

**MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING
HELD APRIL 03, 2024 AT 5:15PM
SECOND FLOOR MEETING ROOM, CLINTON COUNTY GOVERNMENT CENTER,
137 MARGARET STREET, PLATTSBURGH, NEW YORK**

MEMBERS PRESENT: Tom LaBombard Tim Simonette Barbara Napper
Erik Richard Ryan Smith Peggysue Yeoman
Frank Hay

NOT PRESENT: Steven Menard Kim Manion David Kerr
Liou Xie

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 5:16 pm.

APPROVAL OF MINUTES FOR PREVIOUS MEETING: Frank Hay moved that the minutes of the March 6, 2024 meeting be approved, the motion was seconded by Ryan Smith, carried 7-0.

ELECTION OF OFFICERS: Ryan Smith was elected to serve as Secretary for the remaining 2024 year during Liou Xie's absence, 7-0.

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

Referral 16-24, Chazy Planning Board, Applicant Giroux's Poultry Farm Inc. , Special Condition/Permit at 8957 Route 9.

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

Absent: 0 Abstain: 0 Abstainee:

Referral 17-24, Peru Planning Board, Applicant Peru Community Church , Site Plan Review at 13 Elm St.

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

Comments: *The Board encourages the town to ask the applicant to provide more information about the layout of the church basement, specifically regarding the emergency egresses in the basement area of the church.*

Absent: 0 Abstain: 0 Abstainee:

Referral 18-24, Peru Planning Board, Applicant Keystone Novelties , Special Condition/Permit at 729 Bear Swamp Rd.

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

Comments: *The Board recognizes the return of this temporary retailer, and would once again like to comment that the retailer ensure there is no parking on the roadside of Bear Swamp Road.*

Absent: 0 Abstain: 0 Abstainee:

Referral 19-24, Peru Planning Board, Applicant Jake Menard, Site Plan Review at 3999 Route 9.

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

Comments: *The applicant will need to obtain necessary permits from the County Health Department to operate an ice cream stand.*

Absent: 0 Abstain: 0 Abstainee:

Referral 20-24, Plattsburgh (City) Zoning Board of Appeals, Applicant Gabe Girard, Special Condition/Permit at 63 Bridge St.

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

Absent: 0 Abstain: 0 Abstainee:

Referral 21-24, Plattsburgh (City) Zoning Board of Appeals, Applicant Gabe Girard, Special Condition/Permit at 15 Guy Way.

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

Absent: 0 Abstain: 0 Abstainee:

Referral 22-24, Plattsburgh (City) Zoning Board of Appeals, Applicant Zukowski Management, LLC , Area Variance at 14 Healey Ave.

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

Comments: *The Board encourages the City to inquire about storage space being made available to future tenants. Since the proposed project exceeds the lot coverage and encroachment into the front yard setback there is a concern that future tenants' personal items may clutter the limited lawn space in the absence of storage.*

Absent: 0 Abstain: 1 Abstainee: Tom LaBombard

Referral 23-24, Plattsburgh (Town) Planning Board, Applicant Beech Nut Ridge Enterprises , Site Plan Review at 779 Route 3.

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

Absent: 0 Abstain: 0 Abstainee:

Referral 24-24, Plattsburgh (Town) Legislative Board, Applicant Town of Plattsburgh Town Board , Zoning/ Planning Law/ Amendment at Route22, Salmon River Rd, Superior Dr.

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

Absent: 0 Abstain: 0 Abstainee:

Referral 25-24, Plattsburgh (Town) Planning Board, Applicant Michelin , Site Plan Review at 30 Martina Circle.

Erik Richard moved that the decision on the application be Disapproval, motion seconded by Ryan Smith, **carried** 7- 0

Comments: *The Board encourages the Town to ask the applicant to provide more information about the proposed production in the facility.*

Absent: 0 Abstain: 0 Abstainee:

Referral 26-24, Champlain (Village) Zoning Board of Appeals, Applicant Clear It Customs SVS Inc. , Special Condition/Permit at 880 State Route 11.

Peggysue Yeoman moved that the decision on the application be Approval, motion seconded by Frank Hay, **carried** 7- 0

Absent: 0 Abstain: 0 Abstainee:

Referral 27-24, Schuyler Falls Planning Board, Applicant Jeffery Ashline, Special Condition/Permit at Route 22B.

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

Absent: 0 Abstain: 0 Abstainee:

REVISIONS TO THE COUNTY PLANNING BOARD BY-LAWS: Postponed until next month because two thirds of the board was not present.

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday May 1, 2024**, First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

ADJOURNMENT: **Tim Simonette** moved that the meeting be adjourned at **5:52pm**, motion seconded by **Frank Hay**, **carried** 7-0

Minutes submitted by Shannon M. Thayer, Planning Director
