



CLINTON COUNTY PLANNING BOARD MEETING

May 07, 2025

5:15 pm

First Floor 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: April 2nd, 2025
4. NEW BUSINESS

a. Review of 239 Referrals

Referral 19-25 Schuyler Falls Planning Board, Applicant Ryan Smith, Special Condition/Permit at 954 Route 22B. Project Description: Convert property from retail convenience store to a restaurant.

Referral 20-25 Plattsburgh (Town) Zoning Board of Appeals, Applicant Cadyville Auto & Truck Sales Bryan Yanulavich, Use Variance at 1933 Route 3. Project Description: Request to be allowed to operate a car sales and auto repair business, which is not an allowed use in an NC - Neighborhood Commercial District.

Referral 21-25 Plattsburgh (City) Zoning Board of Appeals, Applicant Garrett Monette, Special Condition/Permit at 23 Flynn Avenue. Project Description: Community garden to be located in recreational park.

Referral 22-25 Plattsburgh (Town) Planning Board, Applicant Della Motorsports, Site Plan Review at Della Drive. Project Description: Construct a 4,442 SqFt addition to an existing storage building.

Referral 23-25 Chazy Planning Board, Applicant Kelly McCauley, Special Condition/Permit at 1322 Lake Shore Rd. Project Description: Short term rental..

Referral 24-25 Chazy Planning Board, Applicant Christopher Hutti, Special Condition/Permit at 9653 Route 3. Project Description: Convert residence into bar and restaurant.

CLINTON COUNTY PLANNING DEPARTMENT

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Referral 25-25 Chazy Planning Board, Applicant Joy Thompson, Special Condition/Permit at 9794 Route 9. Project Description: Keeping of horses, and placing pre-built 10x10ft run-in shed for horses.

Referral 26-25 Chazy Zoning Board of Appeals, Applicant Maria Bouchard, Area Variance at 887 Lake Shore Rd. Project Description: Division of lot to create two undersized lots.

Referral 27-25 Plattsburgh (Town) Planning Board, Applicant Hampton Inn & Suites , Site Plan Review at 586 Route 3. Project Description: Construct 7 double length parking spaces and a patio..

Referral 28-25 Plattsburgh (Town) Planning Board, Applicant Garvey Hyundai , Site Plan Review at 271 Tom Miller Rd. Project Description: Construct a 92,000 SqFt parking/inventory lot for 285 additional spaces serving the existing auto dealership.

5. ADJOURNMENT

- 6. NOTICE OF NEXT MEETING:** June 4, 2025, at 5:15pm. First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street.
