

MINUTES

ST. LAWRENCE COUNTY PLANNING BOARD

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

I. Call to Order

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

Chair O'Neil called the meeting to order 7:00 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		Jim Geddis – Cypress Creek Renewable		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 said the order of the full reviews would change, the Madrid Solar Array would be first. Also, added to Project Reviews are a brewery in Ogdensburg and a snowmobile/motorcycle dealership in the Town of Lisbon.
- ii. The agenda was unanimously adopted (Fay/Gilbert).

c. **Approval of the January 13, 2022 Meeting Minutes**

- i. 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 11 projects.

- i. **Lawrence (T):** Christopher Kemp, **subdivision**, subdivide one parcel into two parcels, 580 Peru St.
- ii. **Lawrence (T):** Stauffer Farms LLC, **site plan**, construction of anaerobic digester facility, 925 County Route 45. Staff Comment: After this project was

discussed with the County Planning Board Executive Committee, it was suggested that the Town ensure that local fire services are informed of this project to make sure that an appropriate response can be made should an emergency situation arise.

- iii. **Louisville (T):** Thomas Gramuglia/Jeff LaShomb, **subdivision**, dividing lot between applicants, 10182 SH 56.
- iv. **Louisville (T):** Tristen Harvey, **subdivision**, subdivide one parcel into two parcels, Wallace Rd.
- v. **Macomb (T):** Dale Raymo, **subdivision**, one parcel into three parcels, Williams Rd./South Shore.
- vi. **Massena (V):** Zara Kahn, **site plan**, operate a nail salon in the garage of her residence, 19 Colgate Dr.
- vii. **Massena (T):** St. Lawrence Centre, **site plan**, convert old Sears space to rented storage units, 6100 St. Lawrence Centre.
- viii. **Massena (T):** St. Lawrence Centre - Platinum Bean Coffee Company LLC, **site plan**, operate a coffee shop at Suite 406 in the mall, 6100 St. Lawrence Centre.
- ix. **Potsdam (V):** Stewart's Shop Inc., **area variance**, redevelopment of three parcels for construction of a new Stewart's Shop, 120, 124, and 130 Market St.
- x. **Potsdam (V):** Zoom Tan, **sign permit**, install a sign on the store front of the building, 201 Market St.
- xi. **Stockholm (T):** Jordan Arquitt, **special use permit**, appliance repair shop, 51 Crane Rd.

b. Full Reviews:

- i. Madrid (T): Solar array site plan and special use permit, 50 Cogswell Corners Road
Casserly gave the review.

Discussion

- Alan asked about the current use of the land. Gilbert replied that it is cropped.
- Alan talked about his continued stance against siting solar arrays on prime and prime if drained farmland. O'Neil added that tree removal is planned. Gilbert said that the parcel is some of the best agricultural land in the County.
- Rose asked Geddis (Acer Solar and Cypress Creek Renewables) about grazing on other solar projects. Geddis replied that they are considering it, however they have yet to implement.
- Geddis talked about their plans for a pollinator program implementation at this site. They have this in place at their other sites. Alan said that he appreciates the pollinator focus. Geddis added that the parcel is not tiled drained.
- O'Neil talked about complaints she has heard about solar projects around the State and their lack of design to accommodate grazing operations.
- Geddis shared that the National Electric Code requires a 7' fence and their proposal is 6' with an additional 1' of barbed wire.
- Fay talked about his support of the Board of Legislators' resolution that encourages the use of marginal lands and the preservation of productive farmland, and therefore, cannot support this project. Geddis replied that Cypress Creek has signed solar leases with other County landowners without prime farmland, however electrical infrastructure interconnection is a hindrance. Fay added his displeasure with solar

development coming to the County and with minimal benefit to its residents. Geddis highlighted the community solar aspect of the project that would allow County residents to participate and lower their electric bills 5-10%.

