

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING
HELD DECEMBER 04, 2024 AT 5:15PM
FIRST FLOOR MEETING ROOM, CLINTON COUNTY GOVERNMENT CENTER,
137 MARGARET STREET, PLATTSBURGH, NEW YORK

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

NOT PRESENT:

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 November 6, 2024 meeting be approved, the motion was seconded by Dave Kerr, carried 11-0.

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

Referral 96-24, Schuyler Falls Legislative Board, Applicant Town of Schuyler Falls ,
Zoning/ Planning Law/ Amendment at .

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 97-24, Peru Planning Board, Applicant Michael Wells, Site Plan Review at 57
Conners Rd.

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

Comments:

- The application is very limited in the amount of information that it provides regarding the proposed business operations. If this will not be a NYS registered repair shop there are more concerns regarding the proper disposal of waste oils and fluids and the storage of such waste on the property. The Town should require the applicant to provide information regarding the proper storage and disposal of wastes.*
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- *This is of particular concern as the parcel's water sources and septic are not clearly defined in the application, and there is no public water/sewer available on this property.*
- *The Town should require that the applicant address whether cars that are in for repairs are stored on site, especially cars that may be junked and used as parts. If such vehicles are to be permitted on site, they should be located in a screened area away from the road and neighboring properties.*
- *The Town should further require that the applicant address the storage of towed/recovered vehicles on site and establish where these vehicles will be located and the number of vehicles that will be on the property at any given time.*
- *If there are vehicles to be placed for sale on the property there should be a designated space and a limited number of vehicles allowed on the property. They should also be located out of the Right of Way of Conners Road.*
- *The Town should condition the approval that any expansion beyond this site plan review would require another site plan review by the Town and an entirely new application.*

Absent: 0 Abstain: 0 Abstainee:

Referral 98-24, Peru Zoning Board of Appeals, Applicant T-Mobile , Special Condition/Permit at 1159 Peasleeville Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 99-24, Peru Zoning Board of Appeals, Applicant Adirondack Coast Self Storage , Special Condition/Permit at 13 Town Park Rd.

Ryan Smith moved that the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried** 11- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 100-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant Wanda Bruno, Area Variance at 22 Trudeau Rd.

Tim Simonette moved that the decision on the application be Local Issue, motion seconded by Ryan Smith, **carried** 11- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 101-24, Ellenburg Legislative Board, Applicant New Leaf Energy , Area Variance, Special/Conditional Permit, and Site Plan Review at 109 Brandy Brook Rd.

Adam Trombley moved that the decision on the application be Disapproval, motion seconded by Ryan Smith, **carried** 9- 2

Comments:

- *The Board has concerns of a project like this setting a precedent of locating turbines in a close proximity to rural hamlets in the county.*
- *The Board feels that there are not enough nearby landowners participating and in agreement with this project. Although the project has addressed the setback issues with the property to the North, the other adjacent landowners should be in agreement with the project before this proceeds.*
- *The placement of a wind turbine in such a close proximity to a hamlet area has too many unknowns, and the Town should encourage further studies regarding the potential impact on the neighboring landowners and the Hamlet of having a large turbine located close to the hamlet.*
- *The Town is encouraged to request that New Leaf Energy remove the consideration of the scrap value of the turbine from the decommissioning estimate to ensure that the bond held by the Town is sufficient to fully remove the turbine and associated structures/ infrastructure especially in the event of an abandonment of the turbine.*

Absent: 0 Abstain: 0 Abstainee:

Referral 102-24, Schuyler Falls Planning Board, Applicant Kruger Energy , Site Plan Review at 191 Sand Rd.

Ryan Smith moved that the decision on the application be Approve this referral with the modification/condition that the proposed Local Solar Law for Schuyler Falls is adopted as it was presented to the County Planning Board in referral 96-24 and approved by the Board on December 4, 2024., motion seconded by Tim Simonette, **carried** 11- 0

Comments: *The Board encourages the Town to ask that the applicant remove the consideration of scrap value from the estimate for decommissioning the solar farm to ensure that the bond held by the Town is sufficient to ensure full removal of the solar farm and associated structures/infrastructure especially in the event of abandonment of the solar farm.*

Absent: 0 Abstain: 0 Abstainee:

Referral 91-24, Plattsburgh (Town) Legislative Board, Applicant ARKW LLC , Other at 1243 Route 3.

Ryan Smith moved that the application be moved from the table for further discussion, motion seconded by Liou Xie, **carried** 11-0

Ryan Smith moved that the decision on the application be Disapproval, motion seconded by Adam Trombley, **carried** 8- 3

Comments:

- *The Board feels that there is not enough information provided by the applicant regarding their plans for the PDD to be able to approve this designation.*
 - *The potential impacts on the section of Route 3 are too ambiguous and the board feels the potential for traffic hazard is too high with certain uses allowed in the PDD.*
- *The Board would like to see a specific list of uses that they are opting in/out of to be able to determine the potential impacts that this PDD will have on the residential area it is located within.*
- *The Board encourages the Town to specifically exclude any loud/disruptive uses that are allowed in the PDD due to the residential character of the area, and the potential for traffic hazards created by large numbers of people moving into/out of the property.*

Absent: 0 Abstain: 0 Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, January 8, 2024**, First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

ADJOURNMENT: **Frank Hay** moved that the meeting be adjourned at **6:11pm**, motion seconded by **Dave Kerr**, **carried 11-0**

Minutes submitted by Shannon M. Thayer, Planning Director
