



## CLINTON COUNTY PLANNING BOARD MEETING

April 03, 2024

5:15 pm

Second Floor Personnel Meeting Room,  
Clinton County Government Center  
137 Margaret Street, Plattsburgh, New York

### AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL:** Determination of Quorum
3. **APPROVAL OF MINUTES:** March 06, 2024
4. **NEW BUSINESS**
  - a. **Revisions to the County Planning Board By-Laws**
  - b. **Review of 239 Referrals**

**Referral 16-24** Chazy Planning Board, Applicant Giroux's Poultry Farm Inc. , Special Condition/Permit at 8957 Route 9. Project Description: +/- 2.0 MWAC solar farm

**Referral 17-24** Peru Planning Board, Applicant Peru Community Church , Site Plan Review at 13 Elm St. Project Description: Operate a child care center in the basement of the church.

**Referral 18-24** Peru Planning Board, Applicant Keystone Novelties , Special Condition/Permit at 729 Bear Swamp Rd. Project Description: Erect a temporary 20'x40' tent for retail sale of NY legal sparklers, fountains, and novelties from 6/21/24 to 7/5/24 at max.

**Referral 19-24** Peru Planning Board, Applicant Jake Menard, Site Plan Review at 3999 Route 9. Project Description: Operation of a small ice cream stand (window) front of valcour bottle redemption.

**Referral 20-24** Plattsburgh (City) Zoning Board of Appeals, Applicant Gabe Girard, Special Condition/Permit at 63 Bridge St. Project Description: Convert small apartment in the back of store into a separate unit with a new electric meter.

---

CLINTON COUNTY PLANNING DEPARTMENT

135 Margaret Street, Suite 124, Plattsburgh, New York, 12901

(518) 565-4711 • [planning@clintoncountyny.gov](mailto:planning@clintoncountyny.gov)

---

**Referral 21-24** Plattsburgh (City) Zoning Board of Appeals, Applicant Gabe Girard, Special Condition/Permit at 15 Guy Way. Project Description: Convert one commercial unit to residential, as all existing units are residential and commercial tenant is moving.

**Referral 22-24** Plattsburgh (City) Zoning Board of Appeals, Applicant Zukowski Management, LLC , Area Variance at 14 Healey Ave. Project Description: Convert existing office space to residential apartment, creating lot coverage overage and encroachment into front yard setback.

**Referral 23-24** Plattsburgh (Town) Planning Board, Applicant Beech Nut Ridge Enterprises , Site Plan Review at 779 Route 3. Project Description: Addition of a drive through window with transaction drawer to an existing 1,350 sqft retail store.

**Referral 24-24** Plattsburgh (Town) Legislative Board, Applicant Town of Plattsburgh Town Board , Zoning/ Planning Law/ Amendment at Route 22, Salmon River Rd, Superior Dr. Project Description: Amend existing zoning classification from Residential (R2) to Industrial (I).

**Referral 25-24** Plattsburgh (Town) Planning Board, Applicant Michelin , Site Plan Review at 30 Martina Circle. Project Description: Conversion of warehouse into a production facility.

**Referral 26-24** Champlain (Village) Zoning Board of Appeals, Applicant Clear It Customs SVS Inc. , Special Condition/Permit at 880 State Route 11. Project Description: Office space for operation of online customs brokerage.

**5. ADJOURNMENT**

- 6. NOTICE OF NEXT MEETING:** May 01, 2024 at 5:15pm. First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street.
-