MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 11/4/2026 AT:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

**PLANNING BOARD MEMBERS**

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| PRESENT: | Erik Richard (1) | Ryan Smith (5) | Liou Xie (9) |
| | Adam Trombley (2) | Barbara Napper (6) | Casey Provost (10) |
| | Frank Hay (3) | Thomas LaBombard (7) | Mike Zurlo (AL) |
| | James Snook (4) | Peggysue Yeoman (8) | |
| ABSENT: | N/A | | |
| 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 5:13pm

**APPROVAL OF MINUTES FOR PREVIOUS MEETING: Frank Hay** moved that the minutes of the **September 9th , 2026** meeting be approved, the motion was seconded by **Ryan Smith**, carried 11-0.

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

**Referral 112-26,** Schuyler Falls Zoning Board of Appeals, Applicant Reg Facteau, Area Variance at 767 Military Turnpike.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Frank Hay, **carried 11- 0**

**Comments:**

- Applicant provided no justification for the request although it is required on the town's form (question 5B)
    - Need to know why the applicant is pursuing an area variance rather than subdividing the parcel.
- Section 630 of the Town's zoning does not allow auxiliary dwellings, and approval would establish a precedent.
- It would be preferable if there was a well located on the applicant's lot.
- Typically, it is not practical to have two septics on a single parcel.

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 113-26,** Champlain (Town) Zoning Board of Appeals, Applicant Beckie Harvey, Special Condition/Permit at 7 Eden Ln.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Ryan Smith, **carried 11- 0**

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 114-26,** Champlain (Town) Planning Board, Applicant RL Vallee , Site Plan Review at 985 Route 11.

Peggysue Yeoman moved the decision on the application be Local Issue, motion seconded by Mike Zurlo, **carried 11- 0**

**Comments:** The new roadway connects to Ridge Road which is a County Road. The connection will require a County Highway Work permit. The plans should provide appropriate construction details, vehicle turning movements and sight distances.

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 115-26,** Peru Zoning Board of Appeals, Applicant Samuel Groshans, Area Variance at 455 Calkins Rd.

Mike Zurlo moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 11- 0**

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 116-26,** Champlain (Village) Zoning Board of Appeals, Applicant Susan Bilow, Use Variance at 127 Elm St.

James Snook moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 11- 0**

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 117-26,** Mooers Zoning Board of Appeals, Applicant Stephen Young, Area Variance at Corner of Route 11 and Route 22.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by James Snook, **carried 11- 0**

**Comments:** The Town is encouraged to ensure that the applicant has reached out to the New York State Department of Transportation. Although the driveway is pre-existing, there may be required permits, and the highway department may want information on construction details, vehicle movements, and sight distances from the property.

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 118-26,** Plattsburgh (City) Zoning Board of Appeals, Applicant Cody Hampton, Area Variance at 10 Lozier Pl.

James Snook moved the decision on the application be Local Issue, motion seconded by Ryan Smith, **carried 11- 0**

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 119-26,** Plattsburgh (City) Planning Board, Applicant Brushtec , Site Plan Review at 4 Matt Ave.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by James Snook, **carried 11- 0**

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 120-26,** Plattsburgh (Town) Zoning Board of Appeals, Applicant Josh McMillan, Area Variance at 6 Westland Ave.

James Snook moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 11- 0**

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 121-26,** Plattsburgh (Town) Planning Board, Applicant Schluter Systems , Site Plan Review at 133 Connecticut Rd.

Ryan Smith moved the decision on the application be Approval, motion seconded by James Snook, **carried 11- 0**

Absent: 0
Abstain: 0 Abstainee(s):

**Referral 122-26,** Plattsburgh (Town) Planning Board, Applicant Zuvan Renewables LLC , Site Plan Review at Reeves Ln.

Frank Hay moved the decision on the application be Local Issue, motion seconded by James Snook, **carried 11- 0**

**Comments:** The board would like to see more details for proposed solar projects.

Absent: 0
Abstain: 0 Abstainee(s):

**NEXT MEETING DATE:** The next meeting date of the Clinton County Planning Board will be held **Wednesday December 2nd , 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 **5:50pm,** motion seconded by **Frank Hay, carried 11-0.**