

ST. LAWRENCE COUNTY PLANNING BOARD

MEETING MINUTES

7:00 p.m., Thursday, June 10, 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: K. Bellor, K. Bisonette, G. Blatchley, J. Cameron, D. Chambers, D. Fay, M. Gazin, A. Gilbert, B. Murray, K. O'Neil, J. Rose, and C. Shatraw.

Members Absent: E. Alan and P. Darling.

Staff Present: J. Pfothauer and D. Casserly.

Others Present: Bob Beckstead, Watertown Dailey Times and Jeff Murray, Town of Potsdam CEO.

b. **Adoption of the Agenda**

- i. Pfothauer talked about the Town of Potsdam zoning change project, additions to **VI. Other Items**, and meetings going forward.

The agenda was unanimously adopted (Shatraw/O'Neil).

c. **Approval of the May 13, 2021 Meeting Minutes**

The minutes were unanimously adopted (Shatraw/O'Neil).

II. Public Forum: None

III. Training Session

a. **Cannabis Law**

NYS Office of Cannabis Management - <https://cannabis.ny.gov/>

Casserly gave the presentation.

- i. Gilbert asked about how the tax impacts could make legal cannabis too expensive and therefore make the illegal market more attractive. He doesn't think the 13% tax is too burdensome.
- ii. Gilbert asked about driving under the influence.
 1. Casserly replied that the same rules apply for impaired driving and testing is to be determined.
- iii. Cameron asked if there will be any example language from the Planning Office.
 1. Pfothauer replied that this is possible but not sure if the County will see significant retail cannabis development.
- iv. Louisville and Brasher planning boards are considering their options.
- v. Rose asked about planning boards working together.
 1. Cameron asked about a Zoom meeting for planning board chairs.
- vi. Casserly asked Rose how she would envision municipalities working together.

1. Rose replied that she would like hear what other municipalities are doing rather than exploring website resources.
- vii. Cameron talked about the Louisville Town Board not opting out, rather, their planning board is reviewing the State regulations and planning to offer guidance.
- viii. Shatraw said that the opt-out time period (before 12/31/2021) is too short. She hopes that municipalities will opt-out to better prepare.
- ix. Gilbert talked about the State's intent to have all municipalities eventually opt in.
- x. Pfothauer talked about the moving target in relation to opting in/out.
 1. Rose replied that she wouldn't be surprised if municipalities encouraged dispensaries for the tax revenue.
- xi. Casserly asked if the Board could envision dispensaries siting in the County like some micro-breweries (Louisville and Mother-In-Law Brewery example).
- xii. Shatraw talked about discussions with a friend at the DOT about employees and cannabis use.
- xiii. Chambers asked about how municipalities will handle CDL drivers and cannabis use, since cannabis is still illegal at the federal level.
 1. Casserly replied that it is yet to be determined.
- xiv. Bisonette thinks this could be challenge to employers, like Chambers and the highway department, in handling cannabis users who come to work impaired.
- xv. Rose asked about onsite consumption.
 1. Casserly replied that generally where smoking cigarettes is permitted, cannabis is permitted as well. Although, municipalities can adopt more stringent regulations if that are not deemed unreasonable.
 2. Pfothauer talked about how employers will enforce cannabis use on site.
- xvi. Bellor asking about the significance of 2nd hand smoke impacts from cannabis.
 1. Casserly replied that he will send resources on this question to the Board.
- xvii. Chambers asked about public consumption on the sidewalk and is it similar to open container or cigarettes.
 1. Casserly replied that cannabis use is more aligned with cigarette use in public. Although, municipalities can adopt more stringent regulations.
- xviii. Murray talked about federal facilities in the County and that cannabis users will need to follow federal cannabis rules on site.
- xix. Blatchley talked about an article from the Insurance Institute of American that noted increases in accidents and insurance rates in Colorado due to cannabis legalization.

b. 5G Tower Rollout

Pfothauer gave the presentation.

- i. Fay asked when 6G will come.
 1. Pfothauer replied that we may see this in another ~5 years. Fixed wireless, via satellites may be more applicable in rural areas in the future.

