

MINUTES

ST. LAWRENCE COUNTY PLANNING BOARD

7:00 p.m., Thursday, September 9, 2021
2nd Floor Conference Room, PSC, 49 ½ Court Street, Canton
In-person and Zoom

I. Call to Order

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

Chair Murray called the meeting to order at 7:02 pm. Casserly did a roll call for attendance; a quorum was present (12/15).

	NAME	ABSENT	PRESENT
1.	Eric Alan (Secretary)		X
2.	Ken Bellor		X
3.	Kim Bisonette		X
4.	Joanne Cameron	X	
5.	Don Chambers		X
6.	Priscilla Darling		X
7.	Daniel Fay		X
8.	Mark Gazin		X
9.	Andy Gilbert		X
10.	Dan Huntley		X
11.	Brian Murray (Chair)		X
12.	Kitty O'Neil (Vice Chair)		X
13.	Julia Rose		X
14.	Cherrie Shatraw	X	
15.	Vacant Seat		
	Staff:		
	Dakota Casserly		X
	Jason Pfothauer		X
	Guest:		

b. **Adoption of the Agenda**

- i. Pfothauer added a site plan review project under III. Project Reviews. The agenda was unanimously adopted (Gilbert, Alan).

c. **Approval of the August 12, 2021 Meeting Minutes**

- i. Alan thanked O'Neil for assisting with Secretary duties. The minutes were unanimously adopted (Huntley/Gilbert).

II. Public Forum: None

III. Project Reviews

- a. Referrals Returned Pursuant to MOU - RFLA (Return for Local Action)
Pfothauer presented a list of 11 projects.

- i. Clifton (T): Disinfection system at Newton Falls Wastewater Treatment Plant.
- ii. Colton (T): Subdivision.
- iii. Macomb (T): Subdivision (x3).
- iv. Madrid (T): Special use permit.
- v. Massena (V): Site plan approval.
- vi. Potsdam (V): Area variance (x2), sign permit.
- vii. Waddington (V): Subdivision.

b. Full Reviews:

- i. Town and Village of Hammond, Land Use Regulation Law
Pfothenhauer presented the project review.

This joint project was a long time coming for the Town and Village of Hammond. There was a great amount of effort dedicated to a wind law in the past and this eventually led to this project: an update of their existing land use regulations (site plan review, subdivision, and telecomm). The combination of all of their land use laws into one document was part of this process. In addition, zoning was introduced with the creation of two districts: residential-agricultural and shoreline. This includes a special permit process for certain uses (industrial, solar, battery energy storage, wind, telecomm, etc.), setbacks, a variance process, and a board of appeals. The overall intent of the project is to protect the shoreline and residential/agriculture nature of the community.

Discussion:

- Gilbert said that the objectivity of the review should be included in the minutes. Casserly drafted the project and the project review was completed by Matilda Larson, County Planner II, to ensure objectivity.
- Gilbert asked about sharing the document with others in the County.
 - Pfothenhauer replied yes, but length of the document can be challenging.
 - Gilbert said that sharing sections can be helpful to help other municipalities update their land use regulations.
- Fay asked if the new laws are more restrictive.
 - Pfothenhauer replied that it is not overly restrictive.
- Alan said that laws that come through CPB are using other town examples and officials know that the Planning Office can be used as a resource.
- Gilbert asked if tourist cottages included Airbnbs.
 - Casserly replied, no.
- Rose and Gilbert asked about tourist cottage specifics.
 - Casserly shared a definition and special permit details.
- Chambers asked about 75' setbacks and State highways. This setback may fall within some of the State's right-of-way.
- Rose asked about tourist cottages and short-term rentals, they recently approved two projects in the Town of Brasher, their CEO isn't fond of them, and he thinks the County does not support them.

