

ST. LAWRENCE COUNTY PLANNING BOARD

DRAFT MEETING MINUTES

June 14, 2018

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 p.m.; he welcomed Planning Office summer intern Allison Pilcher to tonight's meeting; and asked all those present to please introduce themselves. Zimmerman said Pilcher is working with Tenbusch on the Emerald Ash Borer Task Force, and will deliver a future presentation to the Board about her work on the Seaway Grant.

Members Present: K. Bellor, K. Bisonette, D. Chambers, D. Duff, D. Fay, M. Gazin, M. McCluskey, D. Mullaney, B. Murray, W. Palmer and M. Pennington. **Absent:** J. Cameron, W. Davis, R. Hotte and J. Timmerman. **Staff Present:** M. Larson, A. Pilcher and K. Zimmerman. **Others:** None.

- b. **Adoption of the Agenda.** Larson said an updated agenda with two full review projects was distributed at tonight's meeting. The modified agenda was unanimously adopted (Duff/Mullaney).
- c. **Approval of the Meeting Minutes.** The May 10th meeting minutes were unanimously adopted (McClusky/Gazin).

III. Public Forum None.

IV. Project Reviews

- a. **Projects Returned for Local Action.** No questions were asked about projects that were returned for local action.
- b. **Full Reviews.**
- i. Potsdam (V): Subdivision Review, Special Use Permit and Site Plan Review for Mountain Mart convenience store with fuel sales in the Business (B-1) zone at 119 Maple Street. Zimmerman described the project's location, the project layout and surrounding land uses. Zimmerman said the project includes a subdivision as a portion of the property will be leased to Eben's Hearth to provide customer parking and allow the owner of Eben's Hearth to have a developable lot. Bellor asked if an on-demand crosswalk existed across Maple Street. Zimmerman said yes, and said it was near the primary entrance to Clarkson University. Palmer said the crosswalk is proximate to the

primary exit point for spectators who are leaving hockey games. Fay said a shared parking agreement between the two businesses should be filed as a part of the approval process. Duff asked what the consequences would be if parking spaces for the convenience store was lost to new development. Zimmerman said a deed covenant could be filed to notify prospective and new land owners of the restriction.

Zimmerman said if the gas pumps and building are too close to Route 11, there is a potential for cars that are queuing up for drive through service to spill onto the street. Zimmerman added that the number of uses and the space constraint on the property make signage and striping for a directional traffic pattern essential. Gazin asked whether diagonal parking in front of the building could widen the space between the pumps and storefront. Zimmerman replied diagonal parking would reduce the number of available parking spaces on the property, and would obstruct the queue for drive through service.

Zimmerman said the property's proposed 20' wide driveways can cause tractor trailers who are entering the property to interfere with the passing lane on Route 11. Zimmerman said the State DOT engineer believes 80% of the vehicles that will frequent the businesses on the property will be passenger vehicles, and the driveways are designed to accommodate that traffic. Bisonette said even though that stretch of Maple Street/Route 11 is posted for a maximum speed of 30 miles per hour, most vehicles are traveling at 40 to 45 miles per hour as they leave village limits. Zimmerman said the Village Planning Board intends to advocate the DOT allow for wider driveways to and from the lot. Zimmerman concluded his presentation by reviewing staff recommendations. The Board unanimously approved the subdivision, special use permit and site plan with conditions of approval as outlined in the staff report (McCluskey/Chambers).

- ii. Ogdensburg: Subdivision and Site Plan Review for a 24,000 sq. ft. expansion to the Claxton Hepburn Medical Center in the Business District at 100 Horwood Place. Larson explained the Office received this project last night, and did not have sufficient time to prepare a staff report. Larson described the project's location, the proposed subdivision, and the layout of the addition and parking area relative to the existing 9,500 sq. ft. facility that is already on the lot. Larson she was given the opportunity to participate in the City's sketch plan review conference with the Director of Planning, Public Works, Emergency Services, and the applicant's project consultant. Larson said the consultant agreed to widen the driveway that is north of the addition from 20' to 24'; to redraw the parking to meet City parking dimension requirements; to prepare a landscaping plan; and to utilize dark-sky compliant exterior light fixtures. Larson said the City may take ownership of Horwood Place road pending an inspection by the Department of Public Works of the utilities in the right of way. The Board concurred with Larson's recommendation to return the project for local action with non-binding comments as reviewed by Larson.

V. Reports

- a. **Executive Committee.** Bellor said the Executive Committee met to set the agenda and discussed the Potsdam Mountain Mart project.
- b. **Board of Legislators.** Fay said the County Board of Legislators intends to revisit its recent salary increase, and said he didn't see how the County could offer fringe benefits to its legislators. Zimmerman and Fay said it was welcome news to hear the reopening of the mining operation in Fowler and the hiring of 200 employees.
- c. **Highway Department.** Chambers said a bridge over the Little River Road was now open; said the bridge replacement project on County Route 24 in Russell is moving along quite well; and noted the County is disallowed from disturbing the river flowing underneath the project. Chambers said a road project in Waddington is moving along fine, and said a bridge on County Route 47 in Stockholm was closing. Duff asked Chambers when the Rock Island Road would be reopened for traffic. Chambers said the road is closed for the installation of culverts during the day and reopens after business hours.
- d. **State of the County.** Duff said about 18 months ago the Town of Macomb abandoned a Town road that provided boat launch access to Black Lake. Duff said the Town will purchase about five acres at a new location to provide public access to the lake. Palmer said United Helpers will soon close a nursing home in Ogdensburg. Zimmerman said the County and local municipalities are challenged in providing supportive housing for aging seniors.
- e. **Staff Report.** Larson and Zimmerman provided an update on Ames and Pfothner's involvement with the remediation of the J&L site in Clifton, and said staff assisted with the preparation of various State Assistance to Municipalities (SAM) grant applications. Larson confirmed for Bellor that a thank you note was sent to Karen White at NYPA for hosting last month's Planning Board meeting in Massena.

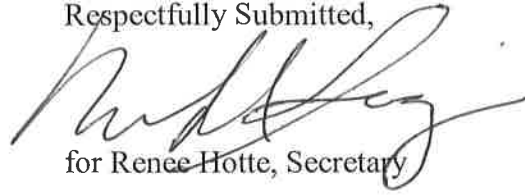
VI. Other Items

- a. **Correspondence.** Larson said this month's correspondence consisted of notices of approval from municipal planning and zoning boards of appeals.
- b. **Next Meeting Dates.** The Executive Committee is scheduled to meet at 4:15 pm on Thursday, June 28th in the Planning Office. The next Planning Board meeting will be July 12th at 7:00 p.m.

VII. Adjourn

The meeting adjourned by consensus at 8:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Renee Hotte", written in a cursive style.

for Renee Hotte, Secretary

Minutes prepared by M. Larson

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