

**ST. LAWRENCE COUNTY PLANNING BOARD  
MINUTES**

7:00 p.m., Thursday, May 11, 2023

In person, Public Safety Complex Conference Room, Canton / on Zoom

**I. Call to Order**

- a. **Roll Call and Determination of a Quorum.** K. O’Neil called the meeting to order at 7:00 pm. A roll call was held; a quorum was established.

	NAME	ABSENT	PRESENT	NAME	ABSENT	PRESENT
1.	Ken Bellor		X	<b>Staff:</b>		
2.	Kim Bisonette		X	Matilda Larson		X
3.	Don Chambers		X	Jason Pfothauer		X
4.	Priscilla Darling		X (Zoom)	John Tenbusch		
5.	Daniel Fay		X			
6.	Laura Foster		X	<b>Guests:</b>		
7.	Ed Fuhr		X	Kenzie LaPoint, Potsdam applicant		X
8.	Andy Gilbert (Secretary)		X	David Brennan, Attorney for Verizon Wireless		X (Zoom)
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					
			<b>13/15</b>			

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothauer suggested a reordering of presentations for the full review projects. The modified agenda was unanimously approved (Huntley/Gilbert).

- c. **Adoption of the April 13<sup>th</sup> Meeting Minutes.** The minutes were unanimously approved (Fuhr/Bellor).

**II. Public Forum**

None.

**III. Project Reviews**

- a. **Referrals Returned Pursuant to MOU.** Pfothauer highlighted details for projects listed in the MOU Addendum. There were no questions from the Board.

**b. Full Reviews.**

- i. Rossie (T): Site Plan Review for Wireless Tower off Tierney Road. Pfothenhauer presented the project review. Verizon Wireless Attorney David Brennan discussed:
- Access off Tierney Road.
  - Indicated Verizon is prepared to light the tower for Fort Drum aircraft safety and type of illumination required by FAA.
  - Increasing removal bonding amount to equal building permit amount.
  - Willingness to accommodate the mounting of emergency communication equipment, rent free.
  - Structure will be designed to accommodate up to three different carriers.

The Board unanimously voted to approve the site plan to establish a wireless tower off Tiernan Road, with conditions and non-binding recommendations (Gilbert/Fay).

- ii. Potsdam (V): Site Plan Review for Highest Peak cannabis dispensary in the Central Business District (CBD) at 25 Market Street. Pfothenhauer presented the project review.
- Fay suggested none of the signage should be designed to be attractive to children.
  - Chambers said the sign plan should include sign design and sign type.
  - Applicant Kenzie LaPoint said the State limits the types of font, colors and designs that may be used to market cannabis, and agrees it should not be marketed to children.
  - LaPoint said she was unsure how to measure the 200’ buffer that will go into effect once a local law is passed by the Village of Potsdam. Pfothenhauer said it is measured from the parcel boundaries. Pfothenhauer also noted the buffer requirement is not in effect.

A majority of the Board voted to approve the site plan to establish a cannabis dispensary in the Central Business District (CBD) at 25 Market Street non-binding with comments. Nay: Bisonette.

- iii. Potsdam (V): Local Law to regulate cannabis dispensaries. Pfothenhauer presented the project review.
- Chambers suggested the law be clarified to explain how the 200’ radius is measured; Pfothenhauer said it can be measured from a lot line.
  - A discussion ensued about the impacts of imposing a 2000’ separation requirement between dispensaries. Such a requirement may be more applicable in larger, urban settings, and the Village should examine whether those distances should be reduced.
  - Bisonette talked about the presence of dispensaries in front of children when the Village is hosting community events on Market Street.

A majority of the Board voted to approve the Village of Potsdam's local law to regulate cannabis dispensaries with comments. Nay: Bisonette.

- iv. Three-lot subdivision review off State Highway 58 in Macomb. Larson presented the project review.
- Huntley inquired about percolation test requirements; Larson said it is specified in the Town's subdivision regulations.
  - McClellan inquired about the right of way or easements to the landlocked parcels. Chambers said the State would require a 50' wide right of way. Bisonette said it should be described in the deeds.

