

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 5/6/2026 AT 5:15 PM  
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

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**PLANNING BOARD MEMBERS**

PRESENT: Erik Richard (1) Ryan Smith (5) Casey Provost (10)  
Frank Hay (3) Barbara Napper (6) Peggysue Yeoman  
Adam Trombley (2) Thomas LaBombard (7) (8)

ABSENT: Liou Xie (9) Mike Zurlo (AL)

VACANT: Area 4

**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:** Ryan Smith moved that the minutes of the April 1st, 2026 meeting be approved, the motion was seconded by Frank Hay, carried 8-0.

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

**Referral 33-26,** Peru Planning Board, Applicant William Hendrie, Site Plan Review at 16 Rockwell Rd.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 8- 0**

**Comments:** *It appears the applicant has met all the concerns that were provided by the board on the previous referral submitted for review in 2024.*

Absent: 0

Abstain: 0 Abstainee(s):

**Referral 34-26,** Peru Planning Board, Applicant Flip Flop on the Dock , Other at 4016 Route 9.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

**Referral 35-26,** Peru Planning Board, Applicant Justin and Kristie Hugus, Site Plan Review at 741 Allen Hill Rd.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

**Referral 36-26**, Rouses Pt (Village) Zoning Board of Appeals, Applicant PW Campbell , Special Condition/Permit at Champlain St.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

**Referral 37-26**, Beekmantown Legislative Board, Applicant Town of Beekmantown , Zoning/ Planning Law/ Amendment at Town Wide.

Ryan Smith moved the decision on the application be Tabled, motion seconded by Frank Hay, **carried 8- 0**

Michael Barney, Beekmantown Resident, provided the Board information on his history with the zoning laws in Beekmantown, and concerns with the updates to the law. Specifically, the definitions and setbacks which he believes make it impossible to site a kennel business within the Town. Mr. Barney also raised concerns about the annual permitting, and language regarding the penalties.

Andrew Bertrand, Beekmantown Resident, shared concerns with the Board regarding the definitions in the law, specifically regarding the number of dogs defined as a kennel and the vague language that he feels would make it so anyone with 4 dogs in the Town would then be subject to this law. He also raised concerns regarding the permitting requirements, and the impact this would have on potential business owners in the Town. Mr. Bertrand also stated that the noise ordinance stipulations in the law did not align with noise ordinance regulations within the town at large.

Darryl Menard, Beekmantown Town Council, addressed the referral before the board, which he feels did not reflect changes the Town Council had agreed upon in their last meeting. Mr. Menard stated that changes were requested to be made to definitions, enforcement, as well as the permitting requirements. Mr. Menard further stated that he believes there is a significant need for additional kennels in the county and wants to support the growth of local business.

Tom LaBombard, Planning Board Chair, stated that there were concerns about the application being able to be reviewed by the Planning Board given the statements from the Town Councilperson, believing that there may be updates that the Board was not provided with regarding the proposed local law.

**Comments:**

*A member of the Town council, Darryl Menard, attended the May 6, 2026, meeting and raised concerns about the local law that was submitted to the Board for review, stating that there were changes/information in the law submitted that were not agreed upon by the Town Board. Due to this information the Planning Board determined that the application submitted must be missing information and is therefore incomplete. When a referral received is determined to be incomplete this pauses the Board's 30-day response time, and the clock will resume when additional information is provided from the Town, therefore this referral is tabled and will be placed on an upcoming Planning Board meeting's agenda when additional information is received.*

*The Planning Board members would like to recommend that the Town consider the following items in the proposed local law:*

- *Requiring annual permitting renewal is excessive, and is placing an undue limitation on the operation of a business in the Town*
- *Ambiguous language will make it difficult for a Code Enforcement Officer to pursue penalties, and especially the definitions should be written in clear language (ex. Specify what is meant by “types of dogs”)*
- *Additionally, it would be prudent for the town to add language regarding the boarding of “dangerous dogs” to ensure that the Town has specific language to address this category of dog.*

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 38-26**, Beekmantown Zoning Board of Appeals, Applicant Nanticoke Hemp, Inc , Special Condition/Permit at 11 Spellman Rd.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Frank Hay, **carried 8- 0**

**Comments:** *The Town is encouraged to ask the applicant for more information regarding the disposal of any waste liquids if products are made on site.*

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 39-26**, Beekmantown Zoning Board of Appeals, Applicant Nexamp Solar, Inc , Special Condition/Permit at 15 Stratton Hill Rd.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 8- 0**

**Comments:**

- *The Town is encouraged to ensure that the developer is taking steps to ensure that the habitat of identified threatened/endangered species (name of species) is preserved.*
- *Verify that the screening is sufficient to ensure that there is no negative visual impact on the adjacent (road corridor/ neighborhood/etc).*
- *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 the length of the host community agreement, which is currently 25 years, while the lease is for a 40 year period. The Board strongly feels that the host community agreement should align with the lease associated with the proposed project.*

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 40-26**, Plattsburgh (City) Zoning Board of Appeals, Applicant Maria and Richard Hurteau, Area Variance at 10 South Acres Rd.

Peggysue Yeoman moved the decision on the application be Local Issue, motion seconded by Barbara Napper, **carried 8- 0**

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 41-26**, Plattsburgh (City) Zoning Board of Appeals, Applicant , Area Variance at 84 Pine St.

Peggysue Yeoman moved the decision on the application be Local Issue, motion seconded by Barbara Napper, **carried 8- 0**

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 42-26**, Plattsburgh (City) Zoning Board of Appeals, Applicant , Area Variance at 310 Margaret St.

Barbara Napper moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 8- 0**

**Comments:** *The Board is concerned that this creates an even greater parking deficiency, and there is a concern about where tenants are supposed to park in the event that every tenant has at least one personal vehicle.*

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 43-26**, Plattsburgh (City) Zoning Board of Appeals, Applicant Pine Harbour Inc, Area Variance at 15 New Hampshire St.

Peggysue Yeoman moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 8- 0**

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 44-26**, Plattsburgh (Town) Planning Board, Applicant Happy Kids Early Learning, Inc, Site Plan Review at 7081 Route 9N.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 8- 0**

Absent: 0

Abstain: 0      Abstainee(s):

**NEXT MEETING DATE:** The next meeting date of the Clinton County Planning Board will be held **Wednesday June 3, 2026 at 5:15pm in the First Floor Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York

**ADJOURNMENT:** Adam Trombley moved that the meeting be adjourned at **6:32pm**, motion seconded by Frank Hay, **carried 8-0**.