PLANNING BOARD

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

PLANNING BOARD MEETING

OCTOBER 1, 2026

MEMBERS PRESENT:	JARROD CONE	
	JULIE ORR	
	CARRIE MCCOMB	
	KARIN THONE	
	LINDA ARMSTRONG	
	CHRIS MATOTT – CODE OFFICER	
	THOMAS MURNANE - ATTORNEY	
PUBLIC PRESENT:	STACY GOOLEY	DEAN LASHWAY
	JEFF MORELOCK	CHRIS GALIPEAU
	MICHAEL QUINN	SAM KITESHEIM
	STEVE WILSON	

CHAIRPERSON JARROD CONE OPENED THE MEETING AT 5:30 P.M. AND STATED WE NEED TO APPROVE THE MINUTES FROM THE SEPTEMBER 3, 2026 MEETNG.

A MOTION WAS MADE BY CARRIE MCCOMB TO APPROVE THE MINUTES FROM THE SEPTEMBER 3, 2026 MEETING. MOTION SECONDED BY LINDA ARMSTRONG.

ROLL CALL:	LINDA ARMSTR6-ONG	AYE
	JARROD CONE	AYE
	JULIE ORR	AYE
	CARRIE MCCOMB	AYE
	KARIN THONE	AYE

MOTION CARRIED 5-0.

CHAIRPERSON JARROD CONE STATED WE WILL OPEN THE PUBLIC HEARING ON APPLICATION #7-2026 FROM LAWRENCE AND SANDRA DUFFINA AND SURVEY DEAN LASHWAY IS PRESENT TO EXPLAIN THE APPLICATION.

SURVEYOR DEAN LASHWAY STATED THE PARCEL HAS SEEN A FEW SUBDIVISIONS. THE 2 ACRE PARCEL ON THE WESTERN SIDE WILL BE CONVEYED TO AN INDIVIDUAL FOR A RESIDENTIAL LOT.

ATTORNEY THOMAS MURNANE STATED THE LOTS SHOULD BE NUMBERED.

SURVEYOR DEAN LASHWAY STATED WALLACE AND DONNA DUFFINA PASSED AWAY AND THE SON OWES THE PROPERTY NOW AND HE IS SUBDIVIDING THE LOTS.

THERE WAS DISCUSSION ON THE LOT NUMBERS AND STATED THEY SHOULD BE NUMBERED ON THE MAP.

CHAIRPERSON JARROD CONE STATED 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 JULIE ORR FOR THE PLANNING BOARD BE LEAD AGENCY AND AN UNLISTED ACTION. 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 READ PART 2 OF THE SEQR.

CHAIRPERSON JARROD CONE STATED A MOTION IS NEEDED FOR A NEGATIVE DECLARATION.

A MOTION WAS MADE BY JULIE ORR FOR A NEGATIVE DECLARATION ON THE SEQR FROM APPLICATION #7-2026 FROM LAWRENCE AND SANDRA DUFFINA. 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 IF THERE ARE NO MORE COMMENTS OR CONCERNS THAN A MOTION IS NEEDED TO APPROVE OR DISAPPROVE THE APPLICATION.

A MOTION WAS MADE BY KARIN THONE TO APPROVE APPLICATION #7-2026 FROM LAWRENCE AND SANDRA DUFFINA AS PRESENTED WITH THE AMENDMENT OF THE MAPS SHOING THE LOT NUMBERS. 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 THE NEXT ITEM ON THE AGENDA IS THE SITE PLAN REVIEW FROM R.L. VALLEE.

ATTORNEY THOMAS MURNANE STATED THEY DO NOT NEED SPECIAL USE APPROVAL BECAUSE THE USE ISN'T CHANGING SO ONLY SITE PLAN REVIEW IS NEEDED. ALSO, THERE IS NO SITE PLAN APPLICATION SO THE INFORMATION WAS SUBMITTED ON A ZONING APPLICATION AND THIS DOESN'T HAVE TO GO BEFORE THE ZONING BOARD.

CHRIS GALIPEAU STATED I AM HERE THIS EVENING REPRESENTING R.L. VALLEE AND BACK IN 2024 WE WERE IN FRONT OF THIS BOARD BUT THIS WAS NEVER COMPLETED. WE HAVE CHANGED THE CURVE CUT AND IT IS FURTHER TO THE SOUTH NOW AND THERE WILL BE 8 ADDITIONAL TRUCK PARKING SPACES.

CARRIE MCCOMB STATED I AM CONCERNED OF THE TRAFFIC COMING OUT ON WHETHER OR NOT THIS IS GOING TO BE BLOCKING THE DRIVEWAYS. HAS THERE BEEN A TRAFFIC STUDY DONE.

CHRIS GALIPEAU STATED WE HAVE NOT DONE A TRAFFIC STUDY AND MOST OF THE TRAFFIC WILL BE GOING OUT THE EXISTING EXIT. WE FEEL THIS IS GOING TO DIVIDE THE TRAFFIC BY HAVING TWO EXITS. MOST OF THE TIME THE PARKING SPACES ARE NOT FULL BUT BY ADDING 8 MORE PARKING SPACES WILL GIVE MORE SPACE. WE DON'T FEEL THERE WILL BE A PROBLEM WITH TRAFFIC.

CARRIE MCCOMB STATED HOW MANY TRUCKS WILL BE ABLE TO GO THROW BEFORE THE LIGHT CHANGES. THERE SHOULD BE A TRAFFIC STUDY DONE.

