

**ST. LAWRENCE COUNTY PLANNING BOARD MINUTES**

7:00 p.m., Thursday, June 8<sup>th</sup>, 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	Samuel Joseph		X
5.	Daniel Fay		X	Preston Santimaw		X
6.	Laura Foster	X		<b>Guests:</b>		
7.	Ed Fuhr		X	Ruta Ozols, Public Stakeholder		X
8.	Andy Gilbert (Secretary)		X	Margaret Mauch, Public Stakeholder		X
9.	Dan Huntley		X	Leslie Clach, Public Stakeholder		X
10.	Robin McClellan	X		Cathy Shrady, Public Stakeholder		X
11.	Kitty O’Neil (Chair)		X	Michael Haney, Public Stakeholder		X
12.	Julia Rose (Secretary)		X	Additional Public Stakeholders on zoom		X
13.	Heather Sands	X				
14.	Cherrie Shatraw		X			
15.	Vacant					
			<b>11/15</b>			

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothauer responded that there was one additional review of a Bio-Digester law for the Town of Canton. The modified agenda was unanimously approved (Gilbert/Shatraw).
- c. **Adoption of the May 11<sup>th</sup> Meeting Minutes.** The minutes were unanimously approved (Bellor/Rose).

**II. Public Forum**

None.

**III. Project Reviews**

- a. **Referrals Returned Pursuant to MOU.** Pfothauer highlighted details for projects listed in the MOU Addendum. Shatraw expressed concern about the

expansion of a boathouse in the Town of Morristown; it may impede approach to the adjacent boathouse on the neighboring property; especially when it is windy.

**b. Full Reviews.**

- i. Canton (T): Site Plan Review for No Dogs Left Behind Inc. Santimaw and Pfothauer presented the project review. Board members discussed:
- Gilbert: What is the zoning for the Potsdam Humane Society?
  - Chambers: Concerns about parking for staff and customers; traffic flow on site. The DOT may want to comment on the existing access route and growing scale and commercial development.
  - Bellor: What cautions are in place that will keep the dogs on the property? Will the dogs be allowed to roam the property? Will the dogs fall under the dangerous dog category?
  - O’Neil: Does this facility fit the definition of kennel as defined in the American Planners Dictionary? Does it fit the definition of a sanctuary; dogs are rescued from inhumane conditions, the dog meat industry; it may not conform to the pet type behavior akin to a sanctuary, rather than an animal shelter.
  - Pfothauer: If it is a sanctuary, it will require a use variance; there is also no exterior fencing specified.
  - Rose: The site plan application is incomplete; limited to no information on: Waste receptacle location, sign location, floor plan, and fencing.
  - Shatraw: Concerns about the circulation of food and supply deliveries.
  - Fuhr: The applicant should submit a floor plan depicting the actual number of pens; the maximum number of dogs should be determined for the existing facilities; concerns about contagious diseases brought in by the dogs.
  - Fay: Concerns about a Veterinary doctor from Hong Kong being licensed to practice in New York State.
  - Bisonette: Concerns about limited access to veterinary care; Kennels are not classified as tax exempt, sanctuaries are; under the real property tax law.
  - Huntley: Resides two miles from the location; snapshot of the location is different from the usage submitted; there is now a cement pad in place.
- Members of the public also discussed:
- No Dogs Left Behind Inc. operating as an “animal rescue”, not a kennel, and is therefore not operating under the town zoning laws.
  - Dog noise disrupting normal activities in the surrounding areas.
  - Health hazards for humans and for other animals due to diseases brought in from the dogs.
  - How did two dogs escape from the property; who is liable if those dogs harm somebody?
  - Why has No Dogs Left Behind been able to operate for three months before applying for a site plan review and a special permit?
  - Impacts on wetlands on the property and groundwater.
  - The applicant’s lack of plans for dog waste
  - Logistics for adoption

A motion was made for disapproval based on the following conditions:

- The Town clarify how it wishes to define this type of land use.
- Detail how 125-275 dogs will be housed in the existing usable facilities.
- Detail how 500 dogs will be transported to and from the property and accommodated in the event of a State-declared natural disaster.
- Detail where the waste receptacle will be located, and how the disposal of deceased dogs will be addressed.
- Ensure the sign meets all dimensional and form requirements.
- Detail how high the fence will need to be and where it will be located.
- The State DOT be contacted to determine if additional permitting is necessary for access to the site off of State Highway 68.

