

**ST. LAWRENCE COUNTY PLANNING BOARD
MINUTES**

7:00 p.m., Thursday, March 9, 2023

In person, County Board of Legislators Chambers, 48 Court Street, Canton / on Zoom

I. Call to Order

- a. **Roll Call and Determination of a Quorum.** A. Gilbert called the meeting to order at 7:03 pm. A quorum was established.

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Ken Bellor		X		Staff:		
2.	Kim Bisonette		X		Matilda Larson		
3.	Don Chambers		X		Jason Pfothenauer		X
4.	Priscilla Darling	X			John Tenbusch		
5.	Daniel Fay		X				
6.	Laura Foster	X			Guests:		
7.	Ed Fuhr		X				
8.	Andy Gilbert (Secretary)		X		John Casserly, Town of Canton Planning Board		X
9.	Dan Huntley		X				
10.	Robin McClellan		X (Zoom)				
11.	Kitty O'Neil (Chair)		X (Zoom)				
12.	Julia Rose (Secretary)	X					
13.	Heather Sands		X				
14.	Cherrie Shatraw		X				
15.	Vacant						
			9/15				

- b. **Adoption of the Agenda.** A. Gilbert asked if there were changes to the agenda. J. Pfothenauer responded that there were no changes. The agenda was unanimously approved (Chambers/Huntley).
- c. **Adoption of the February 9th Meeting Minutes.** The minutes were unanimously approved (Fay/Bellor).
- d. **Recap of Joint Planning Board and Ag. Board in February.** Before the recap all Board members introduced themselves for the benefit of the Planning Board's newest member, Ed Fuhr. Ed lives in Colton and has served on the local Planning Board. The Board stated that the joint meeting broadened the perspective on what is going on in the County. It was stated that the North Country has a small voice because we have a lot of land and a small population. The Board suggested working on a few key items as a group. The idea of mapping where solar would work best in the County should be a priority. Opportunities to partner with the universities and other entities to carry out the mapping will be explored.

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.
- b. **Full Reviews.**

Morristown (T): Land Use Local Law Revision. Pfothenauer presented the Staff Report. He noted that the zoning modification was required after the dissolution of the Village on December 31, 2019. Discussion centered on new language to address junkyards and short term rentals and a variety of formatting and enforcement issues. A lengthy discussion was held on whether the term tillable acreage should be used instead of prime/prime if drained land. Arguments were made to use assessment classification numbers to identify lands that should not be developed for solar arrays. It was suggested another way to look at this was to promote solar on mineral soil groups 5-8. The group agreed to table the discussion until after the Canton Solar revisions were reviewed. The Board agreed to leave the term prime and prime if drained as the preferred description for land to be preserved. The Board voted unanimously to conditionally approve the land use revisions (Shatraw/Sands).

Canton (T): Land Use Local Law Revision. Pfothenauer presented the Staff Report. He noted that the review is compressive in nature and expands many of the current regulations. The Town Zoning Map has also been revised with the creation of a new mixed use zone that will surround the Village of Canton and accommodate many new uses, including large scale battery energy storage. Staff suggested striking the allowance of large scale battery storage in this zone because of the proximity to the Village. Staff went through a number of revisions that should be made to correct omissions and errors in the revised code. The Board encouraged additional language to clarify telecommunications tower height restrictions. The recommendation to not include EV charging station parking spaces as part of gas station parking requirements was made. Restrictions on senior housing should not be determined through the zoning code, but must rather be dictated by State or Federal Housing Authorities. After a thorough discussion the Board agreed to remove the tillable acreage definition and keep the prime and prime if drained terms. Adding language to encourage solar development on brownfields was also discussed. Other than the prohibition of the removal of trees for solar installations, the additional changes proposed by Staff were adopted. The Board voted unanimously to conditionally approve the revised land use revisions (Bellor/Sands).

IV. Reports

- a. **Executive Committee.** The Executive met. In attendance were K. O’Neil, J. Rose, Andy Gilbert and Planning Office Staff. The topics discussed were the agenda and the projects discussed at the meeting.
- b. **Board of Legislators.** D. Fay reported:
 - The State is planning on capturing Medicaid payments that currently go to counties
 - An additional 1 percent sales tax resolution was passed
 - The Department of Social Services now have satellite offices around the county
 - Additional tax exemptions for first responders has been discussed
 - The County Attorney and M. Larson attended a meeting with a local solar group
- c. **Highway Department.** D. Chambers reported:
 - The recycling transfer station in Lisbon and the Potsdam outpost should be completed in a few weeks
 - The Skate Creek bridge in Fine is out to bid

Huntley thanked Chambers for a tour of the Potsdam facility.
- d. **State of the County Roundtable.**
 - Staff will be attending a meeting with EDF for the Rich Road solar project on March 16th
- e. **Staff Report.**
 - Pfothauer reported that there are two applicants for the open Planner 1 position
 - A notification was received in the Planning Office stating that TJA solar is now New York Canton Solar. This was a project that was previously reviewed by the Planning Board.

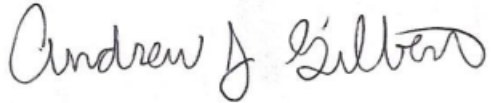
V. Other Items

- a. **Next meeting dates.**
 - i. Executive Committee: Thursday, March 30, 2023 at 4:00 pm via Zoom.
 - ii. Planning Board: Thursday, April 13, 2023 at 7:00 pm in the 2nd floor conference room of the Public Safety Complex, located at 49 ½ Court Street in Canton.

VI. Adjourn

- a. The meeting adjourned at 9:30 p.m. (Fay/Bisonette).

Respectfully Submitted,

A handwritten signature in black ink that reads "Andrew J. Gilbert". The signature is written in a cursive, flowing style.

Andrew J. Gilbert, Secretary

Minutes prepared by Jason Pfothauer

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