The Board unanimously voted to approve the subdivision with conditions. (Bellor/Huntley)

- v. 28-lot waterfront subdivision in the Rural District off Lalond Road. Larson presented the project review.
- Huntley said the subdivision should be revised to depict well locations for each lot. Members of the Board also suggested depicting the location of septic systems. Gilbert said the lots should be lengthened as there is enough land from the parent lot to build outside the flood zone, and meet separation requirements between wells and septic systems.
  - O'Neil asked about the elevation relief along the shoreline. Gilbert said areas with Adams sand has quite a bit of relief along the shoreline and may be too steep for construction.
  - Chambers said the right of way should be redesigned with a turning radius for emergency vehicles. Members of the Board also noted the local road is abandoned.

A majority of the Board voted to deny the 28-lot waterfront subdivision in the Rural District off Lalond Road as proposed. (Gilbert/Fay) Abstain: Rose

- vi. Waddington (V): Zoning Revisions. Pfothenhauer presented the project review.

The Board unanimously approved the Village of Waddington's Zoning Revisions with Conditions. (Huntley/Bellor)

- vii. Stockholm (T): Use Variance to establish a manufacturing business in the Community Center (CC) District at 8705 US Highway 11. Larson presented the project review.
- McClellan said the property has probably been vacant for five to ten years.

A majority of the Board voted to deny the Use Variance to establish a manufacturing business in the Community Center (CC) District at 8705 US Highway 11. (Huntley/Gilbert)

#### IV. Reports

- a. **Executive Committee.** O’Neil said the Executive Committee met on April 27<sup>th</sup> to set the meeting agenda and discussed some of the projects presented at tonight’s meeting.
- b. **Board of Legislators.** Fay reported:
  - The County is seeking volunteers to work Election Day.
  - Pfothenauer recently delivered an office overview to the Board of Legislators.
  - The Board recently heard a presentation from No Dogs Left Behind, and said a non-profit dog rescue operation already exists in Canton.
- c. **Highway Department.** Chambers reported:
  - Construction season has begun.
  - His department recently submitted a resolution for a budget modification to accept an increase in CHiPs funding.
- d. **State of the County Roundtable.**
  - Rose suggested the County Planning Office schedule a SEQR training session for local planning boards and zoning boards of appeals after the Office is fully staffed.
  - Pfothenauer said the Local Government Conference will be held at SUNY Potsdam in October.
- e. **Staff Report.**
  - Program management of the County’s snowmobile grant was transferred from the Soil and Water Conservation District to the Planning Office.
  - New planning staff will begin at the Planning Office on May 30<sup>th</sup>.
  - The Office is scheduled to move to the Human Services Center in July.
  - Larson attended a Rich Road presentation and asked project representatives about environmental contamination in the event of BESS failure; the representatives said there would be none.
  - NYS Department of Agriculture and Markets representative Jason Mulford delivered a presentation to the County Farmland Protection Board on the Department’s role in the siting of solar energy systems on farmland.
  - Bisonette said the State recently adopted uniform formulas on the valuation of solar energy systems, which reduces the value of payments made to taxing jurisdictions.

#### V. Other Items

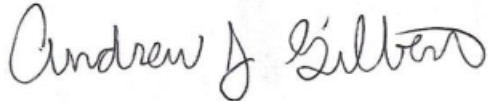
- a. **Correspondence.** None discussed.
- b. **Next meeting dates.**
  - i. Executive Committee: Thursday, May 26, 2023 at 4:00 pm via Zoom.

- ii. Planning Board: Thursday, June 8, 2023 at 7:00 pm in the 2<sup>nd</sup> floor conference room of the Public Safety Complex, located at 49 ½ Court Street in Canton.

**VI. Adjourn**

- a. The meeting adjourned at 9:47 p.m. (Fay/Gilbert)

Respectfully Submitted,

A handwritten signature in cursive script that reads "Andrew J. Gilbert". The signature is written in black ink on a white background.

Andrew J. Gilbert, Secretary

Minutes prepared by M. Larson

P:\PLANNING\CPB\MINUTES\2023\CPB Mins 05.11.23