- Pfothauer replied that the County is not opposed; regulation comes at the local level.
- Huntley talked about how short-term rentals are spreading in the area.
 - Pfothauer replied that there was discussion on this in Hammond and that the tourist cottage regulation was where they wanted to start.
- Alan asked about adding non-binding language in regards to short-term rentals, traditional vs Airbnb.
- Rose stated she doesn't have a problem with Airbnbs, she sees it as a positive.
- Bisonette felt that the tourist cottage use was more long-term.
- Fay talked about party problems with Airbnbs. Also, he thinks communities are discriminatory with price of homes and use/size restrictions.
- O'Neil added that the language is simply giving it a place in the law.
- Bisonette talked about a town requirement for PILOT standards form taxing jurisdictions.
 - Pfothauer agreed, and the intent is to use the IDA for negotiating purposes.
 - Bisonette replied that taxing jurisdictions may have other interests with regards to a PILOT.
- Bisonette asked if there are size dimensions for retail use.
 - Alan replied that in the shoreline, yes, the RA is not as restrictive.
- Alan strikes his non-binding recommendation.
- The Board voted unanimously to approve the project with conditions (Gilbert/Alan).

ii. Fuel Storage - Site Plan Review - Dekalb

Pfothauer presented the project.

Discussion

- Gilbert has no problem with the project.
- Murray asked about existing curb cut changes.
 - Pfothauer replied that there is no planned change.
- Chambers asked about a bulk petroleum storage permit from DEC.
 - Pfothauer said that it was not included in their SEQ. R.
- Murray said to return the project with non-binding comments to follow DEC regulations.
- The Board reached consensus to return the project for local action with non-binding comments.

IV. Reports

a. **Executive Committee**

- i. Murray said they talked about the above projects.

b. **Board of Legislators (BOL)**

- i. Fay talked about the following:

- Assisting Ogdensburg with operations and the challenges that can come with this.
- Covid cases in the County and at the universities are concerning.
- A search for a new Social Services commissioner is ongoing.
- The Planning Office and the redistricting project.
- Invasive species assistance and developing a long term plan. The Board has voted to approve a funding moratorium.
- Settlement with Johnson and Johnson, per an opium case that has been around since 1917.

c. **Highway Department**

i. Chambers talked about the following:

- They finished recycling work and now hot-topping ~35 miles of roads.
- A new bridge is opening; halfway house in Waddington.
- Nine other bridge projects are in construction and on schedule.
- Outpost facilities in Russell and Lisbon are progressing well.
- Murray asked about an increase in County tipping fees and e-waste collection status.
 - Chambers replied that DANC has increased fees therefore County fees increased. Per e-waste, it could be temporary.

d. **State of the County Roundtable**

- i. Pfothauer and Casserly gave an update on Large Scale Solar Development web app and table report. Northside is moving along in the Article X process (roughly one year, final approval by July 2022, County attorneys are reviewing). [Casserly will share Scenic Hudson's solar mapping tool.](https://gis.stlawco.org/portal/apps/View/index.html?appid=6f3d7fb0923448ed90c3385eb0f8a872)
<https://gis.stlawco.org/portal/apps/View/index.html?appid=6f3d7fb0923448ed90c3385eb0f8a872>
- i. Rose asked about the Northside solar project and federal wetland issues.
 - Pfothauer feels that the siting is mostly avoiding wetlands.
- ii. Rose asked about difference between state and federal wetlands
 - Pfothauer explained the difference (state regulates down to 12.4 acres, federal are smaller, sub-acre).
- iii. Pfothauer talked about a solar project in the Town of Clifton, 19.9 MW on J&L site (Benson Mines area).
- iv. Pfothauer talked about the upcoming Village of Canton zoning code review.
- ii. There is one vacant seat on the CPB and Staff is looking to recruit additional members.

e. **Staff Report**

- i. Pfothauer talked about the redistricting project to evenly (with a max 10% variance from the mean) split the County's population among 15 legislative districts. The timeline is aggressive and Casserly is tackling the GIS work. The County budget process is ongoing, with an expected

presentation to the BOL on 10/4/2021. With a recent resignation, the CPB is looking to fill a vacancy, which is vetted by the BOL.

V. Other Items

- a. **Correspondence**
 - i. NYPA letters.
- b. **Next meeting dates**
 - i. Executive Committee: Thursday, September 30th at 4:15 pm
 - ii. Planning Board: Thursday, October 14th at 7:00 pm

VI. Adjourn

- a. The meeting adjourned at 8:20 pm (Alan/Fay).

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Eric Alan", with a stylized flourish at the end.

Eric Alan, Secretary

Minutes prepared by Dakota Casserly