

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 12/03/2025 AT 5:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

PLANNING BOARD MEMBERS

PRESENT: Erik Richard (1) Ryan Smith (5) Liou Xie (9)
Adam Trombley (2) Barbara Napper (6) David Kerr (10)
Frank Hay (3) Thomas LaBombard (7) Peggysue Yeoman
Mike Zurlo (AL) (8)

ABSENT: Troy Anderson (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 5:15pm

APPROVAL OF MINUTES FOR PREVIOUS MEETING: David Kerr moved that the minutes of the November 5, 2025 meeting be approved, the motion was seconded by Frank Hay, carried 10-0.

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

Referral 93-25, Plattsburgh (Town) Zoning Board of Appeals, Applicant Cory Provost, Area Variance at 171 Florence Jean Lane.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 10- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 94-25, Plattsburgh (Town) Zoning Board of Appeals, Applicant RA Holding Group (DBA Mike's Pizza & Deli) , Area Variance at 485 Route 3.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 10- 0**

Comments:

The Town is encouraged to re-examine their zoning ordinance regarding signs for businesses due to the large number of area variances that are forwarded to the County Planning Board for businesses to achieve signs of similar size to the businesses surrounding them.

Absent: 0

Abstain: 0 Abstainee(s):

Referral 95-25, Chazy Planning Board, Applicant Kolby Blaise, Special Condition/Permit at 8900 Route 22.

Ryan Smith moved the decision on the application be Disapproval, motion seconded by Barbara Napper, **carried 10- 0**

Comments:

- *The Town should require that the applicant provide information about the intent to register the auto repair shop with New York State. If the applicant does not intend to register the Town should require more information about the proposed disposal of waste oils and fluids as well as the storage of such waste on the property.*
- *The applicant should provide information about where cars that are in for repair are stored on site, and if there are any cars that will be junked/ used as parts kept on site. If junk vehicles are to be permitted on site, they should be located in a screened area away from Route 22 and neighboring properties, ideally located behind existing structure.*
- *Vehicles that are to be placed for sale on property should be in designated spaces, and the Town should consider a limit to the number of vehicles allowed on the property. No vehicles for sale should be displayed within the right-of-way of Route 22, and vehicles should not block visibility entering/exiting the lot.*
- *No parking along Route 22 should be permitted, and parking areas should be clearly marked.*
- *All proposed signs for this business should be located outside of the right-of-way of Route 22 and conform with the Town's zoning regulations.*
- *The Town should consider conditioning the approval that any expansion beyond the current proposed business model should require a new application.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 96-25, Champlain (Town) Legislative Board, Applicant Town and Village of Champlain , Zoning/ Planning Law/ Amendment at .

Frank Hay moved the decision on the application be Approval, motion seconded by David Kerr, **carried 10- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 97-25, Chazy Planning Board, Applicant Yellow 9 LLC , Special Condition/Permit AND Site Plan at 7628 Route 22.

Adam Trombley moved the decision on the application be Disapproval, motion seconded by ,
carried 9- 1

Comments:

- *The County Board would prefer to see final stamped engineering plans for projects of this magnitude.*
- *The proposed solar farm is located within the County's Agricultural District 07C, the Town is encouraged to make sure owner is aware that up to five years of back taxes may be due for any agricultural exemptions being received with a portion of the land being converted to a solar farm.*
- *Require more information from the applicant regarding the decommissioning plan, to ensure that there is a plan for removal and disposal at the end of life or in the case of abandonment, it is highly encouraged that a bond be held by the town to cover the cost of removal.*
 - *Additionally, the Town is encouraged to request the removal of the consideration of scrap value in any decommissioning estimate, as these prices change regularly and should not be considered a valid metric to reduce the overall amount of the bond to be held by the Town.*
- *The Town is encouraged to ensure that there is a plan in place to preserve and restore agricultural soil, and this is calculated in the decommissioning plan.*
- *Ensure that there is adequate visual screening for both Route 22, and the adjacent active rail line.*
- *The Board would like to bring to the Town's attention the fact that developers in other areas have been adding battery storage to solar farms, and they are encouraged to verify that this is not included in the plans for this solar farm.*
- *The Board would also like to encourage the Town to consider negotiating a host community agreement with developers of larger solar projects to ensure that there is local benefits that will offset the negative impact on neighboring parcels and residential areas.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 98-25, Rouses Pt (Village) Zoning Board of Appeals, Applicant William & Anne Carey, Area Variance at 250 Lake Street.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Erik Richard,
carried 10- 0

Absent: 0

Abstain: 0 Abstainee(s):

Referral 99-25, Rouses Pt (Village) Zoning Board of Appeals, Applicant Mark Boire, Area Variance at 73 Champlain Street.

Liou Xie moved the decision on the application be Local Issue, motion seconded by Erik Richard,
carried 10- 0

Absent: 0

Abstain: 0 Abstainee(s):

NEXT MEETING DATE: The next meeting date of the Clinton County Planning Board will be held **Wednesday January 7, 2026 at 5:15pm in the First Floor Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York

ADJOURNMENT: Mike Zurlo moved that the meeting be adjourned at **5:46pm**, motion seconded by Liou Xie, **carried 10-0.**