

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD AUGUST 6, 2025 AT 5:15 PM  
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

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**PLANNING BOARD MEMBERS**

PRESENT: Frank Hay (3) Barbara Napper (6) Liou Xie (9)  
Troy Anderson (4) Thomas LaBombard (7)  
Ryan Smith (5) Peggysue Yeoman (8)

ABSENT: Erik Richard (1) Adam Trombley (2) David Kerr (10)

VACANCIES: *At Large Member*

**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 2, 2025** meeting be approved, the motion was seconded by **Liou Xie**, carried 6-0.

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

**Referral 48-25**, Peru Planning Board, Applicant Michele Belanger, Site Plan Review at 2 Gorman Way.

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

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 49-25**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Target , Area Variance at 60 Smithfield Blvd.

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

**Comments:** *The Town should consider requesting the applicant reduce the size of proposed additional signs to minimize the area variance being granted by the town.*

Absent: 0  
Abstain: 0 Abstainee(s):

**Referral 50-25**, Plattsburgh (Town) Zoning Board of Appeals, Applicant SKJ Properties LLC , Area Variance at 1 Archie Bordeaux Rd.

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

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 51-25**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Jrecks Tracy Fountain, Area Variance at 7150 Route 9.

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

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 52-25**, Plattsburgh (Town) Planning Board, Applicant Delaware Rive Solar , Site Plan Review at Benny Blake Rd.

Ryan Smith moved the decision on the application be Approval, motion seconded by Frank Hay, **carried 7- 0**

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 53-25**, Plattsburgh (Town) Planning Board, Applicant Valiant Real Estate USA , Site Plan Review at 260 Banker Rd.

Ryan Smith moved the decision on the application be Approval, motion seconded by Peggysue Yeoman, **carried 7- 0**

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 54-25**, Plattsburgh (Town) Planning Board, Applicant Chad and Tammy Poirier, Site Plan Review at 7299 Route 9.

Ryan Smith moved the decision on the application be Approval, motion seconded by Frank Hay, **carried 7- 0**

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 55-25**, Plattsburgh (Town) Planning Board, Applicant Eric and Michelle Labounty, Site Plan Review at 690 Route 3.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Liou Xie, **carried 7- 0**

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 56-25**, Plattsburgh (Town) Planning Board, Applicant The Tick Tock Group , Site Plan Review at 41 Latour Ave.

Peggysue Yeoman moved the decision on the application be Approval, motion seconded by Liou Xie, **carried 6- 1**

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 57-25**, Plattsburgh (City) Zoning Board of Appeals, Applicant Ram Upadhyaya, Use Variance at 19 Stetson Ave.

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

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 58-25**, Schuyler Falls Planning Board, Applicant Leslie and Thomas Birney, Special Condition/Permit at 1064 Mason St.

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

Absent: 0

Abstain: 0      Abstainee(s):

**NEXT MEETING DATE:** The next meeting date of the Clinton County Planning Board will be held **Wednesday September 3, 2025 at 5:15pm in the First Floor Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York

**ADJOURNMENT:** David Kerr moved that the meeting be adjourned at **5:50pm**, motion seconded by Barbara Napper, **carried 7-0**.