

**MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING  
HELD NOVEMBER 06, 2024 AT 5:15PM  
SECOND FLOOR MEETING ROOM, CLINTON COUNTY GOVERNMENT CENTER,  
137 MARGARET STREET, PLATTSBURGH, NEW YORK**

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<b>MEMBERS PRESENT:</b>	Erik Richard	Ryan Smith	Liou Xie
	Thomas LaBombard	Barbara Napper	Adam Trombley
	Tim Simonette	Peggysue Yeoman	
<b>NOT PRESENT:</b>	Frank Hay	David Kerr	Troy Anderson <i>(not official yet)</i>
<b>STAFF PRESENT:</b>	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 October 2<sup>nd</sup>, 2024 meeting be approved, the motion was seconded by Tim Simonette, carried 8-0.

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

**Referral 89-24,** Dannemora (Village) Planning Board, Applicant Vasso LaForest , Use Variance at 168, 170 Smith St.

Ryan Smith moved that the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried** 8- 0

Absent: 0          Abstain: 0          Abstainee:

**Referral 90-24,** Champlain (Town) Planning Board, Applicant RL Vallee , Site Plan Review at 3 Spiegel Dr.

Ryan Smith moved that the decision on the application be Disapproval, motion seconded by Erik Richard, **carried** 7- 1

**Comments:**

- *The Planning Board feels that the proximity of the driveway and curb cut to the intersection of Ridge Road and Route 11 has the potential to cause vehicular accidents, as they do not feel there is adequate area for tractor trailers to fully pull into their lane if there is stacking at the traffic light.*
  - *The Planning Board wants to emphasize that coordination with the County Highway Department should be the priority to ensure that there is adequate space for vehicles on section of roadway and it does not create a situation where tractor trailers are blocking the roadway.*
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- *The Town is encouraged to ensure that the applicant is not creating a situation that is to the detriment of surrounding businesses.*
- *The Planning Board encourages the applicant to consider moving the driveway further south on Ridge Road so that it is to the south of parcel 33.-1-1.1, members of the board feel this will provide more space for tractor trailers to safely exit the Maplefields property.*
- *The Planning Board does not have any issues with the proposed parking areas, or expansion of the current parking lot, the board wants to be clear that it's concern is with traffic safety and the proximity of the proposed curb cut to the Route 11 Ridge Road intersection.*

Absent: 0      Abstain: 0      Abstainee:

**Referral 91-24**, Plattsburgh (Town) Legislative Board, Applicant ARKW LLC , Other at 1243 Route 3.

Ryan Smith moved that the decision on the application be Disapproval, motion seconded by Erik Richard, **vote** 4- 4

Tim Simonette moved that the decision on the application be Approval, motion seconded by Liou Xie, **vote** 5- 3

Liou Xie moved that the decision on the application be Approval with Modifications, motion seconded by Tim Simonette, **vote** 5- 3

Ryan Smith moved that the decision on the application be Tabled, motion seconded by Adam Trombley, **carried** 8- 0

*The Clinton County Planning Board has no official comments at this time, and will table this referral for consideration at an upcoming meeting when the board has more information. The Planning Board will not hold another meeting until December 4, 2024, and 30 days will have passed since the official receipt date of this referral. Therefore, the local board may render a decision on this project at this time without an official County decision.*

Absent: 0      Abstain: 0      Abstainee:

**Referral 92-24**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Leslie Nichols, Area Variance at Cumberland Head Road.

Ryan Smith moved that the decision on the application be Local Issue, motion seconded by Erik Richard, **carried** 8- 0

Absent: 0      Abstain: 0      Abstainee:

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**Referral 93-24**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Rick & Gizelle Menard, Area Variance at 1321 Route 3.

Ryan Smith moved that the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 8- 0**

Absent: 0          Abstain: 0          Abstainee:

**Referral 94-24**, Plattsburgh (Town) Zoning Board of Appeals, Applicant Jay White, Area Variance at 84 Baker Road.

Tim Simonette moved that the decision on the application be Local Issue, motion seconded by Ryan Smith, **carried 8- 0**

Absent: 0          Abstain: 0          Abstainee:

**Referral 95-24**, Plattsburgh (City) Zoning Board of Appeals, Applicant Changed By Christ , Area Variance at 4919 South Catherine Street.

Ryan Smith moved that the decision on the application be Local Issue, motion seconded by Tim Simonette, **carried 8- 0**

**Comments:** *The City is encouraged to make sure that the applicant addresses the increase storm water runoff this will produce in an area that is already predominantly parking lot.*

Absent: 0          Abstain: 0          Abstainee:

**NEXT MEETING DATE:** The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, December 4, 2024**, First Floor Meeting Room of the Clinton County Government Center, 137 Margaret Street, Plattsburgh, New York.

**ADJOURNMENT:** **David Kerr** moved that the meeting be adjourned at **6:34pm**, motion seconded by **Tim Simonette, carried 8-0**

Minutes submitted by Shannon M. Thayer, Planning Director

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