

**MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING
HELD JUNE 05, 2024 AT 5:15PM
FIRST FLOOR MEETING ROOM, CLINTON COUNTY GOVERNMENT CENTER,
137 MARGARET STREET, PLATTSBURGH, NEW YORK**

MEMBERS PRESENT:	Tom LaBombard Erik Richard	Tim Simonette Ryan Smith	Barbara Napper Peggysue Yeoman
NOT PRESENT:	Steven Menard Liou Xie	Frank Hay Kim Manion	David Kerr
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: Ryan Smith moved that the minutes of the May 1, 2024 meeting be approved, the motion was seconded by Barbara Napper, carried 6-0.

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

Referral 43-24, Beekmantown Zoning Board of Appeals, Applicant Lake Champlain Sanitation , Special Condition/Permit at Military Turnpike.

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

Comments:

- *The town is encourage to ensure that the applicant has a plan to address the vermin that will be attracted to on-site storage of dump trailers, even while empty.*
 - *Especially important as a property boundary is shared with a residential use*
- *The applicant will need to obtain all necessary permits from the NYSDEC as well as the Clinton County Health Department for the operation of a sanitation business.*

Absent: 0 Abstain: 0 Abstainee:

Referral 44-24, Peru Planning Board, Applicant St Augustines Church , Site Plan Review at 3035 Main St.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 45-24, Peru Planning Board, Applicant St Augustines Church , Site Plan Review at 3034 Main St.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 46-24, Peru Planning Board, Applicant St Augustines Church , Site Plan Review at 3028 Main St.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 47-24, Peru Planning Board, Applicant Apple Valley Senior Housing , Site Plan Review at 1 Apple Valley Dr.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 48-24, Peru Planning Board, Applicant Adirondack Medical Practice LLC , Site Plan Review at 3384 Route 22.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 49-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant Cadyville Auto & Truck Sales Bryan Yanulavich, Use Variance at 1933 Route 3.

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

Comments:

- *If this shop is not a registered NYS auto shop/repair shop there are concerns regarding the proper disposal of waste oil and other fluids associated with auto storage/repair.*
- *Vehicles for sale on the property need to be limited to number and a specific location on the property. Location of vehicles should take into consideration the adjacent roadways, particularly the intersection of Goddeau Road and Route 3.*
- *No parking along Goddeau Road or Route 3 should be permitted by the Town. Ensure applicant has a plan for customer parking on site.*
- *The capacity of the on-site septic to accommodate an oil-water separator that is an appropriate size for an automotive repair business should be addressed.*
- *The applicant should be asked to provide further details about the storage/disposal of items common for an auto repair business such as tires, junk vehicles, waste oil, etc.*
- *The Town is encouraged to condition any approval that expansions beyond would require additional permits and reviews by the town.*

Absent: 0 Abstain: 0 Abstainee:

Referral 50-24, Plattsburgh (City) , Applicant Michael Kirk, Area Variance at 24 Trafalgar Dr.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

ADJOURNMENT: Tim Simonette moved that the meeting be adjourned at **5:30pm**, motion seconded by **Ryan Smith, carried 6-0**

Minutes submitted by Shannon M. Thayer, Planning Director
