

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 7/2/2025 AT 5:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

PLANNING BOARD MEMBERS

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

ABSENT: Troy Anderson (4) Liou Xie (9)

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: Peggysue Yeoman moved that the minutes of the June 4, 2025 meeting be approved, the motion was seconded by Barbara Napper, carried 8-0.

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

Referral 39-25, Schuyler Falls Planning Board, Applicant Kevin Cogan, Special Condition/Permit at Irish Settlement Rd.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 8- 0**

Comments: *The applicant will require a permit from the County Highway Department for the placement of a driveway. Additionally, the applicant is encouraged to show on the site plan where a driveway is being proposed and demonstrate adequate line of site.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 40-25, Schuyler Falls Planning Board, Applicant X-Plo Inc Don Jerry, Special Condition/Permit at 1080 Military Turnpike.

Frank Hay moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 8- 0**

Comments:

- *Applicant should require that the tenant repair shop is registered with NYS as this will ensure stricter regulations for the disposal of waste oils and other fluids associated with a vehicle repair business.*
- *The Town is encouraged to request information from the applicant about storage of vehicle fluids, cleaning chemicals, tires, and other hazardous materials that are associated with this type of business.*
- *The Town should request additional information about the proposed location of vehicles stored on site awaiting repairs. Particular attention should be the potential for junk cars to remain on lot if there tenant has the intention to use junk cars for parts salvage. Parking for vehicles related to this tenant should be given designated locations on site*
 - *No parking should be allowed along the Military Turnpike, and no vehicles should be stored long term in the Military Turnpike right-of-way.*
- *Signs related to this business should be outside of the right-of-way to ensure proper lines of site entering and exiting the location.*
- *The Town is encouraged to require that any expansion/change to this business require a new application and approval by the Town Planning Board.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 41-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Margaret Gruetzmacher, Special Condition/Permit at 25 Smith St.

David Kerr moved the decision on the application be Local Issue, motion seconded by Barbara Napper, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 42-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Adam Trudeau, Area Variance at 24 Haley Dr.

Frank Hay moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 43-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Nelson Durocher, Area Variance at 5362 Peru St.

David Kerr moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 44-25, Plattsburgh (Town) Planning Board, Applicant Huttig George and Julie Huttig, Site Plan Review at Tom Miller Rd.

Ryan Smith moved the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 45-25, Rouses Pt (Village) Zoning Board of Appeals, Applicant ERS Rouses Point LLC , Use Variance at 114 Academy St.

Ryan Smith moved the decision on the application be Approval, motion seconded by Frank Hay, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 46-25, Rouses Pt (Village) Zoning Board of Appeals, Applicant ERS Rouses Point LLC , Special Condition/Permit at 114 Academy St.

Ryan Smith moved the decision on the application be Approval, motion seconded by Frank Hay, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 47-25, Rouses Pt (Village) Zoning Board of Appeals, Applicant ERS Rouses Point LLC , Special Condition/Permit at 114 Academy St.

Ryan Smith moved the decision on the application be Approval, motion seconded by Frank Hay, **carried 8- 0**

Absent: 0

Abstain: 0 Abstainee(s):

REVIEW OF THE REFERRAL OF ZONING ACTIONS GUIDE/FAQS PACKET: The Clinton County Planning Board was in approval of the changes made to the guide, with suggestions to add a map of the legislative districts and rewording of certain sections.

NEXT MEETING DATE: The next meeting date of the Clinton County Planning Board will be held **Wednesday August 6, 2025, at 5:15pm in the First Floor Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

ADJOURNMENT: Adam Trombley moved that the meeting be adjourned at **6:36pm**, motion seconded by Frank Hay, carried 8-0.