

**MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING
HELD MARCH 5TH, 2025 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 Liou Xie
Thomas LaBombard Adam Trombley Troy Anderson

NOT PRESENT: David Kerr

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: Frank Hay moved that the minutes of the January 8, 2025 meeting be approved, the motion was seconded by Liou Xie, carried 9-0.

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

Referral 12-25, Peru Zoning Board of Appeals, Applicant Verizon Wireless , Special Condition/Permit at 1704 Interstate 87 N.

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

Absent: 0 Abstain: 0 Abstainee:

Referral 13-25, Mooers Zoning Board of Appeals, Applicant Bee Line Logistics , Special Condition/Permit at 4566 Route 11.

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

Comments:

- *Request that the applicant provide documentation about proposed methods for storage and disposal of waste oil and other fluids associated with a vehicle repair business.*
 - *This is especially important given the existence of wetlands adjacent to the property. Applicant has addressed storm water runoff, but it is important to know proposed storage locations of environmentally harmful fluids.*
- *The Town should address the number of cars that are to be stored on site, particularly concerning number of vehicles that are to be stored long term and used for parts. The Town should consider*

requiring screening of junked vehicles to provide a visual barrier from Route 11 and adjacent properties.

- *If there are vehicles that will be placed for sale on the property the Town should require the applicant to establish a limit and designate a space that is outside of the Right-of-Way of Route 11.*

Absent: 0 Abstain: 0 Abstainee:

Referral 14-25, Beekmantown Zoning Board of Appeals, Applicant Lake Champlain Sanitation LLC , Special Condition/Permit at 609 Jersey Swamp Rd.

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

Absent: 0 Abstain: 0 Abstainee:

Referral 15-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Kenneth Mousseau, Area Variance at 4946 South Catherine St.

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

- **Comments:** *Due to the lack of available on-street parking on South Catherine Street the City is encouraged to require the applicant to provide information about how he intends to limit the number of vehicles per unit.*

Absent: 0 Abstain: 0 Abstainee:

Referral 16-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Terry Goldfarb, Area Variance at 7 Draper Ave.

Frank Hay moved that the decision on the application be Local Issue, motion seconded by Barbara Napper, **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, April 2, 2025**, 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 **5:31 pm**, motion seconded by **Erik Richard**, **carried 9-0**

Minutes submitted by Shannon M. Thayer, Planning Director
