

ST. LAWRENCE COUNTY PLANNING BOARD

DRAFT MEETING MINUTES

7:00 p.m., Thursday, March 11, 2021

Via Zoom

I. Call to Order

a. Roll Call and Determination of a Quorum

Chair Murray called the meeting to order at 7:01 pm. Casserly did a roll call for attendance. A quorum was present.

Members Present: E. Alan, K. Bellor, K. Bisonette, G. Blatchley, D. Chambers, P. Darling, D. Duff, D. Fay, M. Gazin, A. Gilbert, B. Murray, J. Rose, and C. Shatraw.

Members Absent: J. Cameron and K. O’Neil.

Staff Present: J. Pfothauer and D. Casserly.

Others Present: None.

b. Adoption of the Agenda

i. Pfothauer added projects to **III. Project Reviews**.

The agenda was unanimously adopted (Bisonette/Gilbert).

c. Approval of the February 11, 2021 Meeting Minutes

The agenda was unanimously approved (Rose/Shatraw).

II. Public Forum: None

III. Project Reviews

a. Referrals Returned Pursuant to MOU - RFLA (Return for Local Action)

Pfothauer presented the list of projects.

i. Canton (V) - Moratorium, 2 lot subdivision.

ii. Edwards (T) - 3 lot subdivision.

iii. Gouverneur (V) - Special use permit.

iv. Louisville (T) - Area variance.

v. Massena (T) - Site plan approval.

vi. Massena (V) - Site plan approval, use variance.

vii. Morristown (T) - Site plan approval and special use permit, area variance.

viii. Potsdam (V) - Special use permit, sign permit.

b. Full Reviews:

i. Potsdam (T): Site plan and special use permit, light manufacturing facility, in the Highway Development Zoning District, 6968 State Highway 56.

Casserly presented the project review and reviewed the staff recommendations.

- Duff asked about prime farmland on the parcel and that the CPB has not been favorable towards development on prime farmland with recent solar projects. He asked why this is any different.

- Several board members responded that they are not as concerned because the scale of the project is much smaller and the farmland in that area has not been very productive.
 - Bisonette, with agreement from other board members, commented that the Town had spent considerable effort in zoning, and water and sewer investments, along the SH 56 corridor with the intent of attracting this type of commercial project.
 - A majority of the Board voted to approve with conditions (Fay/Alan). Abstentions: Murray. Opposed: None.
- ii. Ogdensburg (C): Site plan, restaurant (Taco Bell) and drive-through, in the Business Zoning District, 3000 Ford St. Extension.
- Pfotenhauer presented the project review and the staff recommendations.
- Rose said she dislikes this project due to the proposed location and that a suitable alternative exists in the Wal-Mart parking lot.
 - Gazin asked why Wal-Mart is not favorable towards sharing their parking lot with this project, is it because of future expansion plans.
 - Chambers asked about the condition language being too strong against a use that is permitted in the zone.
 - Pfotenhauer agrees, however, the location and road access are problematic.
 - Fay asked what the City thinks about the project.
 - Pfotenhauer said that they will likely move ahead with approving the project as planned. Fay agrees.
 - Duff asked about the amount of parking spaces.
 - Pfotenhauer said that it is excessive for the small building size with 2 drive thru lanes.
 - Duff asked about one access point and emergency access.
 - Pfotenhauer said he has seen projects like this with 1 or 2 access points, 2 is better.
 - Chambers said that moving site access road deeper into the Wal-Mart parking lot is a good idea.
 - Murray and Bisonette shared their concern with the shared access road with Wal-Mart.
 - Bisonette asked if Taco Bell has a lease agreement with Wal-Mart to use their access road.
 - Pfotenhauer responded that an easement will be part of the subdivision.
 - Murray and Bisonette agree that this should be added to the conditions.
 - Fay said that the developer should know about this already, therefore no need to condition.
 - Chambers asked to move the first bulleted condition (suggesting parking lot location) to the non-binding recommendation section.

- A majority of the Board voted to approve with conditions (Chambers/Alan). Abstentions: None. Opposed: Duff and Rose.
- iii. Pierrepont (T): Use Variance, auto repair and used car sales, in the Open Countryside Zoning District, 217 State Highway 68.
 Pfortenhauer presented the project review and the staff recommendations. The main concerns were that the applicant did not provide evidence to meet the four legal tests for a use variance and the Town should consider revising the permitted uses in this zone to allow for this type of development. It was noted that the permitted uses in this zone are very similar to the proposed use.
- Chambers said that oil-water separator on the site plan will need a DEC permit for industrial waste.
 - Duff said that the Staff recommendation per screening, buffering, and the like should be included in the recommendations.
 - Fay said that he passes this location often and cars are being repaired.
 - Bisonette said that applicant should have the property surveyed to ensure property boundaries and to add this as a non-binding recommendation.
- The Board voted unanimously to deny the project (Gilbert/Shatraw).

IV. Reports

a. **Executive Committee**

- i. Murray said that projects and financial disclosure forms were discussed.

b. **Board of Legislators**

- i. Fay deferred to Chambers to discuss the 3 outposts that the Highway Dept. is preparing for bid.
- ii. Fay said that people with a particular BMI index can qualify for the COVID vaccine.
- iii. Fay talked about ongoing financial negotiations with Ogdensburg.
- iv. Fay mentioned that the BOL is discussing fees for motorized vehicle use on the County's multi-use trail.
- v. Fay said that the household hazard waste collection day is planned for May at the County's Health and Human Services building.

c. **Highway Department**

- i. Chambers talked about new outposts and they are closing in on the final design for 3 locations. This will allow for less truck traffic in the Village of Canton and a more dispersed workforce.
- ii. Chambers said that bids for the twin bridges on Jones Road in the Town of Hopkinton are out.
- iii. Chambers concluded that the Dept. is planning various other projects throughout the County.

d. **State of the County Roundtable**

- i. Murray expressed condolences to Joanne Cameron in regards to the passing of her mother on behalf of the CPB. Staff have sent a card.

e. **Staff Report**

- i. Pfothenhauer talked about Matilda Larson's continued transit work, new buses, and other improvements.
- ii. Pfothenhauer said that the [Northside Energy Center](#) 180 MW solar project is moving along. The County is applying for intervenor funds (\$180k) that are set aside for communities' to hire consultants to examine the project and its impacts. CPB will not review this project, the State will. Impacts will be significant, 2000 acres, 1000 acres of panels.
- iii. Casserly shared a [CPB reviewed solar sites web map draft](#).

V. **Other Items**

a. **Correspondence:** None

b. **Financial Disclosure Requirement**

- i. Pfothenhauer talked about the context of the requirement and he added a reminder of its due date: March 31st.
- ii. Bellor asked about ethics training.
 1. Pfothenhauer replied that the training will be available later this year and he directed CPB members to mark none on the form.

c. **Announcements**

- i. For the April meeting, solar projects in the towns of Potsdam and Oswegatchie are anticipated. Also, review of the Town of Rossie's land use regulations.

d. **Next meeting dates**

- i. Executive Committee: Thursday, March 25th at 4:15 pm
- ii. Planning Board: Thursday, April 8th at 7:00 pm

VI. **Adjourn**

- a. The meeting adjourned at 9:09pm (Bisonette/Alan).