

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 11/5/2025 AT 5:15 PM  
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

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**PLANNING BOARD MEMBERS**

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

ABSENT: Troy Anderson (4)      Ryan Smith (5)

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:** Frank Hay moved that the minutes of the October 1, 2025 meeting be approved, the motion was seconded by Peggysue Yeoman, carried 6-0.

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

**Referral 80-25,** Plattsburgh (Town) Planning Board, Applicant OCA Diocese of NY and NJ , Site Plan Review at 3 Park Row.

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

Absent: 0  
Abstain: 0      Abstainee(s):

**Referral 81-25,** Plattsburgh (Town) Planning Board, Applicant Yellow7 LLC , Site Plan Review at 246 Durand Rd.

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

Absent: 0  
Abstain: 0      Abstainee(s):

**Referral 82-25,** Plattsburgh (Town) Planning Board, Applicant Jeremiah Hooker, Site Plan Review at 1336 Route 3.

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

**Comments:**

- *The Town should closely review the application and request more information regarding the proposed disposal and storage of vehicle fluids, chemicals, and cleaning/other chemicals.*

- *Applicant has not indicated whether they plan on placing vehicles for sale on the lot, but any vehicles placed for sale need to be outside of the right-of-way of Route 3, and not limit visibility entering/exiting the property.*
- *No parking along Route 3 should be permitted, and parking areas should be marked.*
- *The Town should consider conditioning the approval that any expansion beyond the current proposed business model should require a new application.*
- *Vehicles that may be placed on the property for storage or used for parts should be placed in a screened area that is not visible to the neighboring residential properties.*

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 83-25**, Plattsburgh (Town) Planning Board, Applicant Cavern Solar , Site Plan Review at 2447 Banker Rd.

Adam Trombley moved the decision on the application be Approval, motion seconded by David Kerr, **carried 8- 0**

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 84-25**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Jeremiah Hooker, Use Variance at 1336 Route 3.

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

**Comments:**

- *The Town should closely review the application and request more information regarding the proposed disposal and storage of vehicle fluids, chemicals, and cleaning/other chemicals.*
- *Applicant has not indicated whether they plan on placing vehicles for sale on the lot, but any vehicles placed for sale need to be outside of the right-of-way of Route 3 and not limit visibility entering/exiting the property.*
- *No parking along Route 3 should be permitted, and parking areas should be marked.*
- *The Town should consider conditioning the approval that any expansion beyond the current proposed business model should require a new application.*
- *Vehicles that may be placed on the property for storage or used for parts should be placed in a screened area that is not visible to the neighboring residential properties.*

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 85-25**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Taylor Rental Libby Queguiner, Area Variance at 5 Latour Ave.

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

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 86-25**, Plattsburgh (Town) Zoning Board of Appeals, Applicant ChargeSmart EV Bridget O'Connor, Area Variance at 446 Route 3.

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

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 87-25**, Plattsburgh (Town) Planning Board, Applicant Dennis Linkens, Site Plan Review at 4670 Route 9.

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 88-25**, Plattsburgh (Town) Planning Board, Applicant Itchy Hand Properties LLC , Site Plan Review at 3997 Route 22.

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

Adam Trombley moved the item to be Reopened for further discussion, motion seconded by Peggysue Yeoman, **carried 8-0**

Peggysue Yeoman moved the decision on the application be Local Issue **with comments**, motion seconded by Adam Trombley, **carried 8- 0**

**Comments:**

- *The applicant has indicated that “most of the violations” from the previous landowner have been addressed, the Town should consider requiring remaining New York State Department of Environmental Conservation concerns have been fully addressed.*
- *The Town should closely review the application and request more information regarding the proposed disposal and storage of vehicle fluids, chemicals, and cleaning/other chemicals.*

- *Applicant has not indicated whether they plan on placing vehicles for sale on the lot, but any vehicles placed for sale need to be outside of the right-of-way of Route 22 and not limit visibility entering/exiting the property.*
- *No parking along Route 22 should be permitted, and parking areas should be marked.*
- *The Town should consider conditioning the approval that any expansion beyond the current proposed business model should require a new application.*
- *Vehicles that may be placed on the property for storage or used for parts should be placed in a screened area that is not visible to the neighboring residential properties.*

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 89-25**, Plattsburgh (Town) Planning Board, Applicant Riley Ford , Site Plan Review at 7189 Route 9.

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 90-25**, AuSable Legislative Board, Applicant Town of AuSable , Zoning/ Planning Law/ Amendment at .

Adam Trombley moved the decision on the application be Approval, motion seconded by Peggysue Yeoman, **carried 8- 0**

**Comments:**

- *P.28 (5): Consider adding “or licensed architect”*
- *P.28 (5): The Board encourages the Town to consider establishing a minimum square footage for the requirement of engineered building drawing rather than it being solely determined by the Code Enforcement Official.*
- *P. 34- 5.3.2.b: The Board suggests adding extra language to ensure that traffic lines of site are preserved along curves in roadway in addition to intersections.*
- *The Board encourages the addition of a standard clause to allow the Town Code Enforcement Officer some flexibility when New York State building codes and other applicable laws change in the future. It is recommended that the Town consider adding language regarding most restrictive regulations, such as:*
  - *Where this Code conflicts with State regulations, or there are internal conflicts within this code, the most restrictive or that imposing the higher standard shall govern.*

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 91-25**, Schuyler Falls Zoning Board of Appeals, Applicant Champlain Solar LLC , Use Variance at 289 Salmon River Rd.

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

Absent: 0

Abstain: 0      Abstainee(s):

**Referral 92-25**, Schuyler Falls Zoning Board of Appeals, Applicant Morrisonville Septic, Inc , Area Variance at 123 Rabideau St.

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

Absent: 0

Abstain: 0      Abstainee(s):

**NEXT MEETING DATE:** The next meeting date of the Clinton County Planning Board will be held **Wednesday December 3, 2025 at 5:15pm in the First Floor Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York

**ADJOURNMENT:** **David Kerr** moved that the meeting be adjourned at **6:17pm**, motion seconded by **Frank Hay**, **carried 8-0**.