

MINUTES

ST. LAWRENCE COUNTY PLANNING BOARD

7:00 p.m., Thursday, August 11, 2022
via Zoom

The public is welcome to join the meeting via Zoom.
Please contact the County Planning Office for Zoom access credentials.

I. Call to Order

a. Chair O'Neil called the meeting to order at 7:02 pm.

b. Roll Call and Determination of a Quorum

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Eric Alan (Vice-Chair)	X			Staff:		
2.	Ken Bellor		X		Dakota Casserly		X
3.	Kim Bisonette		X		Jason Pfothenauer		X
4.	Don Chambers		X				
5.	Priscilla Darling		X		Guest:		
6.	Daniel Fay		X		Bob Beckstead-NNY Newspapers		X
7.	Laura Foster		X		John Casserly - Town of Canton PB		X
8.	Andy Gilbert		X				
9.	Dan Huntley		X				
10.	Robin McClellan		X				
11.	Kitty O'Neil (Chair)		X				
12.	Julia Rose (Secretary)	X					
13.	Heather Sands	X					
14.	Cherrie Shatraw		X				
15.	Vacant						
			11/15				

c. Adoption of the Agenda

- i. Pfothenauer added a project review to III.
- ii. The modified agenda was unanimously adopted (Shatraw/Huntley).

d. Approval of the July 14, 2022 Meeting Minutes

- i. The minutes were unanimously adopted (Huntley/Shatraw).

II. Public Forum: None.

III. Project Reviews

a. Referrals Returned Pursuant to MOU

- i. **Louisville (T)**: Delorme, Nate, **use variance**, construct a 40' x 60' garage for an auto body repair shop, 14411 SH 37.
- ii. **Macomb (T)**: Dale Raymo, **subdivision**, one parcel into two parcels, South Shore Rd./Williams Rd.
- iii. **Massena (T)**: Kymberly David, **subdivision**, one parcel into two parcels, 158, 162 Hall Rd. Ext.

- iv.
- v. **Morristown (T):** Black Lake Chamber of Commerce, **site plan & special use permit**, construct a 16 x 16 information booth on County property, CR 6.
- vi. **Morristown (T):** Fiero LLC, **subdivision**, one parcel into two parcels, Blackshore Bay Rd. West.
- vii. **Potsdam (T):** Justin Harper, **area variance and special use permit**, open and operate a veterinarian clinic, 6739 US HWY 11.

Staff Comment:

The Potsdam Zoning Code specifies that animal hospitals in the Community Center Zone have a minimum lot size of 3 acres and structures are at least 200 feet away from adjacent residences. The subject parcel is 1.1 acres in size and the existing building is approximately 160 feet away from an adjacent residence. The parcel was previously used as a DEC Field Office and a State Troopers Outpost. While the lot is undersized, it may be able to accommodate the proposed use. The applicant should better describe the intended use and offer mitigation measures before the area variance is granted by the Town of Potsdam .

b. Full Reviews:

- i. Heuvelton (V): Car wash, 69,71 State St., Site Plan Review
Pfothenauer gave the review.

Discussion

- McClellan asked about driveway access issues and if there is enough space for enter and exit.
- Foster talked about busy neighboring land uses (Stewart's) and would support this project with one-way access to State St.
- McClellan shared updated street view from Google Maps that showed the parking area, with cars.
- Huntley asked how environmental concerns are handled with this project. Pfothenauer responded that the applicant plans to use a water recovery system and a SEQR should be completed to assess environmental impacts (including wastewater).
- McClellan talked about potential traffic issues with a "line" forming.
- The Board voted unanimously to approve the project with conditions (McClellan/Chambers).

- ii. Lisbon (T): Solar Array, 8903 CR7, Site Plan Review
Casserly gave the review.

This project is proposing to construct a ground mounted, single access tracking configuration, 19.8 MW solar array and substation.

Discussion

- O'Neil said that the address on the agenda should read "CR 27" not "CR 7."
- O'Neil asked about the size of the array. Casserly replied, 86 acres.
- Huntley asked why the project is just under 20 MW. Casserly replied that capacity limitations in existing transmission

infrastructure may be the cause. Huntley said that more information would be helpful to understand sizing decisions.

- Chambers asked about an access permit to CR 27. Casserly will add it to the list of conditions.
- McClellan had questions about the PILOT arrangement. Staff replied that towns can opt out of real property tax law 487 and this would impact property taxes on the project parcel.
- The Board voted unanimously to deny the project (Shatraw/Fay).

The denial of this project is primarily based upon the Board's position on the protection of prime farmland. This project's site is all prime farmland.

iii. Massena (V): Smoke shop with drive through, 54 Willow St., Site Plan Review

Casserly gave the review.

Discussion

- Fay asked why we are reviewing this project if it is already in operation. Casserly and Pfothenauer responded that this project has potential problems and our role in this case is to help the Village with review.
- Huntley asked about snow storage location on the site plan. Casserly responded that we will add to the conditions.
- Chambers commented on the proposed drive thru turns having limited room to accommodate a vehicle's turning radius.
- O'Neil said that the drive thru window should be moved to the back of the building to exit on to Woodlawn Ave. Bellor agrees.
- Huntley talked about how safety concerns, pedestrian and customer, should be a priority with this project's design and shared with the applicant.
- Chambers added that dumpster location should be identified on the site plan.
- The Board voted unanimously to approve the project with conditions (Gilbert/McClellan).

iv. Potsdam (V): Solar Array, 127 Elm St., Site Plan Review and Special Use Permit

Casserly gave the review.

This proposed project is to construct a ground mounted ~1 MW solar array on a parcel located off of Elm St./US HWY 11B and Morningside Drive in the Village of Potsdam

Discussion (None)

- A majority of the Board voted (9 of 15) to approve the project with conditions (Shatraw/McClellan, Opposed: Bisonette and Chambers).

v. Colton (T): Solar Law Code Amendment
Pfothenauer gave the review.

Discussion

- Bisonette said that erosion should be considered with forest management impacts.
- The Board voted unanimously to approve the project with conditions (Gilbert/Shatraw).

IV. Reports

a. **Executive Committee**

- i. O'Neil encouraged Board Members to attend executive committee meetings, if they were interested.

b. **Board of Legislators**

- i. Fay talked about: clarity on SLU tax exempt bonds with the IDA, collecting unpaid takes in Ogdensburg, and small business development in regards to childcare.

c. **Highway Department**

- i. Chambers talked about: recycling infrastructure bids at the Ogdensburg transfer station, bridge work on Dutton and McCarthy Roads, paving (~45 miles) is going well, and the Potsdam out post is coming along.

d. **State of the County Roundtable**

- i. Update on Large Scale Solar Development
 1. Casserly and Pfothauer talked about the recent siting board certificate of public good denial for the North Side Energy Center (Massena, Brasher, Norfolk).

e. **Staff Report**

- i. Pfothauer and Casserly talked about going forward after Casserly resigns at the end of August.

V. Other Items

a. **Correspondence**

b. **Announcements**

- i. Casserly talked about members with terms expiring at the end of 2022 (Bellor, Gilbert, Rose, and Shatraw).

c. **Next meeting dates**

- i. Executive Committee: Thursday, August 25th at 4:00 pm
- ii. Planning Board: Thursday, September 8th at 7:00 pm (Zoom or not, not sure)

VI. Adjourn

- a. The meeting adjourned at 9:25 pm (Huntley/Fay)

Respectfully Submitted,

Kitty O'Neil

Kitty O'Neil, Chair

Minutes prepared by Dakota Casserly

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