CHRIS GALIPEAU STATED THERE WILL BE 3 CURB CUTS. TRUCK DRIVERS' NO WHAT THEY HAVE TO DO AND IF THEY SEE THERE IS AN ISSUE THEY WILL GO OUT THE OTHER WAY. THIS SITE PLAN STILL NEEDS TO BE SENT TO THE COUNTY FOR THEIR REVIEW.

ATTORNEY THOMAS MURNANE ASKED IS THIS GOING TO BE ONLY AN EXIT.

CHRIS GALIPEAU STATED YES AND IF THIS BOARD WANTS A TRAFFIC STUDY DONE THAT IS SOMETHING WE CAN HAVE DONE.

CHAIRPERSON JARROD CONE STATED I THINK IT WOULD BE OUR RECOMMENDATION TO HAVE A TRAFFIC STUDY DONE.

STACY GOOLEY STATED I FEEL THIS IS A SAFETY CONCERN WITH PEOPLE COMING IN AND OUT OF MY BUSINESS AND THEN TRUCKS COMING FROM THERE. I FEEL MY DRIVEWAY WILL BE BLOCKED.

CHAIRPERSON JARROD CONE STATED THERE WIL LBE CONJESTION AND MAYBE THERE SHOULD BE MORE SIGNAGE,

ATTORNEY THOMAS MURNANE STATED THERE SHOULD BE An EXIT ONLY SIGN.

CHRIS GALIPEAU STATED WE WILL HIRE SOMEONE TO DO THE TRAFFIC STUDY AND THEY WILL MAKE RECOMMENDATIONS ON WHAT WE SHOULD AND SHOULDN'T DO.

CARRIE MCCOMB STATED COULD THEY DO A DELAY WITH THE TRAFFIC LIGHT.

CHRIS GALIPEAU STATED THE PEOPLE THAT DO THE TRAFFIC STUDY WILL DETERMINE WHAT NEEDS TO BE DONE AND GIVE US RECOMMENDATION. WE ARE AWARE OF THE CONCERNS AND IF STACY WOULD LIKE TO GIVE US A LIST OF THE CONCERNS TO LOOK OVER. WE WILL TEAM UP WITH AARON OVIS TO GET THE TRAFFIC STUDY COMPLETED.

CODE OFFICER CHRIS MATOTT STATED YOU OWN LAND FURTHER TO THE SOUTH COULD YOU MOVE THE DRIVE WAY TO THE SOUTH MORE.

CHRIS GALIPEAU STATED THERE ARE WETLANDS FURTHER TO THE SOUTH AND RIGHT NOW WE ARE OUT OF THE WETLANDS.

THERE WAS MUCH DISCUSSION AND IT WAS STATED THAT A TRAFFIC STUDY NEEDS TO BE DONE.

KARIN THONE ASKED WITH THE NEW PARKING SPOTS IS THERE ANY ISSUES WITH DRAINGAGE?

CHRIS GALIPEAU STATED THE STORM WATER POND MET THE RULES AND THERE ARE NO CONCERNS.

ATTORNEY THOMAS MURNANE STATED THE APPLICATION NEEDS TO BE SENT TO THE COUNTY FOR THEIR REVIEW. THE COUNTY MEETS ON NOVEMBER 4TH AND WE MEET ON NOVEMBER 5TH.

CARRIE MCCOMB STATED SHOULD WE WAIT TO GET THE TRAFFIC STUDY BEFORE SENDING IT TO THE COUNTY.

ATTORNEY THOMAS MURNANE STATED THE COUNTY WILL NOT REVIEW THE TRAFFIC STUDY SO WE CAN SEND IT TO THE COUNTY FOR THEIR REVIEW AND SCHEDULE A PUBLIC HEARING FOR NOVEMBER 5TH.

CHAIIRPERSO JARROD CONE STATED WILL YOU HAVE THE TRAFFIC STUDY BY THE NOVEMBER 5TH MEETING.

CHRIS GALIPEUA STATED AS SOON AS WE GET THE TRAFFIC STUDY WE WILL SEND IT TO YOU.

CHAIRPERSON JARROD CONE STATED IF THERE ARE NO MORE COMMENTS THAN A MOTION IS NEEDED TO SEND SITE PLAN REVIEW FROM R.L. VALLE TO THE COUNTY AND SCHEDULE A PUBLIC HEARING FOR NOVEMBER 5TH.

A MOTION WAS MADE BY CARRIE MCCOMB TO SEND THE SITE PLAN REVIEW FROM R.L. VALLEE TO THE COUNTY AND SCHEDULE A PUBLIC HEARING FOR NOVEMBER 5TH. 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 THE NEXT THING ON THE AGENDA IS THE APPROVAL OF THE SITE PLAN FROM CIPRIANI ENERGY GROUP.

STEVE WILSON STATED THE APPLICATION HAS BEEN IN FRONT OF THE ZONING BOARD AND THEY APPROVED THE APPLICATION ALONG WITH THE SEQR WAS COMPLETED. THE ONLY CHANGE THEY MADE WAS THE LAND SCAPING TO PUSH THE TREES BACK TO THE FENCE LINE BECAUSE THEY FELT THEY WOULD GET DAMAGED BECAUSE OF THE ROAD SALT THIS WINTER. THE PROJECT IS THE SAME AS FIRST PRESENTED TO YOU.

CHAIRPERSON JARROD CONE STATED IF THERE ARE NO COMMENTS THAN A MOTION IS NEEDED TO APPROVE THE SITE PLAN FROM CIPRIANI ENERGY GROUP.

A MOTION WAS MADE BY JULIE ORR TO APPROVE THE SITE PLAN FROM CIPRIANI ENERGY GROUP. 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 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.

A MOTION WAS MADE BY JULIE ORR TO ADJOURN THE 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.

MEETING ADJOURNED AT 6:10 PM.