

ST. LAWRENCE COUNTY PLANNING BOARD

DRAFT MEETING MINUTES

August 9, 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 7:02 pm and welcomed guest presenter Carrie Tuttle.

Members Present: K. Bellor, K. Bisonette, J. Cameron, D. Chambers, D. Duff, D. Fay, M. Gazin, R. Hotte, M. McCluskey, D. Mullaney, W. Palmer and M. Pennington. **Absent:** W. Davis, B. Murray and J. Timmerman. **Staff Present:** M. Larson and J. Pfothenauer. **Others:** Carrie Tuttle from the Development Authority of the North Country (DANC).

- b. **Adoption of the Agenda.** Pfothenauer identified the full review projects and projects on the MOU Addendum that would be discussed at tonight's meeting. The modified agenda was unanimously adopted (Cameron/McCluskey).

- c. **Approval of the Meeting Minutes.** The July 12th meeting minutes were unanimously adopted (Gazin/Cameron).

II. Land Use Presentation

Tuttle began her presentation by explaining the remediation of the former J&L site in the Town of Clifton has been a labor of love for agencies involved, and its progress is due to the tenacity of its project partners. Tuttle reviewed the Development Authority's initial involvement to remediate the site, and noted the preliminary work did not call for the demolition of the property's buildings. Tuttle said the J&L and Benson Mines properties account for 30% of the industrially zoned land in the Adirondack Park, which is the least restrictive zoning district in the Park. Tuttle reviewed the history of the company's closure and its economic impact on the surrounding area; and noted the blighting influence the dilapidated buildings have on the local economy.

Tuttle said DANC began a partnership with the St. Lawrence County IDA six years ago to secure \$87,500 in grant money to hire an engineering firm to prepare a cost estimate to demolish the structures on the lot. Tuttle also identified areas on a map that are a part of a Record of Decision (ROD) issued by the DEC, and explained the demolition of buildings would include those on Benson Mines off of State Highway 3. Tuttle identified the location of a million-gallon fuel spill (the 2nd largest spill in the State), and clarified the IDA contracts with companies for building demolition, while the EPA is remediating fuel contamination,

which includes land owned by Benson Mines. Tuttle's presentation included photos of buildings with Asbestos Containing Materials (ACMs), which raised the expense of actual demolition costs. Due to project costs, the demolition process has taken a piecemeal approach with bid documents prepared for each building on the property. Tuttle said the demolition assessment identified 27 structures on the property. After the 2nd demolition phase is complete, Tuttle said five buildings will be left for the final phase. When asked, Tuttle said the demolition project removes each structure 2' below grade, and explained wallboard with ACM is adhered to the concrete, which can't be cleaned as it is a porous material. Tuttle added that the clean concrete is crushed onsite and used as clean fill.

Tuttle reviewed aerial maps of the property and identified buildings removed to date, and buildings scheduled for future demolition. In the first phase, 11 structures were removed, 12 structures will be removed in phase two, and the third and final phase will remove five buildings and underground pipe chases as they are discovered. Tuttle said first phase cost \$588,000. The second phase which is underway costs \$1.7 million and will be complete by February 2019. Tuttle estimates the third phase will cost between \$400,000 and \$500,000. Tuttle listed the sources of funds to complete demolition. Tuttle explained the cost estimate and bidding process for contractors.

To accommodate future development, Tuttle said the site will need water and sewer service. When asked about whether landscaping would be planted as an interim measure, Tuttle said they are reluctant to do that as it would be contrary to accommodating future industrial investment at that location. Tuttle concluded her presentation by identifying local, regional, state and federal partners and stakeholders involved in the demolition and remediation process. Tuttle's presentation satisfied one-hour of the annual four-hour training requirement for the County Planning Board.

III. Public Forum None.

IV. Project Reviews

a. Projects Returned for Local Action.

