

**MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING
HELD MAY 01, 2024 AT 5:15PM
FIRST FLOOR MEETING ROOM, CLINTON COUNTY GOVERNMENT CENTER,
137 MARGARET STREET, PLATTSBURGH, NEW YORK**

MEMBERS PRESENT: Tom LaBombard Ryan Smith Barbara Napper
Erik Richard Steven Menard David Kerr
Frank Hay

NOT PRESENT: Liou Xie Peggysue Yeoman Kim Manion
Tim Simonette

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: Steve Menard moved that the minutes of the April 3, 2024 meeting be approved, the motion was seconded by Ryan Smith, carried 7-0.

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

Referral 28-24, Peru Zoning Board of Appeals, Applicant Tesla , Area Variance at 2997 Main St.

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

Comments: *The Board encourages the town to ask the applicant if other sites were considered in the town that may give EV owners more options for shopping while waiting for their car to charge.*

Absent: 0 Abstain: 0 Abstainee:

Referral 29-24, Schuyler Falls Zoning Board of Appeals, Applicant Cadyville Auto & Truck Bryan Yanulavich, Area Variance and Use Variance at 49, 53 Goddeau Rd.

Ryan Smith moved that the decision on the application be Disapproval, motion seconded by Steven Menard, **carried** 7- 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. Additionally, there needs to be appropriate storage of wastes on property particularly to ensure that there is no runoff/ leaching into the adjacent waterway.*
-
-

- *The town should ensure that the storage of cars on site is fully addressed. If there are junked/used for parts to be stored on site the applicant needs to address screening and ensuring that there is a buffer between car storage and the Saranac River to prevent runoff. Screening should also address visual elements for the adjacent residential properties.*
- *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 roadway, and the consideration of the adjacent residential properties.*
- *No parking along Goddeau Road should be permitted by the Town. Ensure applicant has a plan for customer parking on site.*
- *Noise and visual buffers needs to be addressed by the applicant to minimize the impact on neighboring residential properties that are not used to a business being located in proximity.*
- *The capacity and design of the on-site septic needs to be made adequate to be able to accommodate an on-site automotive business. Town is encouraged to require the applicant to install an oil-water separator of adequate capacity to prevent chemicals leaching into the adjacent waterway, or impacting neighboring parcels.*
- *The Town is encouraged to condition any approval that expansions beyond would require additional permits and reviews by the town, as well as a new application as this is located within an otherwise residential area.*

Absent: 0 Abstain: 0 Abstainee:

Referral 30-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant Brennan Buick GMC , Area Variance at 383 Route 3.

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

Comments: *The Town is highly encouraged to re-examine their zoning ordinance regarding signs for businesses due to the large number of area variances that are forwarded to the County Planning Board.*

Absent: 0 Abstain: 0 Abstainee:

Referral 31-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant Kris Ambler, Area Variance at 1544 Cumberland Head Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 32-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant Noel J. Brunell & Son inc , Use Variance at 7441 Route 9.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 33-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant South Junction Enterprises George Moore Trust, Area Variance at 382 South Junction Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 34-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant Gary Bouvia, Area Variance at 142 Moffitt Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 35-24, Plattsburgh (City) Zoning Board of Appeals, Applicant Warren Tire Service Center, Ed Boyer, Area Variance at 36 Broad St.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 36-24, Peru Planning Board, Applicant Peru Memorial Post 309 , Site Plan Review at 710 Route 22B.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 37-24, Schuyler Falls Zoning Board of Appeals, Applicant Cheryl Bonner, Area Variance at 42 Hardwood Dr.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 38-24, Schuyler Falls Planning Board, Applicant Richard Glode, Area Variance and Use Variance at 38 Matthew Way.

Steven Menard moved that the decision on the application be Local Issue, motion seconded by David Kerr, **carried** 7- 0

Comments: *The Board encourages the town to ask the applicant for additional information before approving the subdivision. Specifically, the applicant should be required provide information regarding the specific layout of the subdivisions. The proposed parcel is largely composed of designated wetlands (New York State Dept. of Environmental Conservation and National Wetlands Inventory designated wetlands are on site).*

The presence of wetlands on the majority of this parcel creates concerns about the potential to be able to develop parcels created from a proposed subdivision. There is a potential to create parcels that would not allow for the installation of wells/septic creating parcels that are undevelopable. The Board encourages the town to be careful of allowing parcels to be created that would be undevelopable and create a loss for the town.

Absent: 0 Abstain: 0 Abstainee:

Referral 39-24, Plattsburgh (Town) Planning Board, Applicant South Junction Enterprise LLC , Site Plan Review at South Junction Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 40-24, Plattsburgh (Town) Planning Board, Applicant South Junction Enterprises LLC , Site Plan Review at 382 South Junction Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 41-24, Peru Zoning Board of Appeals, Applicant Karl Kostin, Area Variance at 2714 Route 22.

David Kerr moved that the decision on the application be Local Issue, motion seconded by Steven Menard, **carried** 7- 0

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 42-24, Plattsburgh (Town) Planning Board, Applicant Noel J. Brunell & Son inc , Site Plan Review at 7441 Route 9.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday June 5, 2024, Second Floor Personnel Meeting Room** of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

ADJOURNMENT: **David Kerr** moved that the meeting be adjourned at **6:08pm**, motion seconded by **Frank Hay**, **carried 7-0**

Minutes submitted by Shannon M. Thayer, Planning Director
