

ST. LAWRENCE COUNTY PLANNING BOARD

MEETING MINUTES

7:00 p.m., Thursday, July 8, 2021
2nd Floor Conference Room, PSC, 49 ½ Court Street, Canton

I. Call to Order

a. Roll Call and Determination of a Quorum

Vice Chair O’Neil called the meeting to order at 7:01 pm. Casserly did a roll call for attendance. A quorum was present (10/15).

	NAME	ABSENT	PRESENT
1.	Eric Alan	X	
2.	Ken Bellor	X	
3.	Kim Bisonette		X
4.	George Blatchley	X	
5.	Joanne Cameron		X
6.	Don Chambers		X
7.	Priscilla Darling		X
8.	Daniel Fay		X
9.	Mark Gazin		X
10.	Andy Gilbert		X
11.	Dan Huntley		X
12.	Brian Murray	X	
13.	Kitty O’Neil		X
14.	Julia Rose	X	
15.	Cherrie Shatraw		X
	Staff:		
	Dakota Casserly		X
	Jason Pfothenauer		X
	Guest: None		

b. Adoption of the Agenda

i. Pfothenauer talked about projects to add to III. Project Reviews.
The agenda was unanimously adopted (Shatraw/Gilbert).

c. Approval of the June 10, 2021 Meeting Minutes

The minutes were unanimously adopted (Shatraw/Gilbert).

II. Public Forum None

III. Project Reviews

a. Referrals Returned Pursuant to MOU - RFLA (Return for Local Action)
Pfothenauer presented a list of 17 projects.

- i. Lawrence (T): Subdivision (x3)
- ii. Macomb (T): Subdivision (x2)
- iii. Massena (V): Site plan approval (x2)
 - 1. 191 N. Main St.
 - a. Gilbert asked about capacity limits in the building

- b. Cameron suggested improved parking and driving around the building for egress.
 - c. Gazin asked about fire code issues.
 - i. Pfothauer responded that this is the CEO and fire department's responsibility.
 - iv. Morristown (T): Area variance (x2), site plan approval
 - v. Ogdensburg (C): Area variance
 - vi. Potsdam (V): Site plan approval, sign permit (x2)
 - vii. Rossie (T): Site plan approval
- viii. Colton (T): Food pantry project.
 - 1. Chambers said a composting toilet could be installed and a pump for gray water to the community center septic system.
 - 2. Chambers said that state DOT should be contacted for sight distance reasons.
 - 3. O'Neil said that she would like to see the Town follow their own zoning regulations.
 - 4. Cameron would like the return for local action letter to include the comments above.

b. Full Reviews:

Pfothauer presented the projects and staff recommendations.

i. Pitcairn - Subdivision

- 1. Huntley talked about new septic technologies and their use in substandard soils.
- 2. Gilbert asked about the status of the road, is it open year-round.
- 3. O'Neil would like to see more attention on hydric soils and wetlands (State and fed).
- 4. Huntley talked about future subdivision of the proposed subdivision and how smaller parcels would, or would not, work in this area.
- 5. Gilbert talked about how poor soils, coupled with heavy rain, can "back-up" septic systems.
- 6. The Board consented to return the project for local action with staff recommendations.

ii. Morristown - Dollar General (*30 min of training)

- 1. Shatraw talked about traffic concerns with the speed limit at 55mph on that section of road.
- 2. Chambers said the DOT would permit the curb cut and doubts that a speed reduction would be approved.
- 3. Chambers talked about snow storage concerns on the SH 56 side and the remaining areas of the site.
- 4. Bisonette talked about snow shedding concerns on the parking lot side.
- 5. The Board suggests moving the side parking lot to the lot line side to avoid snow shedding. Also, the building, and front parking lot, should be moved back to create more of a buffer from SH 56.
- 6. Bisonette asked about parking lot striping at the front corners of the building.

7. There was continued discussion on traffic concerns. Consensus was reached on recommendations for snow storage and a seasonal speed reduction request.
The Board consented to return the project for local action with staff recommendations.

iii. Potsdam (V) - Clarkson signage

1. Huntley said that signs with a lot of text may be hard to read from a moving vehicle and the Board agrees.
2. The Board consented to return the project for local action with staff recommendations.

IV. Reports

a. **Executive Committee**

- i. O'Neil talked about the agenda and selected projects.

b. **Board of Legislators**

- i. Fay talked about the following:
 1. Managing 911 dispatch operations for Ogdensburg is under a trial with the County.
 2. DSS, there is a new director, legal processes are changing, and foster care issues are being addressed.

c. **Highway Department**

- i. Chambers talked about the following:
 1. Morristown ground-breaking on bridge removal.
 2. Salt storage sites are underway in Russell and Lisbon.
 3. CR 51 large culvert is complete.
 4. CR 27, near Tooley Pond Rd. in Russell, will be closed 7/26, for construction. Reopening is planned for this fall.
 5. 20 road projects, they begin Monday 7/12, and CR 8 is underway.
 6. Brown's bridge, work is ongoing and planned reopening is this fall.

d. **State of the County Roundtable**

- i. Pfothenhauer and Casserly talked about the following:
 1. Large scale solar projects were discussed: [Rich Road Solar](#) and [North Side Energy Center](#). Rich Road Solar is holding a public meeting on 7/22.
 - a. There was some discussion on how power sharing will work with the larger projects. If and when these projects come online, will Moses-Saunders power production change.
 2. [Malone joins lawsuit against state's Office of Renewable Energy Siting](#) (Malone Telegram)
 - a. Malone joined over a dozen rural municipalities in a lawsuit against ORES claiming that 94-C (siting for industrial solar and wind) violates SEQR.
 - b. They seek to overturn the uniform regulations that apply to all renewable energy projects across the state.
 - c. They feel the regulations are contrary to Municipal Home Rule.
 - d. They would like a temporary restraining order and preliminary injunction to invalidate 94-C regulations

- e. They would like to shift all ORES applications back to existing siting board for review under Article 10 of the Public Service Law.
 - f. The [Zoghlin Group PLLC](#) (Rochester law firm and [American Bird Conservancy](#) are counsel for this case.
3. Massena (T) crypto currency facility update.
 - a. The Town is seeking screening improvements around the facility.

e. **Staff Report**

- i. Pfothenhauer and Casserly talked about the following:
 1. The Village of Canton zoning code revision that is under preliminary review.
 2. The Town of Fowler solar law, a preliminary review is complete, and they will resubmit for referral and review.
 3. Larson's ongoing transit projects and her intern's excellent assistance.
 4. Hammond's land use revisions are progressing and the first public information meeting is 7/13.
 5. The Planning Office will contract with the Village of Waddington to revise its zoning code.
 6. Covid mapping demand has decreased due to falling case numbers.
 7. The EMC is working on a variety of projects, e.g., with the Black Lake Association on milfoil management.
 8. A septic re grant for select waterbodies is underway.
 9. The Lead Hazard Abatement Grant team is working on a way to leverage extra funds to help with costs.
 10. The broadband project report is forthcoming.

V. **Other Items**

a. **Correspondence**

- i. Rich Road Solar public meeting and FERC notice.

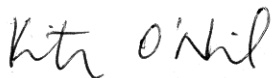
b. **Next meeting dates**

- i. Executive Committee: Thursday, July 29th at 4:15 pm
- ii. Planning Board: Thursday, August 12th at 7:00 pm

VI. **Adjourn**

The meeting adjourned at 9:13 pm (Fay/Gilbert).

Respectfully Submitted,



Kitty O'Neil, Vice-Chair

Minutes prepared by Dakota Casserly