

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 4/1/2026 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)
Frank Hay (3) Barbara Napper (6) Casey Provost (10)
Troy Anderson (4) Thomas LaBombard (7) Mike Zurlo (AL)

ABSENT: Adam Trombley (2) 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: Frank Hay moved that the minutes of the March 4, 2026 meeting be approved, the motion was seconded by Mike Zurlo, carried 9-0.

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

Referral 24-26, Rouses Pt (Village) Zoning Board of Appeals, Applicant Safe Harbor Gaines LLC , Site Plan Review at 141 Lake St.

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

Absent: 0
Abstain: 0 Abstainee(s):

Referral 25-26, Peru Planning Board, Applicant Justin Hugus, Special Condition/Permit AND Site Plan at 741 Allen Hill Rd.

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

Absent: 0
Abstain: 0 Abstainee(s):

Referral 26-26, Peru Zoning Board of Appeals, Applicant Myles Tallada, Area Variance at 771 Bear Swamp Rd.

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 27-26, Plattsburgh (City) Planning Board, Applicant Robert Spencer, Other at 132 Court St.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 28-26, Plattsburgh (Town) Legislative Board, Applicant Town of Plattsburgh , Zoning/ Planning Law/ Amendment at .

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 29-26, Plattsburgh (Town) Planning Board, Applicant Lake City Properties LLC , Site Plan Review at 198 Idaho Ave.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 30-26, Schuyler Falls Planning Board, Applicant Aggreko Energy Transition Solution , Site Plan Review at Carbide Rd.

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

Comments:

- *Verify that the screening is sufficient to ensure that there is no negative visual impact on the adjacent road and housing*
- *Ensure that the developer has plans for decommissioning to ensure that there is a plan for removal as well as disposal at the end of the useful life of the solar panels*
 - *The town is encouraged to request the removal of consideration of scrap value in the decommissioning plan estimates as these prices change regularly and should not be considered a valid metric to reduce the overall amount of bond to be held by the Town for decommissioning.*
- *The Board would like to bring to the Town's attention the fact that developers in other areas have been adding battery storage to solar farms, and they are encouraged to verify that this is not included in the plan for the solar farm.*
- *The Board would also like to encourage the Town to consider negotiating larger host community agreements with developers to ensure that there is local benefits that will offset the negative impact on neighboring parcels and neighboring residential areas.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 31-26, Chazy Zoning Board of Appeals, Applicant Beverly Peryer, Area Variance at 17 Parker Rd.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 32-26, Plattsburgh (Town) Planning Board, Applicant Willow Tavern, Site Plan Review at 7411 Route 9.

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

Absent: 0

Abstain: 0 Abstainee(s):

NEXT MEETING DATE: The next meeting date of the Clinton County Planning Board will be held **Wednesday May 6, 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 **5:33pm**, motion seconded by Liou Xie, **carried 9-0**.