

MINUTES

ST. LAWRENCE COUNTY PLANNING BOARD

7:00 p.m., Thursday, March 10, 2022
via Zoom

I. Call to Order

a. **Roll Call and Determination of a Quorum**

Chair O'Neil called the meeting to order 7:01 pm. Casserly did a roll call for attendance. A quorum was present (9/15).

| | NAME | ABSENT | PRESENT | | NAME | ABSENT | PRESENT |
|-----|------------------------|--------|---------|--|----------------------------|--------|---------|
| 1. | Eric Alan (Vice-Chair) | | X | | Staff: | | |
| 2. | Ken Bellor | | X | | Dakota Casserly | | X |
| 3. | Kim Bisonette | X | | | Jason Pfothenhauer | | X |
| 4. | Don Chambers | | X | | | | |
| 5. | Priscilla Darling | X | | | Guest: | | |
| 6. | Daniel Fay | | X | | Bob Beckstead – NNY Papers | | X |
| 7. | Andy Gilbert | | X | | | | |
| 8. | Dan Huntley | | X | | | | |
| 9. | Kitty O'Neil (Chair) | | X | | | | |
| 10. | Julia Rose (Secretary) | | X | | | | |
| 11. | Cherrie Shatraw | | X | | | | |
| 12. | Vacant | | | | | | |
| 13. | Vacant | | | | | | |
| 14. | Vacant | | | | | | |
| 15. | Vacant | | | | | | |
| | | | 9/15 | | | | |
| | | | | | | | |

b. **Adoption of the Agenda**

- i. Pfothenhauer talked about the addition of a site plan in the Town of Canton to the MOU List.
- ii. The agenda was unanimously adopted (Gilbert/Bellor).

c. **Approval of the February 10, 2022 Meeting Minutes**

- i. Alan said that Rose was missing the “Secretary” label from the roll call; Casserly will edit.
- ii. The minutes were unanimously adopted (Shatraw/Alan).

II. Public Forum: None

III. Project Reviews

a. Referrals Returned Pursuant to MOU

Pfothenhauer presented the list of 8 projects.

- i. **Brasher (T):** Pike, Daniel, **special use permit**, special use permit for an event hall, 138 CR 50.

a. Discussion

- i. Rose mentioned that the Exe Committee discussed potential UTV/ATV road use impacts. Casserly asked what Chambers

thought about these potential impacts. Chambers replied that he did not see any issue with it.

- ii. **Canton (T):** Taberski, Terry & Rebecca, **site plan and sign permit**, construct a building for a dog daycare, 5088 US Highway 11.
 - a. Discussion
 - i. Chambers asked if part of the parcel was a paper street and therefore potential building setback issue. Pfothenauer replied that the area is part of a parcel and not a paper street.
- iii. **Hammond (T/V):** T/V Hammond, **code amendment**, P.O. Box 219, 17 N. Main St.
- iv. **Macomb (T):** Richard Spaulding, **subdivision**, subdivide one parcel to two parcels, Robinson Rd.
- v. **Massena (V):** Clark Real Estate Holdings, LLC, **area variance and subdivision**, an area variance and subdivision of the property. The subdivision is one parcel to two parcels, 20 Main St.
- vi. **Ogdensburg (C):** William Hosmer, **area variance**, would like to change size of each parking space from 10 feet in width to 9 feet in width, 17 N. Main St.
- vii. **Oswegatchie (T):** James Myers, **subdivision**, subdivide one parcel into eight parcels, SH 37.
 - a. After a discussion with members of the County Planning Board this project is returned for local action with the following recommendations:
 - i. Continued coordination with the U.S. Army Corps of Engineers to reduce wetland impacts; and
 - ii. NYS DOT consultation for curb cut and access to NYS Hwy 37.
 - b. Discussion
 - i. O’Neil shared that the potential wetland impacts were concerning. Shatraw asked about the location of the parcel and Casserly described.
- viii. Discussion
 - a. Pfothenauer talked about a future review for a fuel storage project in the Town of Norfolk that may include a zoning text change.

b. Full Reviews: None.

IV. **Reports**

- a. **Executive Committee**
 - i. O’Neil talked about setting the agenda, the Oswegatchie and Brasher projects, and future training plans.
- b. **Board of Legislators**
 - i. Fay talked about March being gambling awareness month; lead poison prevention; signing of a contract with Auction International for foreclosed properties; a treatment program in Canton, expansion of the ATV/UTV multi-use trail; and redevelopment projects along the St. Lawrence River in Ogdensburg.
- c. **Highway Department**

- i. Chambers talked about replacing the Lazy River Road Bridge in Russell; County Route 5 bridge replacement and intersection improvement; preparing for the upcoming construction season; and the Pave our Potholes Programs that is set to distribute \$100 million in funding.
- d. **State of the County Roundtable**
- i. Update on Large Scale Solar Development
 - a. Pfothauer talked about Northside Energy Center: permit process is progressing, a 7 member siting board will make final decisions, and there is continued debate on wetlands and the project size.
 - ii. Rose talked about a complete streets policy in the Town of Brasher. This will include pedestrian improvements to and from the school and a Tri-Town (Brasher, Lawrence, and Stockholm) approach.
 - iii. Casserly and Pfothauer talked about a proposed solar project in the Town of Canton, along SH 310, on 60 acres on land, and would include 2 (5 MW) arrays. Also, Casserly talked about a solar developer buying property, instead of leasing, in the Town of De Kalb.
- e. **Staff Report**
- i. Pfothauer and Casserly talked about the following: broadband project status; Fair Housing Taskforce, CDBG grant for housing repair (Total from 2 awards: ~\$1,000,000); additional funding for the lead program; Town of Stockholm zoning update; CPB training topics; new Board members; EMC; Town of Rossie land use regulations' update, Potsdam planning assistance; GIS projects; public transit; and financial disclosure forms.
 - ii. Financial disclosure forms
 - a. Bellor asked about a training session for this and if it is required annually. Pfothauer replied that the training is not required annually, as far as he knows.
 - a. Bellor asked about the County's Ethics Law and the version he found on the web is from 2009. Pfothauer will check into it and share the Law and the training with the Board.
 - iii. Pfothauer talked about virtual meetings will sunset on 3/16. We will plan to return to in-person meetings. He reminded the Board that a virtual option exits with the publication of the address where the Board member would be attending from. And, the public would be allowed to attend from that location.
 - a. Shatraw asked how this applies if they are away (out of town). Pfothauer replied that their address would need to be publicized if they attend the meeting. Rose added that there is a privacy issue. Pfothauer asked Fay if the Board of Legislators is discussing virtual meetings and Fay replied, no.
 - iv. CPB Trainings
 - a. Pfothauer talked about past trainings (site plan review, special use permit, etc.). Casserly talked about additional training topics: short-term rentals and updating land use regulations. Gilbert said we should consider a DANC GIS training, led by Star Carter. Pfothauer asked O'Neil if she would like to schedule a training for April. Casserly replied that we could decide at Exe Committee, if there are no full reviews, and O'Neil agreed.

V. **Other Items**

a. **Correspondence**

- i. Pfothenauer said that correspondence was received on a sign in the Town of Colton and a Town of Lawrence subdivision.

b. Next meeting dates:

- i. Executive Committee: Thursday, March 31st at 4:15 pm
- ii. Planning Board: Thursday, April 14th at 7:00 pm

VI. Adjourn

The meeting adjourned at 8:04 pm (Fay/Huntley).

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julia R. Rose". The signature is written in black ink on a white background.

Julia Rose, Secretary

Minutes prepared by Dakota Casserly