

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 2/4/2026 AT 5:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

PLANNING BOARD MEMBERS

PRESENT: Adam Trombley (2) Ryan Smith (5) Thomas LaBombard (7)
Frank Hay (3) Barbara Napper (6) Mike Zurlo (AL)

ABSENT: Troy Anderson (4) Liou Xie (9) Peggysue Yeoman (8)
Erik Richard (1)

VACANCIES: *Area 10**

CLINTON COUNTY PLANNING STAFF PRESENT: Shannon Thayer Luke Cutter

**Casey Provost present as a currently unofficial non-voting member for Area 10*

ROLL CALL: Roll was called and a quorum was determined to be present. The meeting was called to order at 5:15pm

APPROVAL OF MINUTES FOR PREVIOUS MEETING: **Barbara Napper** mentioned a mistake that the “seconded by” was missing for item 97-25. **Mike Zurlo** moved that the minutes of the **December 3, 2025** meeting be approved with the correction to 97-25, the motion was seconded by **Frank Hay**, carried 6-0.

ELECTION OF OFFICERS: **Frank Hay** moved that all officers of the Planning Board will continue to serve in their current positions for 2026, seconded by **Mike Zurlo**, carried 6-0.

- Chairperson: **Thomas LaBombard**
- Vice Chairperson: **Ryan Smith**
- Secretary: **Barbara Napper**

GENERAL MUNICIPAL LAW, ARTICLE 12-B, SECTION 239-M REFERRALS

Referral 4-26, Beekmantown Legislative Board, Applicant Town of Beekmantown , Zoning/ Planning Law/ Amendment.

Frank Hay moved the decision on the application be Disapproval, motion seconded by Ryan Smith, **carried 6- 0**

Comments:

- *The Town should consider revisions specifically to address the elements presented in the law that may cause it to be viewed as overly restrictive or would make it unenforceable:*
 - *Requiring a business owner to know the number, type, current vaccination status, and licensing of dogs that would be potentially boarded at a facility to be able to apply for a permit would essentially prevent any potential business owner from applying for a permit.*
 - *If a private business is not doing business directly with the Town, a town is not able to require a private business to list the Town on their certificate of insurance.*
 - *It may not be reasonable to expect an applicant to send certified letters to all property owners within 1500’ of a proposed business, as it is unclear how you expect the individual to obtain mailing information for residents in that radius.*

- *Proposed enforcement is harsh and it would present a challenge for a code enforcement officer to be able to implement and fully enact this portion of the zoning law, particularly regarding the proposed fines and incarceration.*
- *The buffers proposed being based on potential barking seems excessive.*

- *The Board would also suggest that the Town includes information about the wastewater disposal (sewage/septic) requirements of proposed facilities in the section about sanitation. The Board also suggests information about kennel sizes, and more requirements for the potential boarding facility structure.*
- *The Board feels if these aspects of the law were to be revised that the Town would have a local zoning law that would not only address potential issues with kennels presenting a nuisance/hazard, but also have a law that was enforceable by the Local Code Enforcement Officer.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 5-26, Ellenburg Legislative Board, Applicant Environmental Design Partnership LLP , Site Plan Review at 154 Hams Rd.

Ryan Smith moved the decision on the application be Approval, motion seconded by Frank Hay, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 6-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Town of Plattsburgh Highway Dept , Use Variance at Fairgrounds Rd.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 6- 0**

Comments:

The Town is encouraged to ensure that the new construction of a salt storage shed includes a liner that will provide additional protection of local groundwater from possible salt leeching from storage facility.

Absent: 0

Abstain: 0 Abstainee(s):

Referral 7-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Town of Plattsburgh Highway Dept , Area Variance at Fairgrounds Rd.

Mike Zurlo moved the decision on the application be Approval, motion died due to lack of a second.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Frank Hay, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 8-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Town of Plattsburgh Highway Dept , Area Variance at Fairgrounds Rd.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 9-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Libby Queguiner OBO Taylor Rental, Area Variance at 5 Latour Ave.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Mike Zurlo, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 10-26, Plattsburgh (City) Zoning Board of Appeals, Applicant James Munger, Area Variance at 39 Draper Ave.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Ryan Smith, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 11-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Joel Chase, Area Variance at 15 West Court St.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 12-26, Chazy Planning Board, Applicant Yellow 9 LLC , Special Condition/Permit AND Site Plan at 7628 Route 22.

Ryan Smith moved the decision on the application be Approval, motion seconded by Adam Trombley, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 13-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Richard Schafer, Area Variance at 7172 Route 9.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 14-26, Peru Planning Board, Applicant Valcour Island Marina , Site Plan Review at 3984, 4020 Route 9.

Ryan Smith moved the decision on the application be Approval, motion seconded by Mike Zurlo, **carried 6- 0**

Absent: 0

Abstain: 0 Abstainee(s):

NEXT MEETING DATE: The next meeting date of the Clinton County Planning Board will be held **Wednesday March 4, 2026 at 5:15pm in the First Floor Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York

ADJOURNMENT: Frank Hay moved that the meeting be adjourned at **6:10pm**, motion seconded by Adam Trombley, **carried 6-0.**