

**MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING
HELD OCTOBER 02, 2024 AT 5:15PM
2ND FLOOR PERSONNEL MEETING RM., CLINTON COUNTY GOVERNMENT CTR.,
137 MARGARET STREET, PLATTSBURGH, NEW YORK**

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

NOT PRESENT: Liou Xie

VACANCIES: Area 2 Area 4

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: Frank Hay moved that the minutes of the September 4th meeting be approved with the following corrections: Barbara Napper was listed twice as being present and the meeting room for October 2 should be listed as 2nd Floor Personnel conference room, the motion was seconded by Ryan Smith, carried 7-0.

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

Referral 80-24, Ellenburg Legislative Board, Applicant Verizon , Special Condition/Permit at 851 Plank Rd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 81-24, Peru Planning Board, Applicant James Rock, Site Plan Review at 3284 Route 9.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 82-24, Peru Planning Board, Applicant William Hendrie, Site Plan Review at 16 Rockwell Rd.

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

Comments: In reviewing the project the Planning Board would like to encourage the Town to ensure that the applicant is addressing the following concerns:

- Ensure that the applicant addresses the proper disposal of waste oils and fluids. Particularly that an adequately sized oil-water separator is to be installed on the premises. Additionally the Town should ensure that the applicant has a plan for the proper storage and disposal of all vehicle fluids, as well as other cleaning/miscellaneous chemicals.
- The Town should ensure that the applicant is addressing the plan for storage of on-site vehicles, and the number of vehicles that are planning to be stored on site. If such vehicles are to be permitted they should be located in a screened in area from the adjacent roads and neighboring properties. This is of particular concern if there are junk vehicles, and vehicles being used for parts.
- If any vehicles are to be placed on the site for sale, they should be given a designated space and limited in number.
- Ensure that parking for customers is addressed, and no parking should occur along the side of the road.
- Applicant should indicate what outdoor lighting is being proposed and ensure that it will not disturb neighboring properties.
- Applicant should address the plan for storage of vehicle parts, tires awaiting disposal, and the location of on-site dumpster/trash.
- Town is encouraged to gather information about the permits being obtained NYSDEC/NYS DMV to operate this business.

Absent: 0 Abstain: 0 Abstainee:

Referral 83-24, Plattsburgh (City) Zoning Board of Appeals, Applicant Plattsburgh House of Prayer , Area Variance at 63 Broad St.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 84-24, Plattsburgh (City) Zoning Board of Appeals, Applicant Elijah Claudio, Area Variance at 65 Park Ave.

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:

Referral 85-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant SB Signs OBO Planet Fitness , Area Variance at 73 Centre Dr.

Ryan Smith moved that the decision on the application be Local Issue, motion seconded by Peggysue Yeoman, **carried** 6- 2

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 86-24, Plattsburgh (Town) Zoning Board of Appeals, Applicant CIDC Plattsburgh LLC , Area Variance at Industrial Blvd.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 87-24, Plattsburgh (Town) Planning Board, Applicant Jaime and Whitney Canales, Site Plan Review at Connecticut Ave.

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

Comments:

Absent: 0 Abstain: 0 Abstainee:

Referral 88-24, Plattsburgh (Town) Planning Board, Applicant Magua LLC , Site Plan Review at Tom Miller Rd.

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:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, November 6th**, 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 **5:44 pm**, motion seconded by **Tim Simonette**, carried **8-0**

Minutes submitted by Shannon M. Thayer, Planning Director

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, November 6th**, 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 **5:44 pm**, motion seconded by **Tim Simonette**, carried **8-0**

Minutes submitted by Shannon M. Thayer, Planning Director

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, November 6th**, 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 **5:44 pm**, motion seconded by **Tim Simonette**, carried **8-0**

Minutes submitted by Shannon M. Thayer, Planning Director

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, November 6th**, 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 **5:44 pm**, motion seconded by **Tim Simonette**, carried **8-0**

Minutes submitted by Shannon M. Thayer, Planning Director

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

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

NOT PRESENT: Liou Xie

VACANCIES: Area 2 Area4

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: Frank Hay moved that the minutes of the September 4th meeting be approved with the following corrections: Barbara Napper was listed twice as being present and the meeting room for October 2 should be listed as 2nd Floor Personnel conference room, the motion was seconded by Ryan Smith, carried 7-0.

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

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:



Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, November 6th**, 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 **5:44 pm**, motion seconded by **Tim Simonette**, carried **8-0**

Minutes submitted by Shannon M. Thayer, Planning Director

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

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

NOT PRESENT: Liou Xie

VACANCIES: Area 2 Area4

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: Frank Hay moved that the minutes of the September 4th meeting be approved with the following corrections: Barbara Napper was listed twice as being present and the meeting room for October 2 should be listed as 2nd Floor Personnel conference room, the motion was seconded by Ryan Smith, carried 7-0.

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

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:



Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

Referral , Applicant , at .

moved that the decision on the application be , motion seconded by , **carried** -

Comments:

Absent: Abstain: Abstainee:

NEXT MEETING DATE: The next scheduled meeting of the Clinton County Planning Board will be held **Wednesday, November 6th**, 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 **5:44 pm**, motion seconded by **Tim Simonette**, carried **8-0**

Minutes submitted by Shannon M. Thayer, Planning Director