

ST. LAWRENCE COUNTY PLANNING BOARD
MEETING MINUTES

7:00 p.m., Thursday, December 10, 2020
Via Zoom

I. Call to Order

a. Roll Call and Determination of a Quorum

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

Members Present: E. Alan, K. Bellor, K. Bisonette, D. Chambers, P. Darling, D. Duff, D. Fay, A. Gilbert, M. B. Murray, K. O’Neil, J. Rose, C. Shatraw, and J. Cameron.

Members Absent: M. Gazin.

Staff Present: J. Pfothauer and D. Casserly.

Others Present: Vaughn Golden, Watertown Daily Times.

b. Adoption of the Agenda

- i. Additions to the Agenda under Project Reviews: Town of Louisville area variance and Town of Potsdam special use permit.

The agenda was unanimously adopted (Gilbert/O’Neil).

c. Approval of the November 12, 2020 Meeting Minutes

The November 12, 2020 minutes were unanimously approved (Duff/Rose).

II. Public Forum

None

III. Project Reviews

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

b. Full Reviews

- i. Potsdam (T): Tree Nursery, Special Use Permit and Area Variance, 6527 State Highway

Pfothauer presented the project review and reviewed the staff recommendations.

1. Chambers stated that the site is on State Highway 56 and they will need DOT approval for access.
2. Fay asked about the five unit apartment building in the R-1 zone and if it needed an area variance.
 - a. Pfothauer responded that it is permitted with the existing lot size.

3. Murray asked about nursery's current location on State Highway 345 and why are they looking to move.
 4. Cameron suggested combining the, to be, subdivided lot with the parcel across the street to meet the acreage requirements.
 5. Duff asked about road frontage and driveway layout, and thinks there is too much cramming into the proposed lot.
 - a. Pfothauer responded with that they should add more acreage to the lot and consider moving the road access to the southeast (away from the village). He also said that the applicant is willing to work with regulatory officials and consider changes.
 6. Gilbert, with regards to why the nursery is considering another location, talked about apple trees and issues with repeat growing while using the same soil.
 - a. Bisonette agrees and asked if they are getting it surveyed. Also, he said that the proposed lot line is bisecting part of the barn, possibly for water and power access.
 - b. Gilbert said that the water needs will come from the creek (Parkhurst Brook), which is partially why the lot is designed that way it is.
 7. The Board further discussed the proposed lot lines and identified that part of the barn is bisected in the site plan and they do not approve of this. Also, they are concerned with the applicant not meeting the setbacks along the apartment building and barn.
 8. Rose said that the lack of 10 acres is less of a problem than the proposed lot line around/bisecting the barn.
 9. Alan said that the proposed lot line may be a cost saving measure to not include the entire barn in the new parcel.
 10. Bisonette asked why the new lot would contain the silo, he considers this a liability.
 11. The Board discussed adding binding conditions: approval from NYS DOT for highway access and application of required setbacks from all buildings.
 12. The Board unanimously approves with conditions
(Gilbert/Chambers).
- ii. Louisville (T): Billboard Area Variance, 10202 State Highway 56
1. Pfothauer presented the project.
 - a. Rose asked if the billboard will be lit.
 - i. Cameron talked about a similar sign on neighboring property and it is not lit.
 - b. Cameron and Shatraw asked about billboard dimensions, the code permits 32 sq. ft. and applicant is proposing 576 sq. ft.

