

**ST. LAWRENCE COUNTY PLANNING BOARD
MINUTES**

7:00 p.m., Thursday, September 8, 2022
via Zoom
Meeting ID: 985 9321 3418
Passcode: 915408

I. Call to Order

- a. **Roll Call and Determination of a Quorum.** Rose called the meeting to order at 7:01 pm. A quorum was established.

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Eric Alan (Vice-Chair)		X		Staff:		
2.	Ken Bellor		X		Matilda Larson		X
3.	Kim Bisonette		X		Jason Pfothenhauer		X
4.	Don Chambers		X				
5.	Priscilla Darling		X		Guests:		
6.	Daniel Fay		X		Tom Gaser-NNY Newspapers		X
7.	Laura Foster		X		John Casserly - Town of Canton PB		X
8.	Andy Gilbert		X		Ryan Peters		X
9.	Dan Huntley		X		Arthur - Liberty		
10.	Robin McClellan		X		Jim Curtis - Landowner		X
11.	Kitty O'Neil (Chair)	X			Jodi Hunt		X
12.	Julia Rose (Secretary)		X		Ben Willson		X
13.	Heather Sands		X		Tony Yonnone		X
14.	Cherrie Shatraw		X		Christy - Algonquin		X
15.	Vacant	X					
			13/15				

- b. **Adoption of the Agenda.** Pfothenhauer said the Town of Waddington's waterfront subdivision will be removed from the agenda as a full review project. The modified agenda was unanimously adopted (Shatraw/Gilbert). Pfothenhauer later explained in the meeting that the Town is looking to subdivide 20 waterfront lots off an access road that leads to the Iroquois Dam off State Highway 37. Pfothenhauer said the parcels would satisfy the Department of Health's minimum lot size of 5 acres, but said the sketch plan showed the lots were too narrow and did not comply with the Town's subdivision requirements. Pfothenhauer said the Office received a copy of the project's environmental review prepared by the Town's engineer. Pfothenhauer said the Town said it needs to survey the project.
- c. **Adoption of the August 11, 2022 Meeting Minutes.** The minutes were unanimously adopted (McClellan/Shatraw).

II. Public Forum

None.

III. Project Reviews

- a. **Referrals Returned Pursuant to MOU.** Pfothenauer summarized projects in the MOU list, and reviewed staff comments for projects listed in the addendum. There were no questions from the Board.

- b. **Full Reviews**

- i. Canton (T): Special Use Permit for a 3.3 MW Solar Array in the Rural Zone at 676 Old Canton Road. Larson presented the project review. A discussion ensued between the Board and staff about the additional investments that are needed in processing, logistics and marketing to assist the county's small livestock industry and apiary industry so that these uses could successfully participate in dual use arrangements with the solar industry. McClellan asked how a condition of approval about cybersecurity concerns could be satisfied by an applicant. Larson said a letter to a code enforcement officer from an applicant describing what is being installed to prevent cybersecurity threats would suffice. A suggestion was also made to include a condition about the preparation and submission of a plan that describes how the land within the fenced area could accommodate a compatible agricultural use. A majority of the Board voted to approve the 3.3 MW Solar Array with conditions (McClellan/Gilbert). Voted No: Bisonette, Chambers and Fay. Abstained: Alan.
- ii. Canton (T): Special Use Permit for a 5 MW Solar Array in the Rural Zone at SH 310. Larson presented the project review and staff recommendations. Fay noted the land's proximity to the Village line, the school district's athletic fields in the vicinity, and concurred with Larson about potential to accommodate future uses other than solar. Fay said he would not be able to support the proposed project for these reasons. McClellan said he did not believe an apiary would be an appropriate dual use at this location due to the property's proximity to a golf course and orchard, both of which traditionally apply pesticides. McClellan also concurred with Fay and a solar facility at this location would be the highest and best future use. Darling recommended small livestock grazing as an alternate dual use, but agreed there are better uses that are suitable for this location.

