

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 7/1/2026 AT 5:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

PLANNING BOARD MEMBERS

PRESENT: Erik Richard (1) Ryan Smith (5) Peggysue Yeoman (8)
Adam Trombley (2) Barbara Napper (6) Mike Zurlo (AL)
Frank Hay (3)

ABSENT: Liou Xie (9) Thomas LaBombard (7) Casey Provost (10)

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 **June 3rd, 2026** meeting be approved with comments to amend a few typos, the motion was seconded by Peggysue Yeomen, carried 7-0.

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

Referral 55-26, Beekmantown Legislative Board, Applicant Town of Beekmantown , Zoning/ Planning Law/ Amendment at town wide.

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

Absent: 0
Abstain: 0 Abstainee(s):

Referral 56-26, Plattsburgh (Town) Planning Board, Applicant South Junction Enterprises , Site Plan Review at 382 South Junction Rd.

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

Absent: 0
Abstain: 0 Abstainee(s):

Referral 57-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Chester Jenkins, Area Variance at 1224 Route 3.

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

Absent: 0
Abstain: 0 Abstainee(s):

Referral 58-26, Plattsburgh (Town) Planning Board, Applicant North Country Cross Fit , Site Plan Review at 1436-1438 Military Turnpike.

Peggysue Yeoman moved the decision on the application be Local Issue, motion seconded by Mike Zurlo, **carried 7- 0**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 59-26, Plattsburgh (Town) Planning Board, Applicant Valiant Real Estate USA (Micro Bird) , Site Plan Review at 206 Banker Rd.

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

Absent: 0
Abstain: 0 Abstainee(s):

Referral 60-26, Plattsburgh (City) Planning Board, Applicant Lake Champlain Roofing , Other at 16 Macomb St.

Peggysue Yeoman moved the decision on the application be Local Issue, motion seconded by Mike Zurlo, **carried 7- 0**

Absent: 0
Abstain: 0 Abstainee(s):

Referral 61-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Carl King, Area Variance at 20 Haley Dr.

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

Absent: 0
Abstain: 0 Abstainee(s):

Referral 62-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Jessica Klimkiewicz, Special Condition/Permit at 4881 South Catherine St.

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

Comments: *Applicant has indicated some “on street” parking will be necessary for this intended use, parking along South Catherine Street should not be allowed due to the high volume of traffic and lack of appropriate shoulder.*

Absent: 0
Abstain: 0 Abstainee(s):

Referral 63-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Wayward Enterprises LLC , Area Variance at 5500 Peru St.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 64-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Wayward Enterprises LLC , Special Condition/Permit at 5500 Peru St.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 65-26, Chazy Planning Board, Applicant Sunnyside Solar LLC , Site Plan Review at Trombley Ln.

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

Comments:

- *In addition to our standard comments, the Board would like to state that it has no position on the included MOU between the Town of Chazy and Newedge Renewable Power.*
- 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 Town is encouraged to ensure that there is a plan in place to preserve and restore agricultural soil, and this is calculated in the decommissioning plan.
- The proposed solar farm is located on Agricultural land within the County’s Agricultural District 07C, the Town is encouraged to make sure the owner is aware that up to five years of back taxes may be due for any agricultural exemptions being received with a portion of the land being converted to a solar farm.

Absent: 0

Abstain: 0 Abstainee(s):

Referral 66-26, Black Brook Legislative Board, Applicant Town of Black Brook , Zoning/ Planning Law/ Amendment at Black Brook Town Wide.

Mike Zurlo moved the decision on the application be Approval, motion seconded by Adam Trombley, **carried 7- 0**

Comments:

- *The Board would like to bring to the Town's attention that the information regarding the County's Public Transit system (p.52-53) is incorrect and does not refer to services offered by Clinton County, NY. The service in Clinton County is "deviated route" service, meaning that it can offer pickups within ¾ mile of the mapped route if an individual calls dispatch at least 24 hours in advance.*
 - CCPT buses have bikes racks on them as a standard feature; this has been in place for over 10 years.
 - "The Blue Bus" is not a term that has been ever used in this county and appears to be referring to a different Clinton County Transit in another state. None of the information in that paragraph is accurate regarding the services offered by CCPT.
 - CCPT offers an on-demand service called Rural Zone, and information can be found on the public transit website: <http://transit.clintoncountyny.gov>

Absent: 0

Abstain: 0 Abstainee(s):

Referral 67-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Wanda Bruno, Area Variance at 22 Trudeau Rd.

Peggysue Yeoman moved the decision on the application be Local Issue, motion seconded by Erik Richard, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 68-26, Plattsburgh (City) Planning Board, Applicant AES Northeast , Site Plan Review and Historic District at 100 Court St.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 69-26, Beekmantown Zoning Board of Appeals, Applicant Clarkson Thorne, Use Variance and Special Condition/Permit at 6825 Route 22.

Adam Trombley moved the decision on the application be Disapproval, motion seconded by Erik Richard, **carried 7- 0**

Comments:

- The Board does not feel like the lot size is adequate to house an operation of the proposed size (applicant indicated 21 parking spaces) without having adverse impact on neighboring residential properties.
- The Town is encouraged to require the applicant to demonstrate that all necessary permits from New York State Department of Environmental Conservation and the Clinton County Health Department have been obtained.
- Ensure that the applicant is fully addressing the plan for the ingress/egress of trucks/vehicles on the property, that the obstruction of traffic is minimized, and site lines are adequate for trucks and vehicles on Route 22. Review the size of the driveway to ensure it is of adequate size to accommodate proposed vehicles sizes/vehicle trailers.
 - The applicant will have to review this change in use with the Clinton County Highway Department and obtain any permits deemed necessary by the Highway Superintendent as the site is changing use from residential to commercial.
- The Town is highly encouraged to require the applicant to provide more detailed information regarding plans to address vermin that will be attracted to on-site storage of dump trailers and dumpsters/waste bins. Vermin will be attracted even when trailers/vehicles are empty, and a wooded area is not sufficient to protect neighboring residences. Additionally, there are residences currently located on the proposed parcel and the applicant will need to demonstrate the plan to address adverse impacts from vermin/ odors on site.
- The Town is encouraged to request more information regarding what is intended to be stored on site, and to request additional screening/fencing to reduce the impact on neighboring properties and the adjacent state road.

Absent: 0

Abstain: 0 Abstainee(s):

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

ADJOURNMENT: **Mike Zurlo** moved that the meeting be adjourned at **6:22pm**, motion seconded by **Erik Richard**, **carried 7-0**.