- ii. Bisonette asked about real property taxation implications, are towers permanent structures, and how does permitting apply.
 - 1. Pfothauer replied that municipalities can regulate siting of these towers. Although, they should keep in mind that they are a public utility.

IV. Project Reviews

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

Pfothauer presented the list of 15 projects.

 - i. Lawrence (T): Subdivision
 - ii. Macomb (T): Subdivision
 - iii. Massena (V): Area variance, site plan approval (x2), use variance
 - iv. Norfolk (T): Area variance
 - v. Ogdensburg: Site plan approval, subdivision, area variance
 - vi. Potsdam (T): Special use permit
 - vii. Potsdam (V): Sign permit (x2), site plan approval
 - viii. Waddington (V): Use Variance
- b. Full Reviews:
 - i. Zoning Map Amendment, Town of Potsdam
 - 1. Casserly presented the project review and staff recommendations.
 - 2. B. Murray asked J. Murray what is the Town's objective with this change.
 - a. Murray responded that the Town is looking to make the stretch along State Route 56, south from the village boundary, more business friendly.
 - b. Gilbert talked about agriculture use in the proposed area and that it is not significant.
 - c. Chambers asked about splitting parcels with the new zoning.
 - i. J. Murray responded that boundary was designed to avoid this.
 - d. The Board voted unanimously to return the project for local action with staff recommendations (Gilbert/O'Neil).

V. Reports

- a. **Executive Committee**
 - i. Murray talked about full meeting preparation and future meeting rules.
- b. **Board of Legislators**
 - i. Fay talked the following:
 - 1. The Sheriff's drone purchase;
 - 2. Release of funds for Bassmasters;
 - 3. Discussion on Massena as a fishing destination;
 - 4. Appointment of a new County historian, Nancy LaFaver; and
 - 5. Twelve-13-years-old will be permitted to hunt deer with an adult.
- c. **Highway Department**
 - i. Chambers talked about the following:

1. The approval to build outposts (salt, sand, and truck storage), 1. along CR 28A, next to the transfer station in Lisbon, 2. along CR 24, in Russell; and
2. This summer, nine bridges are under construction and one large culvert, and ~35 miles of paving on county roads.
 - a. Cameron asked about a paving schedule.
 - i. Chambers doesn't usually release because of flux in weather and materials.

d. **State of the County Roundtable**

- i. None

e. **Staff Report**

- i. Pfotenhauer and Casserly talked about the following:
 1. Staff continues to map COVID-19 cases;
 2. The authorizing of the most recent septic tank repair program. There are more funds but geography is more restricted, no income limitation, applies to a 250' buffer along a specific section of river (St. Lawrence River, Raquette River, and the Little River in Clifton and Fine), and the grant will pay for half of the repair/replacement costs, up to \$10k;
 3. Hazard Mitigation Plan, Barton & Loguidice is conducting a community survey;
 - a. Cameron said that she recently met with the consultants and gladly reports that it went well.
 4. EMC is assisting members of the Black Lake Association with milfoil management planning;
 5. Staff is assisting the Town of Fowler with an preliminary review of their solar law; and
 6. Staff is working with the Town of Hammond on hosting the first public informational session on their updated land use regulations.

VI. Other Items

a. **Open Meetings**

- i. Informal poll of the Board; the majority consensus is a hybrid format (Zoom and in-person), if permitted.

b. **Correspondence**

- i. Duff resignation letter was accepted. Murray drafted a letter to send to Duff and he read it to the board.
 1. The Board voted unanimously to accept Duff's resignation letter, with regret (Fay/O'Neil).

c. **Next Meeting Dates**

- i. Executive Committee: Thursday, June 24th at 4:15 pm.
- ii. Planning Board: Thursday, July 8th at 7:00 pm.

VII. Adjourn

- a. The meeting adjourned at 8:55 pm (Rose/Gilbert).

Respectfully Submitted,

Kitty O'Neil

Kitty O'Neil, Vice-Chair

Minutes prepared by Dakota Casserly

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