- c. Duff asked about the neighboring billboard and if it conforms to local law at 32 sq. ft.
 - i. Cameron responded that the billboard is much bigger and was previously granted an area variance.
 - d. Duff continued with, why Louisville would have dimensional standards in their law if they are going to grant area variances. He suggested removing the law.
 - e. O’Neil said that 32 sq. ft. is the same size as a 4x8 sheet of plywood and the proposed billboard would be equal to 9 sheets.
 - f. Bisonette asked about height.
 - i. Pfothauer responded that it is not clear in their application.
 - g. Bisonette said that a site plan with more detail is needed.
 - h. Gilbert suggested RFLA with attention to the current law and inconsistencies with regards to billboard dimensions, and ultimately changing the law.
 - i. A majority of the Board voted to approve the project’s RFLA with non-binding conditions (Gilbert/Bisonette).
Opposed: None. Abstentions: Cameron.
- iii. Potsdam (T): Wind Tower Special Use Permit, 7598 US Highway 11
- 1. Pfothauer presented the project.
 - a. Duff asked where the nearest residence is from the site.
 - i. Board consensus that the nearest residence is far removed and not of concern.
 - b. Rose asked if they have additional models to install on site in the future.
 - i. Pfothauer said that adding this concern is advisable.
 - c. The Board unanimously approves the project’s RFLA (Bisonette/Shatraw).

IV. Reports

a. **Executive Committee**

- i. Murray summarized, setting of the agenda, Potsdam nursery project, and other project RFLAs.

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

- i. Fay said that the County is focused on dealing with the COVID19 pandemic and they went ahead and purchased testing equipment. The County is moving forward with a broadband study and he was surprised at the amount that DANC is charging for their services. The County is supporting the Town of Clare with a lawsuit from the Adirondack Council with regards to ATV/UTV use on Tooley Pond Road. The BOL feels this is an important

step to support recreation and tourism. Also, Fay participated in the NYS Local Government subdivision webinar and felt it was quite useful.

c. Highway Department

i. Chambers said that snow plowing is going well. Summer bridge projects are all done. Next week, Brown's Bridge is closing and work will start.

Depot St. bridge contract is projected to be awarded on December 22.

1. Gilbert asked if Brown's Bridge work will be done all winter.

a. Chambers responded that some work will be completed and then continue in the spring.

d. State of the County Roundtable

i. Duff said that Macomb and Rossie residents are thankful to Chambers and his crew that the bridge is complete.

e. Staff Report

i. Pfothauer said that staffing is at 50% in the office. Mapping COVID cases for Public Health continues. And, year-end grant work is wrapping up.

ii. Pfothauer summarized the fall land use training and CPB 2021 Newsletter. He talked about Murray's question about what can happen if municipalities do not refer referable projects to CPB. He stated that local action is invalidated.

1. O'Neil thanked Matilda Larson for the updated Newsletter.

V. Other Items

a. Correspondence

i. NYS Dept. of State Division of Local Government 2020/2012 Winter Webinar Series:

<https://www.dos.ny.gov/lg/pdf/Winter%20Webinar%20Series%20Flyer%202020-21.pdf>

ii. North Side Energy Project Open House, December 16, 11-12pm and 5-6pm: <https://www.northsideenergycenter.com/news/>

b. Work Program for 2021

i. Murray asked about training in regards to the Accelerated Renewable Energy Growth and Community Benefit Act rules as proposed by ORES (Office of Renewable Energy Siting) for large renewable energy projects.

1. Pfothauer said that this may be a good addition if time permits.

ii. The Board unanimously approved (Fay/Gilbert).

c. Announcements

i. Newsletter 2021 Meeting Dates: November 11, 2021, falls on Veterans Day, date has been moved to Nov. 9, 2021.

d. Next Meeting Dates

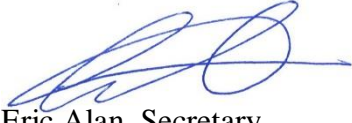
i. Executive Committee: Thursday, December 29th at 4:15 pm.

ii. Planning Board: Thursday, January 14th at 7:00 pm.

VI. Adjourn

a. The meeting adjourned at 8:43 pm (Bisonette/Fay).

Respectfully Submitted,

A handwritten signature in blue ink, appearing to be "Eric Alan", written in a cursive style.

Eric Alan, Secretary

Minutes prepared by Dakota Casserly

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