Landowner Jim Curtis said the soils, especially in the rear of the property, are heavy and grows marginal hay on a seasonal basis. Curtis said he also approached neighboring property owners about their interest in the land, and said they are not. Curtis said he would also entertain the Village's interest in the property. Curtis said the developer's representative Tony

Yonnone met with United Helpers about the project, and they did not oppose it. Curtis added the parcel was for sale for many years, and he acquired it with the idea of repurposing the land for a professional office space. Curtis said a gas line runs diagonally underneath the parcel, which makes it difficult to tile as it would require gridding it in segments, and tie it together by hand. Curtis explained this would not be cost-effective. Curtis said he appreciated the suggested alternative uses, and has pursued those options. Larson summarized the Kalurah soil description for prime soils on the land. The Board unanimously voted to deny the Special Use Permit for the 5 MW Solar Array at 295 SH 310 (Shatraw/McClellan).

- iii. Rossie (T): Adoption of Comprehensive Revisions to Land Use Regulations. Pfothenhauer presented the project review and staff recommendations. McClellan noted the benefit of having a larger minimum lot width in rural areas in order to provide sufficient separation from neighboring property owners. McClellan asked whether the Town's land use regulations should include regulating landfills, and said it would not be an appropriate use in the town. Chambers said in his previous position he was involved with landfill expansions, and said the DEC and the EPA exercise review of the permit process ahead of the Town. Pfothenhauer said he would follow up with the Town about whether or not they are interested in having a landfill sited in their community. The Board unanimously voted to approve the Town of Rossie's revised land use regulations with conditions (Shatraw/Chambers).

IV. Reports

- a. **Executive Committee.** Pfothenhauer said the Committee met to set the agenda, discuss the full review projects, and projects returned under MOU.
- b. **Board of Legislators.** Fay said he did not have much of a report since the Board's last full meeting, and said he would defer to Chambers to provide an update on the construction of the outpost projects.
- c. **Highway Department.** Chambers said by mid-October, they will have completed paving projects, and noted which bridge and culvert projects are complete to date. Chambers said the Potsdam outpost project is moving more slowly than expected. This coming week, Chambers says he anticipates the County will approve the establishment of a recycling center at the County's transfer station in Lisbon.
- d. **State of the County Roundtable.** Pfothenhauer said he spoke with Fay about a private well survey sent by EDF to property owners for the Rich Road Solar Project. Pfothenhauer said he received correspondence from the Public Service Commission about petition for a rehearing for the North Side Energy Center project in Brasher.

- e. **Staff Report.** Pfothenhauer said the County was notified of a Route 3 award totaling \$635,000 for the septic repair and replacement program, and listed eligible locations to participate. McClellan asked why the DEC would omit Black Lake from the program. Pfothenhauer said the DEC said the waterbody is not impaired enough. The County set aside of \$3 million of ARPA funding for a water and sewer program, and the application is on the County's website for municipalities to submit by November 4th. Another \$3 million of ARPA was allocated for broadband improvement. Larson said The Arc partnered with Jefferson Community College to deliver CDL classroom instruction, and 10 candidates are now receiving behind the wheel training, and all public transit routes are anticipated to be reopened before the end of this year.

V. Other Items

- a. **Correspondence.** Pfothenhauer said the Office received a letter from a farm operator for assistance in identifying soil types on his property, and the application review process to site a solar array on his land. Pfothenhauer said staff provided the owner with the information.
- b. **Announcements.** Rose summarized land use training sessions that are scheduled over the next couple of months. McClellan said St. Lawrence County residents may not be able to register for the land use training event in Lewis County, as the event is being prioritized for Lewis County residents. Alan announced he will be resigning from the County Planning Board as he will be relocating to Maine for employment. Alan said he also identified a candidate who is interested in being appointed to serving on the Board.
- c. **Next meeting dates**
 - i. Executive Committee: Thursday, September 29th at 4:00 pm via Zoom
 - ii. Planning Board: Thursday, October 13th at 7:00 pm in the 2nd floor conference room of the Public Safety Complex, located at 49 1/2 Court Street in Canton.

VI. Adjourn

- a. The meeting adjourned by consensus (Shatraw/Fay).

Respectfully Submitted,



Julia Rose, Secretary

Minutes prepared by Dakota Casserly