

MINUTES OF THE CLINTON COUNTY PLANNING BOARD MEETING HELD 9/3/2025 AT 5:15 PM
CLINTON COUNTY GOVERNMENT CENTER, 137 MARGARET STREET, PLATTSBURGH, NEW YORK

PLANNING BOARD MEMBERS

PRESENT: Erik Richard (1) Ryan Smith (5) Liou Xie (9)
Adam Trombley (2) Barbara Napper (6) David Kerr (10)
Frank Hay (3)

ABSENT: Troy Anderson (4) Peggysue Yeoman (8) Thomas
LaBombard (7)

VACANCIES: *At Large Member*

CLINTON COUNTY PLANNING STAFF PRESENT: Shannon Thayer Luke Cutter
Sharon Kinblom

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 August 6, 2025 meeting be approved, the motion was seconded by Dave Kerr, carried 7-0.

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

Referral 59-25, Chazy Zoning Board of Appeals, Applicant Cole Murphy, Use Variance at 1567 Miner Farm Rd.

David Kerr moved the decision on the application be Local Issue, motion seconded by Frank Hay, carried 7- 0

Comments:

- *If the applicant did not mention that this location will be a NYS registered repair shop, there are more concerns regarding the proper disposal of waste oils and fluids and the storage of such waste on the property. The Town should closely review the application to ensure the vehicle fluids and cleaning/other chemicals are properly stored and disposed of.*
- *The Town should address whether cars that are in for repair are stored on site, especially cars that may be junked or used as parts. If such vehicles are to be permitted on site, they should be in an area screened from the road and neighboring properties.*
- *Vehicles that may be placed for sale on the property should be given a designated space and a limit to the number of vehicles may be required. Vehicles for sale should not be displayed within the right of way of Miner Farm Road.*
- *No parking along the road shoulder should be permitted.*
- *Signage should be located outside the road right of way, and conform to the Town Zoning regulations.*
- *The Town should condition the approval so that expansion beyond the permit would require review by the Town and a new application.*
- *Parking for vehicles should be given designated signs/locations on site.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 60-25, Chazy Planning Board, Applicant Ashley and Joe Monteleone, Special Condition/Permit at 4 Fiske Rd.

Frank Hay moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 61-25, Peru Planning Board, Applicant Brent and Elaine Whitcomb, Site Plan Review at Davey Dr.

Erik Richard moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 62-25, Champlain (Village) Zoning Board of Appeals, Applicant Yubin Zhang, Special Condition/Permit at 194 South St.

David Kerr moved the decision on the application be Local Issue, motion seconded by Erik Richard, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 63-25, Beekmantown Zoning Board of Appeals, Applicant Jay and Kathleen Magiera, Use Variance at 588 General Leroy Manor Rd.

Frank Hay moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 64-25, Plattsburgh (Town) Zoning Board of Appeals, Applicant Itchy Hand Property LLC , Use Variance at 3997 Route 22.

David Kerr moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 7- 0**

Comments:

- *If the applicant did not mention that this location will be a NYS registered repair shop, there are more concerns regarding the proper disposal of waste oils and fluids and the storage of such waste on the property. The Town should closely review the application to ensure the vehicle fluids and cleaning/other chemicals are properly stored and disposed of.*
- *The Town should address whether cars that are in for repair are stored on site, especially cars that may be junked or used as parts. If such vehicles are to be permitted on site, they should be in an area screened from the road and neighboring properties.*
- *Vehicles that may be placed for sale on the property should be given a designated space and a limit to the number of vehicles may be required. Vehicles for sale should not be displayed within the right of way of State Route 22.*
- *No parking along the road shoulder should be permitted.*
- *Signage should be located outside the road right of way, and conform to the Town Zoning regulations.*
- *The Town should condition the approval so that expansion beyond the permit would require review by the Town and a new application.*
- *Parking for vehicles should be given designated signs/locations on site.*

Absent: 0

Abstain: 0 Abstainee(s):

Referral 65-25, Plattsburgh (Town) Zoning Board of Appeals, Applicant Roy Bedard, Area Variance at 23 Sheila Ave.

Adam Trombley moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 66-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Jeff and Sue Moore, Special Condition/Permit at 63 Oak St.

Liou Xie moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 67-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Richard and Susan Rabideau, Area Variance at 23 Lynde St.

David Kerr moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 68-25, Plattsburgh (City) Zoning Board of Appeals, Applicant Plattsburgh Housing Authority , Area Variance at 4817 South Catherine St.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Adam Trombley, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

Referral 69-25, Ellenburg Legislative Board, Applicant Town of Ellenburg , Zoning/ Planning Law/ Amendment at .

Frank Hay moved the decision on the application be Local Issue, motion seconded by David Kerr, **carried 6- 0**

Absent: 0

Abstain: 1 Abstainee(s): Adam Trombley

Referral 70-25, Plattsburgh (City) Planning Board, Applicant Champlain Valley Christian Center , Site Plan Review at 63 Broad St.

Frank Hay moved the decision on the application be Local Issue, motion seconded by Liou Xie, **carried 7- 0**

Absent: 0

Abstain: 0 Abstainee(s):

NEXT MEETING DATE: The next meeting date of the Clinton County Planning Board will be held **Wednesday October 1, 2025 at 5:15pm in the 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 **5:40pm**, motion seconded by Liou Xie, **carried 7-0.**