- i. Massena (T): Hassan Fayad, site plan review for a 9,800 sq. ft. addition in the Industrial District at 5 County Route 42. Pfothenauer described the property's location, surrounding uses and said the addition would be located in the courtyard of the existing building. Pfothenauer described the project's stormwater management will drain into the adjacent canal. The County Planning Board unanimously concurred with Pfothenauer's recommendation to return the project for local action.
- ii. Canton (T): Frazer Properties, Site Plan Review to construct a 4,924 sq. ft. service garage at an existing business in the Commercial Zone at 6182 US Highway 11. Larson described the proposed addition and location on the property, and reviewed the non-binding recommendations for the Town Planning Board to consider. Palmer asked why the project wasn't held for full review. Larson said she felt the project

didn't present any county-wide impacts. The County Planning Board unanimously concurred with Larson's recommendation to return the project for local action.

b. Full Reviews.

- i. Massena (V): Map and Text Amendments to establish a Downtown Overlay District with design guidelines. Larson described the Village's proposal to establish an overlay district, its proposed boundaries, and the types of building elements that that would be regulated under the design guidelines would apply to. Larson suggested areas where the boundary could be expanded to accommodate other buildings that would benefit from the guidelines, and suggested language regarding the issuance of waivers be replaced with the granting of area variances by the Zoning Board of Appeals. Members of the Board suggested the Overlay District include the Rite Aid Pharmacy, which is an anchor building along Massena's Main Street. The Board concurred with staff recommendation to return the proposed zoning language for local action with non-binding recommendations.
- ii. Pitcairn (T): VandeWater Associates for Byron Gale, 10-lot waterfront subdivision off the Garrison Road. Larson presented the developer's request for a proposed revision to the original conditions of approval imposed by the Planning Board at its July meeting. Larson explained a property owner across the Oswegatchie River does not intend to build on Lot 1A, and agreed to a deed restriction on future development on the property unless a right of way or easement to access lot 1A is secured on adjacent land. Larson said the prospective buyer also agrees to rewriting the deed description to combine lot 1A to his existing lot across the river. Larson said the original condition of approval for certified percolation tests be submitted to the local planning board as a part of the project record would remain in effect. The Board unanimously voted to approve the revised conditions of approval to the 10-lot waterfront subdivision (McClusky/Chambers).

Pfotenhauer said the Board can anticipate a future subdivision review for land in the Town of Potsdam.

V. Reports

- a. **Executive Committee.** Bellor said the Executive Committee did not meet as there were no full review projects to consider.
- b. **Board of Legislators.** Fay said most recent investments in the county have occurred with government funds, and said he was glad this Board approved Frazer's proposed addition with non-binding recommendations. Fay expressed concern about the loss of local tax revenue as properties previously occupied by businesses is changing ownership to non-profit organizations, and said it was important for local boards to be cognizant of accommodating future private investment.
- c. **Highway Department.** Chambers said the County's blacktop recycling began, and the Department is setting the superstructure on CR 47, and began setting beams for a bridge

in the Adirondack Park. Chambers said the steel for the Russell bridge is entering the steel plant for fabrication.

- d. State of the County.** Duff said he and Larson attended a Hammond Planning Board meeting to discuss the adoption of dimensional standards (zoning) to help separate industrial uses from residential ones, and said the discussion was productive.
- e. Staff Report.** Pfothenauer said the County is in its first year of rolling out the septic system repair and replacement program, and said the County just completed mailing out 2,300 postcards to property owners announcing the availability of reimbursement funds. Pfothenauer said a consultant was selected for the County's shoreline resiliency project, and said the Environmental Management Council will survey Bassmaster attendees about fishing and water quality issues.

VI. Other Items

- a. Correspondence.** Pfothenauer said the Office received standard notices of action on projects reviewed by local boards.
- b. Next Meeting Dates.** The Executive Committee is scheduled to meet at 4:15 pm on Thursday, August 30th in the Planning Office. The next Planning Board meeting will be September 13th at 7:00 p.m.

VII. Adjourn

The meeting adjourned by consensus at 8:45 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Renee Hotte".

for Renee Hotte, Secretary

Minutes prepared by M. Larson

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