

**MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING**  
**HELD APRIL 02, 2025 AT 5:15PM**  
**FIRST FLOOR MEETING ROOM, CLINTON COUNTY GOVERNMENT CENTER,**  
**137 MARGARET STREET, PLATTSBURGH, NEW YORK**

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**MEMBERS PRESENT:** Adam Trombley Ryan Smith Liou Xie  
Frank Hay Barbara Napper David Kerr  
Thomas LaBombard Peggysue Yeoman Troy Anderson

**NOT PRESENT:** Erik Richard

**VACANCIES:** At Large Member

**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:** Peggysue Yeoman moved that the minutes of the **March 5<sup>th</sup>, 2025** meeting be approved, the motion was seconded by **Dave Kerr**, **carried 8-0.**

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

**Referral 17-25,** Plattsburgh (Town) Planning Board, Applicant Giroux's Poultry Farm Inc. , Site Plan Review at 7355 Route 9.

Ryan Smith moved that the decision on the application be Approval, motion seconded by Frank Hay, **carried 8- 1**

**Comments:**

- *The Town is encouraged to ensure that the developer is taking steps to ensure that the habitats of identified threatened species (pied-billed grebe, long-eared bat) are preserved to the greatest extent feasible.*
  - *Verify that the screening is sufficient to ensure that there is no negative visual impact on the adjacent I-87 corridor, as well as adjacent residential properties*
  - *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 Town is further encouraged to request a routine review of the decommissioning estimates (i.e. every 3- 5 years) to ensure that the amount of the bond remains sufficient to ensure the complete removal of the farm at end-of-life.*
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- *The Board would like to bring to the Town's attention that developers in other areas have been adding in 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 negotiating larger host community agreements with developers to ensure that there is local benefits that will offset the negative impact on neighboring parcels and neighboring residential areas.*

Absent: 0          Abstain: 0          Abstainee:

**Referral 18-25**, Peru Planning Board, Applicant Yarborough Square Sally Gibson, Site Plan Review at 672 Bear Swamp Rd.

Liou Xie moved that the decision on the application be Local Issue, motion seconded by Ryan Smith, **carried 9- 0**

Absent: 0          Abstain: 0          Abstainee:

**NEXT MEETING DATE:** The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, May 7<sup>th</sup> , 2025**, First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

**ADJOURNMENT:** Peggysue Yeoman moved that the meeting be adjourned at **5:43pm**, motion seconded by **Liou Xie, carried 9-0**

Minutes submitted by Shannon M. Thayer, Planning Director

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