

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

MEMBERS PRESENT:	Tom LaBombard	Liou Xie	Barbara Napper
	Frank Hay	Peggysue Yeoman	Kim Manion
	Steven Menard	David Kerr	* <i>Tim Simonette</i>
NOT PRESENT:	Ryan Smith	Erik Richard	
STAFF PRESENT:	Shannon Thayer	Luke Cutter	

** Tim Simonette was present but not officially reappointed until February and could not vote on decisions*

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 January 3, 2024 meeting be approved, the motion was seconded by Dave Kerr, carried 7-0.

ELECTION OF OFFICERS: Frank Hay moved that the current officers continue to serve for 2023, the motion was seconded by Gary Provoncha, carried 8-0. The officers will remain as follows: Thomas LaBombard as Chair, Tim Simonette as Vice-Chair, and Liou Xie as Secretary.

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

Referral 01-24, Peru Planning Board, Applicant Chrystal Kelly, Site Plan Review at 3065Main Street.

Frank Hay moved that the decision on the application be Local Issue, motion seconded by Steven Menard, carried 8- 0

Comments:

- *The Board does not feel that this is a suitable use for the location.*
- *The town should ensure that potential fire hazards are addressed more explicitly, having paints/stains located in a small shop at the back of a restaurant could potentially increase the fire risk in the building.
- Consider the potential need for a firewall between the restaurant and the retail location.*

Absent: 0 Abstain: 0 Abstainee:

Referral 02-24, Plattsburgh (City) Zoning Board of Appeals, Applicant Weebee Properties, LLC , Special Condition/Permit at 5051 US Avenue.

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

Comments:

- *The Board feels that this is a good use for an otherwise difficult to reuse structure/ parcel.*
- *The City is encouraged to ensure that the applicant addresses parking, and traffic flow issues as the parking lot of the adjacent businesses are all joined, and can lead to increased risk of accidents.*
 - *The Board suggests additional striping/ marking on the pavement to ensure that traffic is directed appropriately around the 3 bays.*

Absent: 0 Abstain: 1 Abstainee: Tom LaBombard

Referral 03-24, Plattsburgh (Town) Planning Board, Applicant Rafferty Sand & Gravel, LLC , Site Plan Review at 486 Route 374.

Steven Menard moved that the decision on the application be Local Issue, motion seconded by Kimberly Manion, **carried** 8- 0

Comments:

- *The applicant mentions the removal of waste materials from site, but does not fully explain the disposal methods/ location.*
- *The Board is concerned about the impacts mining activities with have on the wells of the adjacent properties, particularly because there are adjacent residential parcels with private water sources.*
- *The Town is encouraged to get clarity on the measures being taken to ensure that the noise levels are addressed in a more proactive manner. The applicant mentions the construction of a 10' earthen berm, however there does not appear to be a lot addressing the increased noise resulting from the large increase in heavy truck traffic to this area.*
- *The Town is also encouraged to ask for increased measures to address the impacts on the adjacent properties from the dust produced during the various activities proposed on site.*
 - *The Board only sees mention of “periodically” watering the roadway as a means to address dust. However, there does not appear to be detailed plans to address the dust created during mining, crushing, and sorting sand/ gravel.*

Absent: 0 Abstain: 0 Abstainee:

MINUTES OF JANUARY 03, 2024

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday February 7, 2024**, First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

ADJOURNMENT: **Kim Manion** moved that the meeting be adjourned at **5:52pm**, motion seconded by **Liou Xie**, carried **8-0**

Minutes submitted by Shannon M. Thayer, Planning Director
