

# ST. LAWRENCE COUNTY PLANNING BOARD

## DRAFT MEETING MINUTES

April 12, 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. 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, W. Palmer, M. Pennington and J. Timmerman. **Absent:** W. Davis. **Staff Present:** M. Larson, J. Pfothauer and K. Zimmerman. **Others:** Mark Snyder, attorney at law, and Kyle Carlton, cryptocurrency applicant.

**b. Adoption of the Agenda.** Pfothauer said the agenda would be revised to reschedule NYPA's presentation about its Smart Grid Initiative at the May meeting, and a special use permit and site plan to establish a cryptocurrency operation at the former Alcoa East plant in Massena was added as a full review project. The modified agenda was unanimously adopted (Duff/Fay).

**c. Approval of the Meeting Minutes.** The March 8<sup>th</sup> meeting minutes were unanimously adopted (Pennington/Duff).

### II. Public Forum None.

### III. Project Reviews

**a. Projects Returned for Local Action.** No questions were asked about projects returned for local action.

**b. Full Reviews.**

- i. Massena (T): Special Use Permit and Site Plan Review for a cryptocurrency operation in the Industrial zone at the former Alcoa East plant. Pfothauer said the site plan for the project was straightforward, but the sequence of actions to accommodate the use has been challenging. Pfothauer explained the Town is revising permitted uses in its industrial district as the Town's current language omits data centers and technology parks. Pfothauer said the County Planning Board reviewed the requested last month; the Town Board will hold a public hearing on the revised text at its May meeting; and the local Planning Board is scheduled to consider the application before the revision is adopted.

Pfotenhauer said he and Zimmerman toured the facility yesterday, and explained the business will begin by locating mobile storage containers in one of six available pot rooms. Pfotenhauer said the business will be contained in the existing structure and does not involve any exterior alterations. Kyle Carlton said the build out for the business is one pot room per month, depending on the available supply of computers. Carlton said their business may also sublease space to other data centers. Once fully built, the business may occupy all six pot rooms with up to 250 mobile containers, and utilize 250 MW of power. Zimmerman said the business will purchase power at commodity prices, and will not receive a power allocation from NYPA or Massena Electric. Duff asked the applicant to describe the anticipated benefit for Massena. Carlton replied the business will begin with a minimum of 150 hires, and anticipates anywhere from 250 to 400 employees who will monitor, maintain and repair the facility's equipment. Palmer asked if any of the new hires would be union employees. Carlton said no.

Bellor asked Carlton to describe cryptocurrency for the Board. Carlton said cryptocurrency encrypts transactions to the highest degree, and utilizes a public ledger called blockchain technology. Duff asked where else their business is located. Carlton said Plattsburgh. Mark Snyder expressed his opinion that the Town's current zoning for permitted uses in the Industrial district applies to data centers, and encouraged the County Planning Board to approve the project. A discussion ensued between the Board, staff and the applicant about the sequence of events that would need to occur for the local planning board to approve the site plan and special use permit. Pfotenhauer recommended the local planning board defer taking action on the permit and site plan until the Town Board adopted the revised text to include data centers in the Industrial zone. The Board unanimously approved the project with a condition that the local planning board defer taking action on the request until the Town adopt a zoning revision to allow data centers in the Industrial district (Fay/Timmerman).

- ii. Potsdam (V): Site Plan Review, Special Use Permit and Area Variance for 12-Unit Apartment addition in the R-3 Zone at 22 May Drive. Larson gave an overview of the staff report, described the proposed layout and surrounding areas, and summarized comments received by phone and email from a current tenant who requested additional handicap accessible modifications to the existing apartments. Palmer asked whether or not the addition would have an elevator. Murray, Chambers and Hotte noted the location of the elevator in the floor plans. Duff asked about anticipated traffic impacts. Larson replied the addition satisfies the local parking standards to accommodate the addition. Larson confirmed for Chambers that the addition would satisfy stormwater runoff requirements. The Board unanimously approved the Special Use Permit, Site Plan and Area Variance with a non-binding recommendation for the applicant to calculate the property's lot coverage that accounts for the addition (Gazin/Murray).

#### **IV. Reports**

- a. Executive Committee.** Bellor said he did not attend the last Executive Committee meeting, but the Committee met on March 29<sup>th</sup> to set tonight's agenda, and discussed the apartment expansion in Potsdam.
- b. Board of Legislators.** Timmerman said the County recently hired a former CDC employee as the new Public Health Director, and the Board of Elections is desperate for election monitors throughout the county. Fay said the County is being challenged by the Town of Canton regarding the designation of Town roads as part of a countywide multi-use trail system.
- c. Highway Department.** Chambers said the Department has begun road and bridge construction work, which includes an emergency replacement of a large culvert in the Town of Clare. Chambers also said the Franklin Road bridge in Waddington will also be closed for repairs, and a truss bridge will be replaced in Russell, with 11 to 12 contractors who are interested in working on the project.
- d. State of the County.** Duff reported walleye are in the Indian River in Rossie.
- e. Staff Report.** Pfothenhauer said Tenbusch and Larson have scheduled showing various fair housing films throughout April, and the bid opening for continued abatement at the former J&L site in Clifton has been pushed back by one to two weeks. Pfothenhauer said the County anticipates hiring a contractor for the abatement by June 1<sup>st</sup>, and said the County was not awarded Restore NY funds to implement future phases of the abatement process.

#### **V. Other Items**

- a. Correspondence.** Pfothenhauer said the Office has signed an MOU to assist the Village of Gouverneur with revisions to their zoning code and map, and there is some discussion about dissolving the Village and combine with the Town of Gouverneur. Pfothenhauer said travel along Route 11 between Canton and Gouverneur will be delayed due to DOT road work south of the State Highway 812 intersection in DeKalb. Pfothenhauer said the Office as well as all County Departments are preparing annual reports at the request of the County Administrator.
- b. Next Meeting Dates.** The Executive Committee is scheduled to meet at 4:15 pm on Thursday, April 26<sup>th</sup> in the Planning Office. The next Planning Board meeting will be May 10<sup>th</sup> at 7:00 p.m. Pfothenhauer said the spring land use training session is scheduled for May 30<sup>th</sup> at 6:30 p.m. in the 2<sup>nd</sup> floor conference room of the County Public Safety Building in Canton.

**VI. Adjourn**

The meeting adjourned by consensus at 8:10 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Renee Hoffe". The signature is written in a cursive style with a large initial "R".

Secretary

Minutes prepared by M. Larson

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