

**ST. LAWRENCE COUNTY PLANNING BOARD
DRAFT MINUTES**

7:00 p.m., Thursday, November 10, 2022
In person, 49 ½ Court Street, Canton / on Zoom

I. Call to Order

- a. **Roll Call and Determination of a Quorum.** K. O’Neil called the meeting to order at 7:03 pm. A quorum was NOT established.

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	(Vice-Chair)				Staff:		
2.	Ken Bellor	X			Matilda Larson		
3.	Kim Bisonette	X			Jason Pfothenauer		X
4.	Don Chambers		X		John Tenbusch		X
5.	Priscilla Darling		X				
6.	Daniel Fay		X		Guests:		
7.	Laura Foster	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						
			7/15				

- b. **Adoption of the Agenda.** K. O’Neil proposed that Reports be moved in front of Project Reviews, to allow for additional members to arrive. J. Pfothenauer reported that there would be an additional full review, regarding the St. Lawrence Centre mall in the Town of Massena. Due to lack of quorum, the Agenda could not be adopted; the modified agenda was accepted by consensus.
- c. **Adoption of the October 13, 2022 Meeting Minutes.** Due to lack of quorum, the Minutes of the October CPB meeting could not be approved.

II. Public Forum.

None.

III. Reports

- a. **Executive Committee.** The Executive Committee did meet. In attendance were K. O’Neil and M. Larson. The sole topic discussed was the agenda for tonight’s meeting.

- b. **Board of Legislators.** D. Fay reported:
- Consultants Barton and Loguidice are working on the environmental checklist for expansion of snowmobile trails.
 - Presidents of local snowmobile clubs are asking for user fees to be raised.
 - The County has successfully opened some satellite offices for services for citizens. He mentioned DSS services now being provided in Ogdensburg.
- c. **Highway Department.** D. Chambers reported:
- The County has completed its scheduled paving for the year. In all, 45 miles of roadway were paved.
 - The BOL provided an additional \$2.1 million for paving.
 - The Highway Department rebuilt four bridges with in-house crews, and one large culvert with contracted labor.
 - The County finished the bridge removal project on Northumberland Street in Morristown, using contract labor. This project was funded through the REDI (Resiliency & Economic Development Initiative) program.
 - Finished the Lisbon and Russell outposts; work continues on the Potsdam outpost.
 - Began construction of a recycling transport station at the Ogdensburg Transfer Station.
 - Transitioning road equipment to deal with snow removal.
- d. **State of the County Roundtable.**
- J. Pfothenhauer reported on the current status of a proposed solar project in Massena-Brasher.
 - Pfothenhauer reported on a proposed 240 MW along USH 11 south/west of Canton. The project is estimated to use 5,000 acres.
 - Pfothenhauer reported on the proposed Boralex solar project in Brasher.
 - Pfothenhauer reported on a proposed solar project in Bigelow, near Richville.
- e. **Staff Report.**
- J. Pfothenhauer reported that Matilda Larson has been very busy working on transit funding issues.
 - Pfothenhauer reported that the County has allocated \$3 million in ARPA funds for water/sewer projects. Fifteen applications for funding have been received from municipalities. Applications are currently under review.
 - Pfothenhauer reported that the Fall Land Use Training session will be held on 11/17. The topic will be the basics: the role of the local Planning and Zoning Board.
 - R. McClellan asked if the session will be recorded for later viewing.
 - Pfothenhauer said that would be possible.
 - J. Tenbusch reported on a series of housing-related programs: Countywide Housing Rehabilitation Program, Round #4; the COVID-CARES rehab program; a septic system replacement program; and a Lead-Based Paint Hazard Reduction program.

- Tenbusch also reported on several initiatives of the County’s Environmental Management Council, including the Emerald Ash Borer Task Force, and the Household Hazardous Waste collection program.
- Tenbusch reported on several initiatives of the Fair Housing Task Force, including the recently-held Stakeholder sessions for landlords and tenants; and a group that is beginning to work on issues of homelessness in the County.

IV. Project Reviews

- Referrals Returned Pursuant to MOU.** Pfothenhauer summarized projects in the MOU list, and reviewed staff comments for projects listed in the addendum. There were no questions from the Board.
- Full Reviews.** After some discussion, it was agreed that the full reviews would be reviewed as if there was a quorum present. The Notice of Action sent to municipalities would emphasize that the CPB action is only advisory. No supermajority would be necessary to overrule CPB recommendations.

