

# ST. LAWRENCE COUNTY PLANNING BOARD

## DRAFT MEETING MINUTES

February 8, 2018

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

### I. Call to Order

K. Bellor called the meeting to order at 7:00 p.m.

**a. Roll Call and Determination of Quorum. Members Present:** K. Bellor, K. Bisonette, J. Cameron, D. Chambers, D. Duff, M. Gazin, R. Hotte, M. McCluskey, D. Mullaney, B. Murray, W. Palmer, M. Pennington and J. Timmerman. **Absent:** W. Davis and D. Fay. **Staff Present:** M. Larson and J. Pfothhauer. **Others:** Fred Wilhelm, Town of Parishville Planning Board Chair.

**b. Adoption of the Agenda.** Pfothhauer said staff would consult with the Board on two projects under MOU. The modified meeting agenda was unanimously adopted (Duff/Mullaney).

**c. Approval of the Meeting Minutes.** The January 11<sup>th</sup> meeting minutes were unanimously adopted (Mullaney/McCluskey).

II. Public Forum None.

### III. Project Reviews

#### a. **Projects Returned for Local Action.**

i. **Brasher (T):** Honey, Alexander, special use permit for a firearm repair and sales shop at 1700 County Route 53 in a Rural zoning district. Larson described the project and presented street and aerial imagery of the subject property. A question was asked if sufficient parking was available on the lot. Larson replied yes and described the driveway to the house and barn. The Board concurred with staff's recommendation to return the project for local action.

ii. **Macomb (T):** Lincoln, Cliff, waterfront subdivision to divide one parcel into four on County Route 10. Pfothhauer described the property's location, the proposed subdivision and its proximity to Beaver Creek. The Board concurred with staff's recommendation to return the project for local action, and discussed a possible revision to the MOU policy concerning waterfront subdivisions. Chambers said it would be important for the Planning Board to examine water quality impacts, especially if new waterfront subdivisions do not have the soils to support septic systems. Palmer asked if Beaver Creek is privately owned. Pfothhauer replied no. Gazin asked if the proposed subdivision was designed to avoid Department of Health

subdivision requirements. Pfothenauer said he didn't believe that was the case and described the acreage of the newly subdivided lots. The Board concurred that waterfront subdivisions that don't present countywide impacts could be returned for local action, while waterfront subdivisions with more significant impacts could be held for full review.

- b. Full Reviews. Parishville (T): Solar Energy Facilities Law.** Pfothenauer described the intent of the proposed law, and acknowledged Fred Wilhelm from the Town Planning Board who was present to hear the review. Pfothenauer also said Tenbusch prepared the review as he and Larson both provided technical assistance to the Town as the law was being drafted. Pfothenauer reviewed the staff report and the recommended conditions of approval. Larson suggested farm operations in Ag District 2 be exempt from certain provisions of the law to be consistent with the State's Ag and Markets Law. Murray asked for clarification for large arrays referenced in the law. Wilhelm discussed commercial solar collection systems, and defined "intervisible" for the Board and staff.

Pfothenauer continued with the staff report's recommendation to consolidate decommissioning requirements into one location in the law. Wilhelm explained decommissioning was reiterated in different sections of the law due to local reaction to commercial wind development in their town. Wilhelm also said the Town is looking to adopt NYSERDA's suggested unified solar permitting process. Pfothenauer said the Office would not have any issues with municipalities adopting NYSERDA's model solar permitting process. Bisonette said the Town opted out of Section 487 of Real Property Law, which makes any new renewable energy facility – whether it be on mounted on the roof of a residence or a stand-alone large scale facility – be fully taxable once in operation. A majority of the Board voted to approve Parishville's solar energy facilities law with conditions, and with non-binding suggestions as revised (Gazin/Chambers) Abstention: Pennington (Parishville resident). Pfothenauer said he would finalize staff and Board comments and forward them to the Town Board.

#### **IV. Reports**

- a. Executive Committee.** Bellor reported the Executive Committee met on January 25<sup>th</sup> to set the agenda for tonight's meeting, and reviewed Harbor Freight's site plan to establish a store at the former Giant Tiger in Potsdam.
- b. Board of Legislators.** Timmerman said he was unable to attend the last Board of Legislator's meeting due to illness. The Board appointed a new Public Health Director, and County's sales tax revenue came in \$1 million more than budgeted.
- c. Highway Department.** Chambers said State and Federal funds were forwarded to repair the Franklin Road bridge due to a water line breaking underneath the bridge, and the project is now out to bid. Chambers said the State DOT will resurface the USH 11 bridge in Canton, and traffic will be reduced to one lane.

- d. **State of the County.** Duff asked for an update on the septic repair project. Pfothenhauer said the County opted in the project before the January 31<sup>st</sup> deadline, but implementation has been put off for a year as there are zero dollars for project administration. Pfothenhauer said up to \$225,000 per year is available for the next five years to replace septic systems, but excludes seasonal residences.
- e. **Staff Report.** Pfothenhauer highlighted the remediation status of the former J&L site in the Town of Clifton.

## V. Other Items

- a. **Correspondence.** Pfothenhauer reported the Office received notification from Avangrid's attorneys that the North Ridge Wind Farm's project boundary was revised to exclude the Town of Parishville. The proposed number of turbines was reduced from 40 to 27, and they will now reach 500'. Pfothenhauer pointed out that the proposed locations for the turbines don't meet the Town of Hopkinton's 2,500' setback from the Wind Overlay District boundary. Pfothenhauer also said the Town hasn't adopted the wind law revisions that were reviewed by this Board in June 2017. Pfothenhauer also said the Office received Notices of Action on land use projects from Massena.

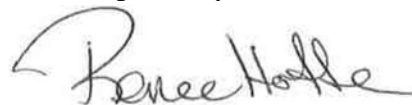
Larson informed the Board of a future use variance for a bulk water hauling business in the Town of Stockholm. Larson reviewed the background information about the request, the property location, and consultation with the State Department of Health. Larson explained the property for the use variance is next door to property owned by the Chair of the Town Zoning Board of Appeals, who will recuse himself from the proceedings when the use variance is considered by the local Board.

- b. **Next Meeting Dates.** The Executive Committee is scheduled to meet at 4:15 pm on Thursday, February 22<sup>nd</sup> in the Planning Office. The next Planning Board meeting will be March 8<sup>th</sup> at 7:00 p.m. in the 2<sup>nd</sup> floor conference room of the Public Safety Complex in Canton. Pfothenhauer said Office for the Aging Director Andrea Montgomery will deliver a one-hour land use training session on aging in place.

## VI. Adjourn

The meeting adjourned by consensus at 9:05 p.m.

Respectfully Submitted,



Secretary