

**ST. LAWRENCE COUNTY PLANNING BOARD**  
**MEETING MINUTES**

February 13, 2020

Public Safety Complex, 2<sup>nd</sup> Floor Conference Room, 49 ½ Court Street, Canton, NY

**I. Call to Order**

- a. Roll Call and Determination of Quorum.** B. Murray called the meeting to order at 7:01 pm. A quorum was present.

**Members Present:** E. Alan, K. Bellor, K. Bisonette, D. Chambers, D. Duff, M. Gazin, A. Gilbert, D. Fay, M. McCluskey, B. Murray, and C. Shatraw. **Members Absent:** J. Cameron and K. O’Neil. **Staff Present:** M. Larson and J. Pfothenauer.

Murray welcomed Shatraw to the Planning Board and asked all those present to please introduce themselves.

- b. Adoption of the Agenda.** Pfothenauer said a site plan review for Fort de La Presentation in the City of Ogdensburg would be added as a full review project, and a subdivision off the Lead Mine Road in the Town of Macomb would be discussed under MOU. The modified agenda was unanimously adopted (Alan/Gilbert).
- c. Approval of the Meeting Minutes.** Larson said the minutes would be corrected to show Murray delivered the Executive Committee report at the January 9<sup>th</sup> meeting. The revised January 9, 2020 minutes were unanimously approved (Bellor/Duff).

**II. Public Forum**

None.

**III. Land Use Training Session**

Both Larson and Pfothenauer delivered a PowerPoint presentation of the Planning Board’s 2020 Newsletter. During and after the presentation, members of the Board discussed the use of joint planning and zoning boards of appeal between two jurisdictions to address quorum and appointment challenges, and the use of alternates when a members recuse themselves from a project due to a conflict of interest. *The presentation satisfied one-hour of the Board’s annual four-hour land use training requirement.*

**IV. Project Reviews**

- a. Projects Returned for Local Action.**

- i. Macomb (T): Subdivision for a one-acre subdivision off the Lead Mine Road. Pfothenauer presented the proposed project. Duff raised a concern about visibility to enter and exit the property depending on where a driveway will be located. *The Board concurred with staff recommendation to return the project for local action.*

**b. Full Reviews.**

- i. Ogdensburg (C): Site Plan Review for Fort de La Presentation in the Moderate Density Residential (MDR) District. Pfothenauer explained the park's existing trails would be hardened to make them more resilient to seasonal flooding and high water table. Gazin asked if a former rail line on the property was abandoned. Murray replied yes. *The Board concurred with staff recommendation to return the project for local action.*
- ii. Fowler (T): Local Law to Establish Development Districts. Larson presented the staff report. Following her presentation, the Board discussed project notifications to Fort Drum about land use projects that may interfere with the operations of the base. Chambers recommended "Gravel Quarry" in the Local Law be revised to "Aggregate Quarry" to reflect different types of mining activity in the town. A suggestion was also made to refer to the Development Board of Appeals as the Zoning Board of Appeals to avoid confusion between the Table of Contents and the text of the law. *The Board concurred with staff to return the Local Law for local action with non-binding comments.*

**IV. Reports**

- a. **Executive Committee.** Murray said the Executive Committee met on the 30<sup>th</sup> to set tonight's meeting agenda, discuss the land use training session, and returned a variety of projects back for local action.
- b. **Board of Legislators.** Fay said the Board of Legislators continue to have ongoing discussions about the future distribution of sales tax revenue, and legislators are encouraged by municipalities to keep the existing distribution formula. Fay said Ogdensburg's population decline and corresponding decline in real property values is making it increasingly difficult for the City to provide the same level of service with diminishing resources, which affects Ogdensburg's quality of life. If the City is unable to provide certain services, the County may absorb the costs to provide those services on the City's behalf.
- c. **Highway Department.** Chambers said the Highway Department will be opening bids to repair the Talville Bridge, replace culverts on County Route 17, and will hold an information session about the repairs to Brown's Bridge. Chambers also listed other bridge preservation projects, and the Department's plans to establish three highway outpost facilities in the county.

- d. **County Roundtable.** Pfothenhauer said NYSERDA developed a model law and permit for the installation of solar energy storage systems, and asked Planning Board members if they would be willing to serve on a work group that will meet before the next Executive Committee meeting to review and discuss the documents. Duff asked if battery storage facilities exist in the state. Gazin replied yes, one is established next to the nuclear power plant in Oswego. Murray recommended the Planning Office's spring land use training session for municipal planning boards and zoning boards of appeal focus on the siting of solar battery storage systems. A suggestion was made for staff to email the Planning Board inviting members to participate in a work group that will meet on Thursday, February 27<sup>th</sup> at 3:30 pm.
- e. **Staff Report.** Larson said she will be presenting at a daylong solar workshop in Herkimer on Saturday, March 7<sup>th</sup> and said members of the Planning Board are welcome to travel with her as she will be driving a County car. Gilbert said he was interested in attending. Larson said she would email information about the event to the Planning Board early in the week of March 2<sup>nd</sup>.

## V. Other Items

- a. **Correspondence.** A letter thanking Wade Davis for his years of service with the County Planning Board was read for the record.
- b. **Announcements.** Pfothenhauer said staff plans to deliver a one-hour training session on checklists for site plan review and special use permits at the Planning Board's April meeting.
- c. **Next Meeting Dates.** The Executive Committee will meet Thursday, February 27<sup>th</sup> at 4:15 pm. The Planning Board will meet on March 12<sup>th</sup> at 7:00 pm in the 2<sup>nd</sup> floor conference room of the County Public Safety Complex, located at 49 1/2 Court Street in Canton.

## VI. Adjourn

The meeting adjourned by consensus (Duff/Alan).

Respectfully Submitted,



Eric Alan, Secretary