDED TO SEND THE APPLICATION TO THE COUNTY AND SCHEDULE A PUBLIC HEARING FOR THE AUGUST 6TH MEETING.

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A MOTION WAS MADE BY JULIE ORR TO SEND THE SITE PLAN REVIEW FROM CIPRIANI ENERGY TO THE COUNTY AND SCHEDULE A PUBLIC HEARING FOR AUGUST 6TH. MOTION SECONDED BY LINDA ARMSTRONG.

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 THERE IS NO ONE HERE THIS EVENING FOR THE SUBDIVISION APPLICATIONS SO A MOTION IS NEEDED TO TABLE THE APPLICATION #2-2026 FROM GERALD MUEHL.

A MOTION WAS MADE BY CARRIE MCCOMB TO TABLE APPLICATION #2-2026 FROM GERALD MUEHL. MOTION SECONDED BY KARIN THONE.

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.

CHAIRPERSON JARROD CONE STATED I WOULD LIKE TO WELCOME JEFF MORELOCK TO THE BOARD.

A MOTION WAS MADE BY KARIN THONE TO ADJOURN THE MEETING. MOTION SECONDED BY CARRIE MCCOMB

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 5:52 PM.