

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 9/2/2026 AT 5:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

PLANNING BOARD MEMBERS

PRESENT: Adam Trombley (2) Ryan Smith (5) Peggysue Yeoman (8)
Frank Hay (3) Barbara Napper (6) Liou Xie (9)
James Snook (4) Thomas LaBombard (7) Mike Zurlo (AL)

ABSENT: Casey Provost (10) Erik Richard (1)

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 **July 1, 2026** meeting be approved, the motion was seconded by **Ryan Smith**, carried 9-0.

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

Referral 85-26, Champlain (Town) Zoning Board of Appeals, Applicant White Knight Kennels LLC Jody Perrea, Special Condition/Permit at 1504 Route 11.

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 86-26, Champlain (Village) Zoning Board of Appeals, Applicant Becky Harvey, Use Variance at 55 Church St.

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 87-26, Rouses Pt (Village) Zoning Board of Appeals, Applicant J.M. Trahan Apartments , Area Variance at 112 Maple St.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 88-26, Rouses Pt (Village) Zoning Board of Appeals, Applicant J.M. Trahan Apartments , Area Variance at 13 Elm 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 89-26, Rouses Pt (Village) Legislative Board, Applicant Village of Rouses Point , Zoning/ Planning Law/ Amendment at Village wide.

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

Comments: *The following edits are suggested to the submitted draft:*

- *“There are 2 NYS Agricultural districts that fall within the Village Boundary.” (p. 20)*
 - *This is incorrect, only one agricultural district exists within Clinton County. There are two parcels within the village boundaries that are within the county’s state approved agricultural district.*
- *“Figure X displays parcels that are designated as vacant by the Clinton County Planning Department.: (p.21)*
 - *Parcels are designated as vacant by the County’s Real Property Department*
- *Transit: (p.23)*
 - *Makes no mention of the County’s public transportation system, CCPT. The village is currently served by the Champlain/Rouses Point route that has 6 scheduled runs per day. The Champlain/Rouses Point route has the highest ridership of the County’s rural routes, with 17,333 passenger trips in 2025 (17% increase over 2024). Although, not all riders of this route are from Rouses Point it is an important connection to both the Town/Village of Champlain and the Town/City of Plattsburgh.*

Absent: 0

Abstain: 1 Abstainee(s): Mike Zurlo

Referral 90-26, Mooers Zoning Board of Appeals, Applicant Larry Rabideau, Special Condition/Permit at Across from 4170 Route 11.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 91-26, Mooers Zoning Board of Appeals, Applicant Robert and Lachana Thompson, Area Variance at 12 Depot St.

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 92-26, Plattsburgh (City) Zoning Board of Appeals, Applicant Richard and Maria Hurteau, Area Variance at 10 South Acres Rd.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 93-26, Ellenburg Zoning Board of Appeals, Applicant Rene Poirier, Special Condition/Permit at 5667 Route 11.

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

Absent: 0

Abstain: 1 Abstainee(s): Adam Trombley

Referral 94-26, Ellenburg Zoning Board of Appeals, Applicant Adirondack Energy Products , Special Condition/Permit at 5755-5811 Route 11.

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 95-26, Chazy Zoning Board of Appeals, Applicant Town of Chazy , Zoning/ Planning Law/ Amendment at Town Wide.

Peggysue Yeoman moved the decision on the application be Approval, motion seconded by Liou Xie, **carried 9- 0**

Comments: *The Town and the town's code enforcement official should be aware that for active farms within the County's Agricultural District certain practices are protected by the Right to Farm law, this may include the operation of roadside stands outside of the town's proposed seasonal operational period of May 1 through October 31.*

The County Planning Department has information about parcels located within the Agricultural District on the County's GIS map, and also maintains an up to date list of parcels on their website

Absent: 0

Abstain: 0 Abstainee(s):

Referral 96-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant William Borkenhagen, Area Variance at 14 Bushey St.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 97-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Nicholas Wells, Area Variance at 5 Brookview Dr.

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

Absent: 0

Abstain: 0 Abstainee(s):

Referral 98-26, Plattsburgh (Town) Zoning Board of Appeals, Applicant Clinton County , Area Variance at Industrial Blvd.

Mike Zurlo moved the decision on the application be Approval, motion seconded by Frank Hay, **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 October 7, 2026 at 5:15pm in the First Floor Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York

ADJOURNMENT: James Snook moved that the meeting be adjourned at **6:39pm**, motion seconded by Liou Xie, **carried 9-0.**