

ST. LAWRENCE COUNTY PLANNING BOARD

DRAFT MEETING MINUTES

March 8, 2018

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

I. Call to Order

K. Bellor called the meeting to order at 6:58 p.m. and welcomed all those in attendance.

a. Roll Call and Determination of Quorum. Members Present: K. Bellor, K. Bisonette, J. Cameron, D. Chambers, D. Duff, D. Fay, M. Gazin, R. Hotte, M. McCluskey, D. Mullaney, B. Murray and M. Pennington. **Absent:** W. Davis, W. Palmer and J. Timmerman. **Staff Present:** M. Larson, J. Pfothenauer and K. Zimmerman. **Others:** Andrea Montgomery, Director for the County Office for the Aging; applicants for cryptocurrency business KSI Marketing, LLC in the Village of Massena, and Father Chuck Smith and others for Grace Episcopal Church in Canton.

b. Adoption of the Agenda. Pfothenauer said the agenda was revised to include six full review projects, and reviewed the recommended order of staff presentations. The modified meeting agenda was unanimously adopted (Mullaney/Duff).

c. Approval of the Meeting Minutes. The February 8th meeting minutes were unanimously adopted (Gazin/Murray).

II. Public Forum None.

III. Land Use Training

Montgomery delivered a presentation on aging in place, and explained most local governments are not ready to accommodate the anticipated increase in the number of seniors who will be alive in 2050 and 2060. Montgomery said most persons prefer to continue living in their home, but explained there are not enough homemaker and home health aides to accommodate this. Montgomery explained new employees are not drawn to becoming home health aides and homemaker employees as they don't earn a living wage, or receive mileage for their service calls. Montgomery identified the number of HUD-subsidized apartment units in the County. Montgomery described the types of aging in place services, and said the New York Cares list is a consolidated referral service for placement in a nursing home. Montgomery also explained the State's Ombudsman Program serves as a patient advocate in nursing homes. Montgomery reviewed an assessment that communities can use to help seniors to successfully age in place, and highlighted a successful senior community in Florida. Duff asked if she knew of successful senior communities in northern climates. Montgomery said she did not. Discussion ensued of the refurbishment of shopping plazas and former elementary schools into senior housing complexes. Murray clarified income-based housing units in the county are also subsidized by USDA Rural Development. All

County Planning Board members present received 1 hour of land use training from Montgomery's presentation.

IV. Project Reviews

- a. Projects Returned for Local Action.** No questions were asked about projects that were returned for local action.
- b. Full Reviews.** Bellor welcomed members of the public to tonight's meeting, and explained the presentation process: staff would deliver the staff report, answer questions by the Board, and the Board would receive comments from the public thereafter.
 - i. Canton (V): Special Use Permit and Site Plan Review for a women's halfway house as other group dwelling in the B-1 district at 9 ½ Main Street. Larson described the project proposal, its location and surrounding uses. Larson also described the purpose of the district, uses that are permitted and uses that are subject to SUP, and the property's proximity to the R-2 residential district. Larson reviewed the dimensional standards for other group dwellings and transitional yard requirements that apply, and reviewed Canton's criteria to approve a special use permit. Larson concluded her presentation by explaining State and Federal Fair Housing laws prohibit housing discrimination based on disability and familial status. The Board unanimously approved staff's recommendation to approve the project be returned with non-binding recommendations (Chambers/Fay).
 - ii. Massena (V): Site Plan Review for Cryptocurrency mining business in the Planned Industrial District at 1 Commerce Drive. Pfothenauer delivered the staff report for an existing cryptocurrency mining business in the Village's planned industrial district. Pfothenauer explained the business is housed in an existing building, anticipates using up to 2 MW of power to operate its business, and will hire 40 employees. Pfothenauer concluded his presentation with a recommended approval with two conditions: demonstrate sufficient parking is available for 40 employees, and for the Village to consult with the New York Power Authority and Massena Electric Department regarding available power and the capacity of transmission lines. After Pfothenauer's presentation, the applicants explained the business would be staffed in two shifts with 20 persons at a time, and agreed to consider staggering shifts to minimize parking congestion. The Board unanimously approved the site plan with conditions of approval.
 - iii. Massena (V): Site Plan Review for Cryptocurrency mining business in the Neighborhood-Commercial zone at 527 CR 42. Pfothenauer described the project's location and said the building housed a former convenience store. Pfothenauer described the surrounding uses, and recommended the electrical entrance for the building be upgraded to accommodate the power needs of the business. Gazin asked if the power demand for these businesses would interfere with power loads in the grid. A comment was also made that the business doesn't promise any employment for the amount of power the business will demand. The Board unanimously approved the site plan with a condition of approval (Mullaney/McClusky).

