

ST. LAWRENCE COUNTY PLANNING BOARD
DRAFT MEETING MINUTES

June 13, 2019

Public Safety Complex, 2nd Floor Conference Room, 49 ½ Court Street, Canton, NY

I. Call to Order

- a. Roll Call and Determination of Quorum.** K. Bellor called the meeting to order at 7:00 pm. A quorum was present. All board members introduced themselves for the benefit of the 2 new board members and the 3 guests.

Members Present: E. Alan, K. Bellor, C. Betz, K. Bisonette, D. Chambers, W. Davis, D. Duff, D. Fay, M. Gazin, R. Hotte, D. Mullaney, B. Murray and K. O’Neil. **Members Absent:** J. Cameron, M. McCluskey. **Staff Present:** J. Pfothauer. **Others Present:** Katie Buck, Planning Office Intern, Devon Sutton, LC Drives, Corey Mousaw, Brooks Washburn.

- b. Adoption of the Agenda.** Pfothauer added an additional project to present to the Board, a site plan for a restaurant in the Town of Massena. The modified agenda was unanimously adopted (Davis/O’Neil).
- c. Approval of the Meeting Minutes.** The April 11, 2019 minutes were unanimously approved (Davis/Gazin). The May 9, 2019 minutes were unanimously approved (Davis/Murray).

II. Public Forum None.

III. Project Reviews

a. Projects Returned for Local Action.

- i. Massena (T): All American Bar, site plan for a restaurant at the St. Lawrence Center Mall in the HC zoning district. Pfothauer discussed a proposed restaurant in the Massena Mall and noted that the business will not have its own washroom facilities but will use washrooms at the athletic complex and the food court. The Board found this curious but felt there were no countywide impacts associated with this development and agreed to send it back for local action.

b. Full Reviews.

- i. Potsdam (T): Site Plan Review for a 120,000 sq. ft light manufacturing and assembly plant in the Highway Commercial Development District off of State Highway 56. Pfothauer

presented the full review and offered four conditions for approval. The Board agreed with the conditions and added a 5th, that the DOT be contacted and sign off on the increased traffic pattern at the access point off of SH 56. The Board voted to approve the full review with conditions (Chambers/O'Neil) with two abstentions (Hotte/Murray).

- ii. Brasher (T): Local Law regulating the establishment of shooting ranges through special use permit. Pfothenhauer summarized the staff review and offered non-binding conditions. The Board opted to condition approval with a 200 foot setback from any resource conservation zoning district boundary as well as the restriction of shooting ranges in the Rural Place and Planned Development District. The Board agreed to leave one non-binding recommendation; suggesting that the local law be incorporated into existing zoning regulations rather than as a stand-alone local law. The Board unanimously voted to conditionally approve the referral (O'Neil/Alan).
- iii. Potsdam (V): Site Plan Review for a commercial solar array in the R-3 zoning district. Pfothenhauer reviewed the staff recommendations. Gazin brought up a concern about cyber security attacks through solar installations. The Board agreed to the following conditions: The Village shall investigate and determine that the proposal does not present any unreasonable risks to the public's health, safety and welfare. In particular, the Village should investigate potential hazards at the adjacent school and the adjacent apartment units from glare; all exterior lighting be down cast and dark sky compliant; the applicant should obtain an agreement with National Grid for the right to develop (road construction) within the easement space that National Grid controls; a comprehensive decommissioning plan that addresses the reclamation of land after the array is no longer operational should be prepared; the applicant should work with the school to develop buffering that mitigates the site impacts of the array on school property. The Board also added the following comment: the potential of a cyber-attack on the electrical grid through the solar array was discussed. The Board encouraged the Village to educate itself on the potential for such cyber-attacks. The Board unanimously voted to conditionally approve the referral (Duff/O'Neil).

V. Reports

- a. **Executive Committee.** Bellor said the Executive Committee met on May 30th to set tonight's agenda.
- b. **Board of Legislators.** Fay discussed various activities the Board of Legislators had undertaken recently, these included acknowledging June and dairy month; implementing a new vacancy review procedure; thanking the Governor for not closing any North County prisons; and undergoing the search process for an Emergency Services Director.
- c. **Highway Department.** Chambers reported that highway crews will be undertaking bridge repair and replacement work on three bridges in the towns of Potsdam, Norfolk and Stockholm.

- d. **State of the County.** No discussion.
- e. **Staff Report.** Pfothenhauer apologized for the late distribution of the meeting materials. He also mentioned that staffing has temporarily been depleted due to the passing of Keith's mother, Matilda's scheduled vacation and Denise's illness. He also introduced Katie Buck who described the data analysis project that she is working on in the Planning Office this summer.

VI. Other Items

- a. **Correspondence.** Pfothenhauer said this month's correspondence consisted of standard notices of action from local municipalities.
- b. **Next Meeting Dates.** A Complete Streets workshop is planned for June 26th in Gouverneur. The Executive Committee will meet on Thursday, June 27th at 4:15 pm in the Planning Office. The Planning Board will meet on July 11th at 7:00 p.m. in the 2nd floor conference room of the County Public Safety Complex, located at 49 ½ Court Street in Canton.

VII. Adjourn

The meeting adjourned by consensus at 9:00 pm.

Respectfully Submitted,

Renee Hotte, Secretary

Minutes prepared by J. Pfothenhauer