- Massena (T): Site Plan Review for conversion of retail space to warehouse space at St. Lawrence Centre mall in an H-C district. Tenbusch presented the staff review: Developers are looking to convert 200,000 sq. ft. of space in the eastern portion of the mall into warehouse space – essentially from the food court to the former Ames/Hills space. Town zoning allows warehouses in the H-C district; site plan review is required.

Staff recommend a conditioned approval to include local review of any proposed signage; a circulation plan be developed to ensure safety of vehicles moving around the redeveloped portion; for safety purposes, developers should specify the types of materials to be warehoused – changes to the list of materials should require a new site plan review. Those present voted unanimously to recommend approval of the site plan, with the above conditions (D. Chambers / R. McClellan).

- Clifton (T): Site Plan, BR Project 1, LLC, 20 MW Clifton Solar Project, SH 3 and CR 60. The site is zoned “Industrial” by Adirondack Park Agency. Pfothenhauer presented the staff review. He explained that the site had been selected as a “Build-Ready” site by NYS. It has been prepared by the State; the State is the applicant (i.e., NYSERDA). The project will occupy 113 acres on a 225 acre site, near a National Grid substation. The Town of Clifton requires site plan review. The Adirondack Park Agency has already reviewed the project and issued a conditional approval. Pfothenhauer stated that the CPB can make recommendations, to protect the Town’s interests. He noted that a snowmobile route crosses the site; the Town has expressed an interest in keeping the route open. Review considerations of concern include a decommissioning plan: no cost estimate is included; no

decommissioning bond, surety bond or irrevocable line of credit is mentioned.

Staff recommendations include: ensure preparation of a Stormwater Pollution Prevention Plan; revise the decommissioning plan to specify decommission costs, with an escalator clause; provide financial assurance via decommissioning bond or other security; omit reference to “salvage value” from any decommissioning plan; submit information addressing cybersecurity threats; consult with the Snowmobile Trails Coordinator regarding relocation of snowmobile trail; applicant must resubmit the site plan if the project is not started within one year. Those present voted unanimously to recommend approval of the site plan, with above conditions (R. McClellan / D. Chambers).

- iii. Oswegatchie (T): Site Plan, Pivot Energy, 5 MW solar array, 5986 CR 6. Pfothenhauer presented the staff review. This solar facility will occupy 32 acres of an 88 acre parcel. The parcel is located in an Ag District, is actively farmed, and soils are Prime, Prime if Drained and Soils of Statewide Significance. An Ag Data statement reported that the parcel is not tiled. The site is waterfront property, along the Oswegatchie River. National Grid has approved the project for interconnection. Pfothenhauer reported that this will become the seventh solar project in the Town of Oswegatchie. There will be two sections of the project, north and south of a creek. Site plan review considerations include: screening along CR 6; DEC/USACOE considerations for crossing the creek; prime farmland makes up a majority of the area for the northern array, and 20% of the area for the southern array. Pfothenhauer noted that there is a stormwater runoff plan, and a decommissioning plan.

Staff recommend disapproval, based on the impact on prime and prime if drained farmland. If the Town approves the project, the County Planning Board suggest the following conditions: reduce solar array footprint to encompass only the southern portion, thereby avoiding the best agricultural land; if the northern array remains, install buffering along the western fence line; the applicant prepare and submit a plan to accommodate dual agricultural and solar uses in the leased area; the applicant must re-apply for site plan approval if the project is not started within one year. Those present voted unanimously to recommend disapproval of the site plan; if the Town approves the project, the Planning Board recommends the above conditions (R. McClellan / D. Chambers).

V. Other Items

- a. **Correspondence.** Pfothenhauer reported that a letter had been received from EDF, regarding the project in Canton.
- b. **Announcements.** None.

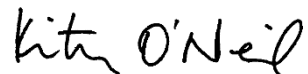
c. **Next meeting dates**

- i. Executive Committee: Tuesday, November 22nd at 4:00 pm via Zoom.
- ii. Planning Board: Thursday, December 8th at 7:00 pm in the 2nd floor conference room of the Public Safety Complex, located at 49 ½ Court Street in Canton. There will be an election for Secretary; Julia Rose is moving to Vice Chair, replacing Eric Alan, who has resigned.

VI. Adjourn

- a. The meeting adjourned by consensus at 8:45 p.m. (Sands / R. McClellan).

Respectfully Submitted,



Kitty O'Neil, Chair

Minutes prepared by John Tenbusch