- iv. Massena (T): Text Revision in the Industrial zone. Pfothenauer explained technology parks would be added as a permitted use in the Town's Industrial zone to accommodate a proposed cryptocurrency mining business. Pfothenauer recommended the Town also amend the purpose of the zone to be consistent with the list of permitted uses. Duff suggested copies of purpose for industrial districts in other municipalities be provided to the Town as examples. The Board unanimously approved the text amendment with a condition of approval (Cameron/Chambers).
- v. Canton (V): Site Plan Review for Solar Array in the Open-Space zone at 5779 USH 11. Pfothenauer described the project's location and the size of the proposed array. Pfothenauer recommended the staging area for the project be relocated to avoid displacement of prime soils that are hayed, and noted the Village's code does not define utilities as it relates to power production. The Board unanimously approved the site plan with a conditioned approval for the Village to define utilities in its code.
- vi. Madrid (T): Zoning Text and Map Amendments. Zimmerman explained the proposed changes to the Town's zoning map, and the revised lists of permitted uses to be consistent with the purpose of each affected district. Zimmerman said the revisions define uses that are permitted, and incorporated regulations for bed and breakfasts. Zimmerman recommended the floor area to display retailed goods in bed and breakfasts not exceed 20% of the floor area of a house, and recommended the definition for utility include telephone, cable and internet services. Zimmerman said the Town should be lauded for eliminating linear zoning along highways, recommended the project be returned for local action with non-binding comments. A majority of the Board voted to return the text and map amendment for local action with non-binding recommendations (McClusky/Fay). Abstention: Bisonette as Town Assessor.

V. Reports

- a. **Executive Committee.** Bellor said the Executive Committee did not meet as no full review projects were referred to the Planning Office at the time of the meeting.
- b. **Board of Legislators.** Fay said he was disappointed the County Board of Legislators tabled a request for a contribution to this year's Bassmasters Tournament in Waddington, as the event receives national publicity. Zimmerman said a delegation of County representatives is scheduled to travel to Albany to convey the County's legislative agenda.
- c. **Highway Department.** Chambers said the Department is still working on winter activities, and is in the planning phases of this year's construction projects. Chambers said he hopes the County will restore funds that were cut in previous budget cycles.
- d. **State of the County.** No reports.

- e. **Staff Report.** Pfothenauer said the County is advertising for bids to implement phase 2 and phase 3 of the remediation of the J&L site.

VI. Other Items

- a. **Correspondence.** Pfothenauer said the Office received correspondence from the Village of Heuvelton that the Zoning Board of Appeals overruled the County's denial of a use variance to establish a furniture store in their residential district.
- b. **Next Meeting Dates.** The Executive Committee is scheduled to meet at 4:15 pm on Thursday, March 29th in the Planning Office. The next Planning Board meeting will be April 12th at 7:00 p.m. in the 2nd floor conference room of the Public Safety Complex in Canton. Pfothenauer said the Tug Hill Commission's local government conference is scheduled for March 29th at Jefferson Community College in Watertown.

VII. Adjourn

The meeting adjourned by consensus at 9:15 p.m.

Respectfully Submitted,



Secretary

Minutes prepared by M. Larson

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