

ST. LAWRENCE COUNTY PLANNING BOARD
DRAFT MEETING MINUTES

July 11, 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.

Members Present: E. Alan, K. Bellor, K. Bisonette, J. Cameron, D. Chambers, W. Davis, D. Duff, D. Fay, M. Gazin, R. Hotte, M. McCluskey, D. Mullaney, B. Murray and K. O’Neil. **Members Absent:** C. Betz, **Staff Present:** J. Pfothenhauer. **Others Present:** Brooks Washburn for Massena projects.

- b. Adoption of the Agenda.** Pfothenhauer added an additional project to present to the Board, solar energy regulations for the Town of Potsdam. A site plan for a server farm in the Town of Massena will also be discussed. The modified agenda was unanimously adopted (Alan/Fay).

- c. Approval of the Meeting Minutes.** The June 13, 2019 minutes were unanimously approved (Davis/Duff).

II. Public Forum None.

III. Project Reviews

a. Projects Returned for Local Action.

- i. Massena (T): Site Plan for a server farm at the northwest corner of the Horton Road and County Route 42 in the Industrial zoning district. Pfothenhauer discussed a proposed server farm that would consist of 4 48’ shipping containers stacked 2 high. The lot is currently owned by the Town of Massena but the developer has an option to purchase if all approvals are met. The use is permitted in the Industrial zone after site plan approval. Staff recommended the project be returned for local action and the Board concurred.

b. Full Reviews.

- i. Massena (V): Use variance for an office storage space at 53 East Orvis Street in the CTD zoning district. Pfothenhauer summarized the staff report. Staff recommended denial because no evidence was submitted to meet the legal tests and the project appears to be inconsistent with the Village’s Comprehensive Plan. The Board deliberated the project at length. Brooks Washburn, representing the applicant, stated that the use of the

structure would simply be for storage of office records and items. Several board members noted that the parking that would result from the demolition of a portion of the building would be beneficial to the adjacent dental office. The Board voted 11-2 to deny the project (Gazin/O'Neil) with the addition of the following recommendations: the Board suggested that should the Village wish to allow warehouse uses in the CTD zone then the zoning code should be changed to accommodate the use, this would eliminate the need for a use variance. The Board also encourages the Village to differentiate the type of storage that can be allowed in each zone, noting that office storage is different from boat and RV storage. An additional concern raised with this development is the potential for storage to expand outside of the enclosed warehouse structure.

- ii. Louisville (T): Adoption of Solar Regulations. Pfothenhauer summarized the Staff Report. The Board was in agreement with the recommendations and unanimously conditionally approved the regulations (McCluskey/Mullaney).
- iii. Potsdam (T): Adoption of Solar Regulations. Pfothenhauer summarized the Staff Report. The Board suggested the following additional comment: that berms and/ or vegetative buffering also be used as an option to screen solar arrays. With the addition, the Board unanimously voted to conditionally approve the solar regulations (Duff/O'Neil).
- iv. Brasher (T): Subdivision Regulations. Pfothenhauer summarized the Staff Report. The Board discussed the Staff Report and recommended additional information be provided to the Town regarding lot line adjustments and also suggested that road and shoulder widths be determined by whether or not a sidewalk or curb was present rather than road type. The Board unanimously voted to conditionally approve the referral (Alan/Davis).

IV. Reports

- a. **Executive Committee.** Murray reported that the Executive Committee met on June 27th and discussed the use variance project and set tonight's agenda.
- b. **Board of Legislators.** Fay stated that the Board of Legislators has been busy lately and deferred to Chambers on various highway projects.
- c. **Highway Department.** Chambers reported that highway crews will be undertaking bridge design, repair and replacement work on three bridges around the County this summer.
- d. **State of the County.** No discussion.
- e. **Staff Report.** Pfothenhauer apologized for the late distribution of the meeting materials. He anticipates staffing levels evening out in the near future. He mentioned that Planning Staff and Board member McCluskey attended a Complete Streets training session in Gouverneur on June 26th.

V. Other Items

- a. Correspondence.** Pfothenauer said this month's correspondence consisted of standard notices of action from local municipalities as well as an article from Gazin on cyber security threats.

- b. Next Meeting Dates.** The Executive Committee will meet on Thursday, July 25th at 4:15 pm in the Planning Office. The Planning Board will meet on August 8th 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.

VI. Adjourn

The meeting adjourned by consensus at 9:30 pm.

Respectfully Submitted,



Renee Hotte, Secretary

Minutes prepared by J. Pfothenauer

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