

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 3/4/2026 AT 5:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

PLANNING BOARD MEMBERS

PRESENT: Erik Richard (1) Ryan Smith (5) Liou Xie (9)
Adam Trombley (2) Barbara Napper (6) Casey Provost (10)
Frank Hay (3) Thomas LaBombard (7) Mike Zurlo (AL)

ABSENT: Troy Anderson (4) Peggysue Yeoman (8)

CLINTON COUNTY PLANNING STAFF PRESENT: Shannon Thayer Luke Cutter

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: Adam Trombley moved that the minutes of the February 4th, 2026 meeting be approved, the motion was seconded by Frank Hay, carried 9-0.

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

Referral 15-26, Altona Zoning Board of Appeals, Applicant Bryan Herr, Area Variance at 382 Devils Den Rd.

Adam Trombley moved the decision on the application be Disapproval, motion seconded by Ryan Smith, **carried 9- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 16-26, Mooers Zoning Board of Appeals, Applicant Thomas Goslow, Special Condition/Permit at 10 Town Hall Rd.

Erik Richard moved the decision on the application be Local Issue, motion seconded by Liou Xie, **carried 9- 0**

Comments: *The application is unclear and incomplete. If the building is intended to be a venue there are additional considerations that require more information from the applicant. The Town should ask for more information regarding:*

- *Where the building is to be located on the parcel, there are floodplains and wetlands present, and a venue would require stormwater/ wastewater management on site.*
- *Depending on the type of venue there are permits and other Health Department regulations that would apply.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 17-26, Plattsburgh (Town) Planning Board, Applicant Nellie Bonville, Site Plan Review at 7161 Route 9.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Liou Xie, **carried 9- 0**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 18-26, Plattsburgh (Town) Planning Board, Applicant Regan Development , Site Plan Review at Rugar St.

Ryan Smith moved the decision on the application be Approval, motion seconded by Adam Trombley, **carried 9- 0**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 19-26, Plattsburgh (Town) Legislative Board, Applicant Town of Plattsburgh , Zoning/ Planning Law/ Amendment at Townwide.

Frank Hay moved the decision on the application be Approval, motion seconded by Erik Richard, **carried 7- 2**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 20-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant BHSN , Use Variance at 2155 Route 22B, Morrisonville.

Ryan Smith moved the decision on the application be Approval, motion seconded by Frank Hay, **carried 9- 0**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 21-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant 4 Seasons Plaza , Use Variance at 23 Smithfield Blvd.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 9- 0**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 22-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Michael Racine, Special Condition/Permit at 310 Margaret Street.

Liou Xie moved the decision on the application be Local Issue, motion seconded by Frank Hay, **carried 9- 0**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 23-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Robert Keever, Area Variance at 5245 North Catherine Street.

Adam Trombley moved the decision on the application be Local Issue, motion seconded by Liou Xie, **carried 9- 0**

Comments: *The City is encouraged to ensure that the maximum height of the proposed garage is consistent with structure on the adjacent properties.*

Absent: 0
Abstain: 0 Abstainee(s):

NEXT MEETING DATE: The next meeting date of the Clinton County Planning Board will be held **Wednesday April 1st, 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 **5:42pm**, motion seconded by Liou Xie, **carried 9-0**.