- Bisonette talked about limited grazing (cattle) operations in Madrid and around the site. Geddis replied that any grazing operation would include goats or sheep.
- O'Neil repeated the Staff conditions and non-binding recommendations.
- Gilbert made a motion to approve the project as presented, Shatraw seconded, (2 Ayes (Gilbert, Shatraw), 7 Nays (Alan, Bellow, Bisonette, Darling, Fay, O'Neil, Rose)), the motion failed to pass.
- There was further discussion on how the project could change to satisfy the Board's concerns. A majority of the Board's main objection is the amount of prime farmland on the project site. Also, the Board would like to reach a consensus on project approval or denial instead of taking no action. Shatraw asked why we would deny this project when we have approved other solar projects with prime farmland. O'Neil replied that this project is proposed on a parcel that has some of the best prime farmland in the County. Alan and Darling agree.
- Gilbert made a motion to reconsider the first motion, Alan seconded, the Board voted unanimously to reconsider.
- Pfothauer said that since the first motion failed to pass, there was no initial action. Therefore the motion to reconsider was not necessary.
- Bisonette added that if the Board denies the project, the Town of Madrid Planning Board can overrule the denial with a supermajority vote (4 out of 5).
- Rose made a motion to deny the project based on that the site is 100% prime and prime if drained farmland and that Staff share the project review recommendations with the Town. Alan seconded. The Board unanimously voted to deny the project.

- ii. Louisville (T): Brewery site plan, 1003 County Route 39
Pfothauer gave the review.

Discussion

- Bellow asked about the status of code definitions in regards to craft brewery and brew pub, and production of beer in gallons or barrels. Pfothauer replied that the Town is working on clarity and the original intent is on barrels.
- Fay asked about the occupancy of the building. Pfothauer replied that their focus is to serve customers during the warmer months, outside.
- Rose asked if the Town has a noise ordinance. Pfothauer was not sure.
- O'Neil talked about securing a parking agreement with an adjacent property owner for sufficient parking that will meet anticipated

- patronage. Also, include pedestrian improvements (lighting and pavement markings if needed).
- Gilbert said that the lighting on the southern lot line is to accommodate the summer outdoor crowds.
 - Bisonette asked about a plan for restroom(s). Pfothenhauer replied the language be added for the applicant to consider restroom capacity.
 - The Board voted unanimously to approve the project with conditions (Alan/Shatraw).
- iii. Pierrepont (T): Battery Energy Storage System Law
Casserly gave the review.
- The Board voted unanimously to approve the project with conditions (Gilbert/Bisonette).
- iv. Massena (V): Rezoning of land off of Cook Road
Pfothenhauer gave the review.
- The Board, by consensus, decided to return the project for local action with Staff recommendations.
- v. Lisbon (T), Polaris Snowmobile and Indian Motorcycles sales building site plan, 9862 SH 37
Pfothenhauer presented the project.
- The Board, by consensus, decided to return the project for local action.
- vi. Ogdensburg: Brewery site plan, 17 Main St
Pfothenhauer presented the project.
- The Board, by consensus, decided to return the project for local action with Staff recommendations.
- vii. Oswegatchie (T): Subdivision, SH 37
Pfothenhauer introduced the project and said that it may be a full review for the March meeting. The executive Board will discuss at their February meeting.

IV. Reports

a. Executive Committee

- i. O'Neil said that the agenda was set and projects were discussed.

b. Board of Legislators

- i. Fay talked about Chambers' reappointment as highway superintendent, the vacancy review committee's work to fill positions, a \$4 million grant for Community Services, school choice, opposition to a wood burning ban, ongoing Ogdensburg sales tax discussions, and the upcoming 220 year anniversary of the County.

c. Highway Department

- i. No report.

d. State of the County Roundtable

- i. Update on Large Scale Solar Development
 - Pfothauer talked about the North Side Energy Center and a next step is a legal brief filing that will be considered by the siting board. Wetland issues are still in discussion. An additional large-scale solar project is being discussed in the Town of Brasher.
- ii. Casserly talked about the State's Office of Cannabis Management's community outreach events, the Board's 2022 Newsletter, and the Ogdensburg dam's upcoming FERC relicensing.
- iii. Gilbert talked about Board membership and that we need more members. Pfothauer replied that there are two new members who are going through the steps for approval.

e. Staff Report

- i. Pfothauer talked about a Board of Elections GIS project that Staff is assisting with, Staff's continued work on County broadband strategies, housing repair program grants, and the County's Farmland Protection Board's upcoming review of agriculture districts.

V. Other Items

- a. Correspondence
 - i. Pfothauer said that a biodigester project was approved by the Town of Lawrence.
- b. Next meeting dates:
 - i. Executive Committee: Thursday, February 24th at 4:15 pm
 - ii. Planning Board: Thursday, March 10th at 7:00 pm

VI. Adjourn

- a. The meeting adjourned at 9:35 pm (Fay/Bisonette).

Respectfully Submitted,



Julia Rose, Secretary

Minutes prepared by Dakota Casserly