

MINUTES

ST. LAWRENCE COUNTY PLANNING BOARD

7:00 p.m., Thursday, January 13, 2022
Via Zoom

I. Call to Order

a. Roll Call and Determination of a Quorum

Chair O’Neil called the meeting to order 7:02 pm. Casserly did a roll call for attendance. A quorum was present (10/15).

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Eric Alan (Secretary)		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		Mike Gagliardi (WDT)		X
7.	Andy Gilbert		X		Rachel Hunter (Gouverneur Tribune Press)		X
8.	Dan Huntley		X		Chris Rediehs		X
9.	Kitty O’Neil (Chair)		X				
10.	Julia Rose		X				
11.	Cherrie Shatraw		X				
12.	Vacant						
13.	Vacant						
14.	Vacant						
15.	Vacant						
			10/15				

b. Moment of silence in memory of Mark Gazin

- i. O’Neil led the Board in a moment of silence.

c. Adoption of the Agenda

- i. Pfothenhauer said that the MOU list will be presented at its usual location in the agenda.
- i. The agenda was unanimously adopted (Gilbert/Fay).

d. Approval of the December 9, 2021 Meeting Minutes

- i. The minutes were unanimously adopted (Shatraw/Alan).

- O’Neil reminded the Board that meetings will continue by Zoom and that the recording is part of the public record.

II. Public Forum: None

III. Project Reviews

a. Referrals Returned Pursuant to MOU

Pfothenhauer presented the list of six projects.

- i. Canton (T): Christopher Anderson, special use and sign permit, add bed and breakfast to home, 3100 CR 21.

- ii. Edwards (T): Patrick Hughes, subdivision, 2 lot subdivision (Acres: 11.58 and 134.42, total 146), River Road.
- iii. Macomb (T): James and Betty Cole, subdivision, 2 lot subdivision (Acres: 80 and 112, total 192) 104 Hall Road.
- iv. Massena (V): Sean David - Corner Convenience & More, site plan, convenience store, 181 Park Ave.
- v. Massena (V): Francis and Patricia Badlam, use variance to add and a third apartment to a 2 unit structure at 5 Winter Street.
- vi. Morristown (T): River Run Realty, LLC - Mildred Recore, special use permit and site plan, 12x24 realtor office, 4147 SH 37.

b. Full Reviews:

- i. Pierrepont (T) Wind Law
Pfothauer gave the review.

Discussion

- Chambers asked about municipal boundary setbacks. Pfothauer replied that there are setbacks from municipal boundaries and there is a 500' setback from the ADK Park Boundary.
- Huntley asked about the wind speed average and how the numbers were derived. Pfothauer replied that Staff sourced the number from the National Renewable Energy Laboratory (NREL).
- Gilbert asked about the 1 acre lot minimum and that large WECS could fall and have impacts. Pfothauer replied that this is for small WECS, not large WECS.
- Bisonette talked about the tax exemption date of March 1st and that the Town would have to pass a local law to opt out before then.
- The Board voted unanimously to approve the project with conditions (Gilbert/Chambers).

- ii. Depeyster (T) Solar Law
Casserly gave the review.

Discussion

- Alan and Gilbert talked about the lack of common Town Law land use regulation components (planning and appeals board) in the Town and that they should consider implementing them to administer the law. O'Neil added that the decision making body is not clear. Casserly replied that the law states that it is the Town Board. Pfothauer highlighted the code enforcement officer for assisting with the drafting of this local law in preparation for this type of land use development.
- Chambers asked about the decommissioning language and "salvage costs" should be changed to "salvage value."
- Rose asked if the Town does not have a planning board, how do the training requirements work? Pfothauer replied that the Town Board should follow the training requirements for land use regulation.
- Bisonette asked about membership requirements for a planning and zoning board for a Town with a significant Amish population. Pfothauer replied, five and three, and that it could be challenging to fill.

- The Board voted unanimously to approve the project with conditions and non-binding comments (Rose/Bisonette).
- iii. Louisville (T): Use variance for a repair garage in the R-1 zoning district
Pfotenhauer gave the review.

Discussion

- Alan talked about how the applicant did meet some of the use variance criteria, however, they must meet all four.
 - Bisonette asked about site contamination and the possibility of the landowner “walking away” to leave the site for the County to handle. Pfotenhauer was unsure if there were environmental concerns with the site. Alan added that the Board decision to deny the project would still stand.
 - O’Neil said that zoning was adopted after the use was established and the site is now in a residential zone. Pfotenhauer said that since the use was discontinued, the parcel now falls under the residential zone regulations. Also, a neighboring property owner submitted a letter that did not support the variance.
 - Fay expressed his support for Staff recommendations.
 - The Board voted unanimously to deny the project with comments (Alan/Bellor).
- iv. Norfolk (T): Special use permit for a cell tower in the R-A zoning district
Pfotenhauer gave the review.

Discussion

- Fay asked, why are we recommending other site locations? Pfotenhauer replied that there was local concern about another tower and that the applicant should consider existing towers in the area.
 - Alan supports return for local action because the applicant meets the Town’s zoning regs and that local concerns should be handled by the local board.
 - The Board voted unanimously to return the project for local action with recommendations (Gilbert/Bellor).
- v. Shatraw asked about an update on the Stewart’s project in Potsdam (V). Pfotenhauer replied that the Village ZBA denied one of the area variances and the Village is considering a change to a part of the law that would satisfy the variance.

IV. Reports

a. Executive Committee

- i. O’Neil said that there was discussion on the Louisville and Norfolk projects.

b. Board of Legislators

- i. Fay talked about a recent presenter on renewable energy replacement options at the last board (Operations) meeting. Pfotenhauer replied that

renewables are great, however we need to be real about conventional energy sources. Huntley would like to hear from the presenter. Gilbert talked about renewable energy decreases in Britain, this led to more natural gas use, which impacted fertilizer production.

- ii. Fay talked about ARPA funds, municipal allocations, and potential projects.

c. **Highway Department**

- i. Chambers talked about partial operation at the Russell and Lisbon outposts, and Potsdam is out to bid. Overall, project planning for 2022 is underway.
- ii. Shatraw asked about the Morristown bridge removal. Chambers said that there are some delays but they are on schedule for summer 2022 completion.

d. **State of the County Roundtable**

- i. Pfothenauer talked about the North Side Energy project that is proceeding with regards to recent stakeholder testimonies. There is a meeting scheduled on January 24th, from which he hopes to have an update.

e. **Staff Report**

- i. Pfothenauer talked about the broadband project that Staff are working on with a committee to connect funding with internet providers in the County. Also, the County was awarded \$615,000 for housing repair from a recent CDBG grant, which was authorized by the Board of Legislators.
- ii. Casserly talked about: working with the Town of Rossie on adopting zoning for the first time, responding to County residents' land use questions, GIS projects, and the EMC's Black Lake project.

V. **Other Items**

a. **Correspondence**

- i. Notices of action from the APA and municipalities.

b. **Next meeting dates**

- i. Executive Committee: Thursday, January 27th at 4:15 pm
- ii. Planning Board: Thursday, February 10th at 7:00 pm

- c. O'Neil reminded Staff to share the CPB 2022 Newsletter.

VI. **Adjourn**

- a. The meeting adjourned at 9:15 pm (Huntley/Shatraw).

Respectfully Submitted,



Julia Rose, Secretary

Minutes prepared by Dakota Casserly