

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING
HELD MAY 07, 2025 AT 5:15PM
FIRST FLOOR MEETING ROOM, CLINTON COUNTY GOVERNMENT CENTER,
137 MARGARET STREET, PLATTSBURGH, NEW YORK

MEMBERS PRESENT: Frank Hay Ryan Smith Peggysue Yeoman
Thomas LaBombard Barbara Napper David Kerr
Adam Trombley

NOT PRESENT: Liou Xie Erik Richard Troy Anderson

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: Adam Trombley moved that the minutes of the **March 5, 2025** meeting be approved, the motion was seconded by **Peggysue Yeoman** **carried 7-0.**

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

Referral 19-25, Schuyler Falls Planning Board, Applicant Ryan Smith, Special Condition/Permit at 954 Route 22B.

Adam Trombley moved that the decision on the application be Local Issue, motion seconded by Barbara Napper, **carried 6- 0**

Comments:

Absent: 0 Abstain: 1 Abstainee: Ryan Smith

Referral 20-25, Plattsburgh (Town) Zoning Board of Appeals, Applicant Cadyville Auto & Truck Sales Bryan Yanulavich, Use Variance at 1933 Route 3.

David Kerr moved that the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried 7- 0**

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 21-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Garrett Monette, Special Condition/Permit at 23 Flynn Avenue.

Ryan Smith moved that the decision on the application be Approval, motion seconded by Adam Trombley, **carried** 7- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 22-25, Plattsburgh (Town) Planning Board, Applicant Della Motorsports , Site Plan Review at Della Drive.

Adam Trombley moved that the decision on the application be Local Issue, motion seconded by David Kerr, **carried** 7- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 23-25, Chazy Planning Board, Applicant Kelly McCauley, Special Condition/Permit at 1322 Lake Shore Rd.

David Kerr moved that the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried** 7- 0

Comments:

- *The Town is encouraged to ensure that the applicant addresses the local noise ordinance with all potential short-term tenants.*
- *The Town is further encouraged to ensure that the number of tenants is limited to coincide with the capacity of the on-site septic particularly due to the lot's proximity to Lake Champlain.*
- *It is further suggested that the number of tenants is limited to minimize the impact on the neighboring properties.*

Absent: 0 Abstain: 0 Abstainee:

Referral 24-25, Chazy Planning Board, Applicant Christopher Hutti, Special Condition/Permit at 9653 Route 3.

Adam Trombley moved that the decision on the application be Local Issue, motion seconded by Ryan Smith, **carried** 7- 0

Comments: *If the applicant is planning on adding parking spaces to the parcel, ensure that the applicant provides plans addressing stormwater and obtains the proper permits from the Highway Department for placing of a driveway.*

Absent: 0 Abstain: 0 Abstainee:

Referral 25-25, Chazy Planning Board, Applicant Joy Thompson, Special Condition/Permit at 9794 Route 9.

Ryan Smith moved that the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried** 7- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 26-25, Chazy Zoning Board of Appeals, Applicant Maria Bouchard, Area Variance at 887 Lake Shore Rd.

David Kerr moved that the decision on the application be Local Issue, motion seconded by Frank Hay, **carried** 7- 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:

Referral 27-25, Plattsburgh (Town) Planning Board, Applicant Hampton Inn & Suites , Site Plan Review at 586 Route 3.

Frank Hay moved that the decision on the application be Local Issue, motion seconded by David Kerr, **carried** 7- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 28-25, Plattsburgh (Town) Planning Board, Applicant Garvey Hyundai , Site Plan Review at 271 Tom Miller Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 29-25, Rouses Pt (Village) Zoning Board of Appeals, Applicant ERS Rouses Point LLC , Special Condition/Permit at 114 Academy St.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 30-25, Dannemora (Village) , Applicant Dannemora Sales and Service Jason Sample, Special Condition/Permit at 1071 Cook St.

David Kerr moved that the decision on the application be Local Issue, motion seconded by Frank Hay, **carried** 7- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, June 4, 2025**, First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

ADJOURNMENT: **Ryan Smith** moved that the meeting be adjourned at **5:56pm**, motion seconded by **Frank Hay**, **carried** 7-0

Minutes submitted by Shannon M. Thayer, Planning Director
