

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 6/3/2026 AT 5:15 PM  
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

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**PLANNING BOARD MEMBERS**

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

ABSENT: Liou Xie (9) Erik Richard (1)

VACANCIES: *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:** Frank Hay moved that the minutes of the **May 6, 2026** meeting be approved, the motion was seconded by **Adam Trombley**, carried 7-0.

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

**Referral 47-26**, Plattsburgh (City) Legislative Board, Applicant City of Plattsburgh Common Council, Zoning/ Planning Law/ Amendment.

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

Absent: 0

Abstain: 0 Abstainee(s):

**Referral 48-26**, Plattsburgh (City) Planning Board, Applicant Andrew Sampica, Other at 17 Wells 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 49-26**, Plattsburgh (City) Zoning Board of Appeals, Applicant John and Sandra Cimbrec, Area Variance at 146 Cornelia St.

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

**Comments:** *The City should specify that the applicant is only allowed to replace the hedges with fencing as privacy fencing in the front yard (Cornelia Street side) of this lot would present line of sight issues with cars leaving Champlain Street.*

Absent: 0

Abstain: 0 Abstainee(s):

**Referral 50-26**, Beekmantown Zoning Board of Appeals, Applicant Jason Rabideau, at 73 Spellman Rd.

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

**Comments:** *The previously issued Clinton County Highway Department permit was for a proposed office/warehouse development. The change in use would require an updated permit application. The details for the driveway in the right of way would apply for the new development and should be shown on the plans.*

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 51-26**, Champlain (Town) Zoning Board of Appeals, Applicant Ufirst FCU, Special Condition/Permit at 483 Route 11.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 7- 0**

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 52-26**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Daniels Signs, Area Variance at 1443 Military Turnpike.

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 53-26**, Plattsburgh (Town) Zoning Board of Appeals, Applicant North Country Cross Fit, Use Variance at 1436-1438 Military Turnpike.

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

**Comments:** *The applicant needs to reach out to the Clinton County Highway Department to clarify proposed driveways and to apply for permits for any work that will be conducted in the right of way. The Clinton County Highway Department will only allow one (1) driveway in this location given the proximity to Rugar Street and other driveways. Additionally, the northerly driveway is not allowed as its radius extends past the property line.*

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 54-26**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Clinton County, Area Variance at Route 3 / Industrial Blvd.

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

Absent: 0

Abstain: 0      Abstainee(s):

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

The Clinton County Planning Board did not receive any additional information for this application. Application was not moved from the table, and referral application is considered dead.

The County Planning Board would welcome information from the Town regarding this proposed local law, but please be aware it will be considered a new referral and placed upon the appropriate month's agenda based on when the referral is received.

**NEXT MEETING DATE:** The next meeting date of the Clinton County Planning Board will be held **Wednesday July 1, 2026 at 5:15pm in the Second Floor Personnel Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York

**ADJOURNMENT:** Frank Hay moved that the meeting be adjourned at **5:39pm**, motion seconded by Peggysue Yeoman, **carried 8-0**.