The Board unanimously voted to deny the site plan application (Chambers/Huntley).

Canton (T): Review of Bio-Digester Local Law. Larson presented the local law review. Board members discussed:

- Consideration of setback requirements for manure feeding pipelines connected to the bio-digesters as well as the bio-digesters themselves.
- Suggestion to convert the project from a farm-owned operation to a public utility to allow for permissible use.
- Questions on whether or not the digesters would be able to use secondary sources of fuel; local law anticipates this under the definition of large anaerobic digester.
- Clearing up confusion on the written definition of small anaerobic digester.
- Considering striking the specification to reference energy as a whole instead of just electricity; this was clarified by Eric Gustafson, Town Attorney for Canton.

The Board unanimously voted to approve the local law with conditions and non-binding recommendations (Gilbert/Huntley).

ii. Ogdensburg (C): Site Plan Review for a parking extension project at Hosmer's Marina located on 54 East River Street. Santimaw presented the project review.

- Staff suggested parking be reduced to lower paving expenditures and to allow for more green space.
- The Board acknowledged that the owner could be using the extra parking spaces for both the ice cream shop and the marina.

The Board unanimously voted to approve the Site Plan with one non-binding recommendation (Rose/Shatraw).

#### IV. Reports

- a. **Executive Committee.** Gilbert said the Executive Committee met on May 25<sup>th</sup> to set the meeting agenda and discussed the projects presented at tonight's meeting, apart from the one that was added.
- b. **Board of Legislators.** Fay reported:
  - A new family court judge was approved for St. Lawrence County.
  - The social media application TikTok was prohibited on county-owned devices.
- c. **Highway Department.** Chambers reported:
  - An email was forwarded to Pfothenauer about a list of road work and bridges, and is appended to these minutes.
- d. **State of the County Roundtable.**  
None.
- e. **Staff Report.**
  - Reviewed staff assignments for new hires of the Planning Office.
  - Projects to be discussed at next month's meeting will include several full reviews.

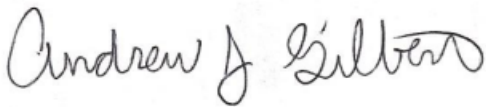
#### V. Other Items

- a. **Correspondence.** Thursday, June 29<sup>th</sup>; scheduled visit to a solar facility in Ontario.
- b. **Next meeting dates.**
  - i. Executive Committee: Thursday, June 29<sup>th</sup>, 2023 at 4:00 pm.
  - ii. Planning Board: Thursday, July 13<sup>th</sup>, 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 9:33 p.m. (Fay/Bellor)

Respectfully Submitted,



Andrew J. Gilbert, Secretary

Minutes prepared by P. Santimaw

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## SLC Highway Report June 2023

<u>Projected Pave List</u>					
County Route	Paving Limits	Work Type	Pave Length	Funding	Township
04	CR6 to Taylor Rd.	CIP	2.13	CHIPS	Oswegatchie
06	Walrath Rd. to CR5	CIP	0.92	CHIPS	Morristown
06	SR58 South .93 Miles	CIP	0.93	CHIPS	Morristown
06	CR4 to Lovejoy Rd.	CIP	2.60	CHIPS	Oswegatchie
10	CR7 to Castor Rd. (NE)	RAP Overlay	2.09	CHIPS	Macomb
11	Stevens Rd. South 1.86 Mi	CIP	2.51	CHIPS	Gouverneur
14	SR345 North 2.09 Miles	CIP	2.09	CHIPS	Madrid
14	Spring St to SR345	Heater Scarify/Chip Seal	1.15	CHIPS/Local	Madrid
17	Nolan Rd. North 1.0 Miles	CIP	1.00	CHIPS	Russell
17	Danahill Rd. North 1.0 Miles	CIP	1.00	CHIPS	Russell
17	Marshville Rd to CR21	CIP	1.55	CHIPS	Hermon/Russell
20	Richville Village Limits to RR Tracks	CIP	0.80	CHIPS	Dekalb
20	Orebed Rd. to East Dekalb Rd.	CIP	2.11	CHIPS	Hermon
21	Alverson Rd. North 1.0 Miles	RAP Overlay	1.00	NYPA Funds	Russell
23	SR3 to Edwards Townline	Type 6 RAP Overlay	2.35	NYPA Funds	Pitcairn
23	Pitcairn Townline to SR58	Type 6 RAP Overlay	3.24	NYPA Funds	Edwards
28	CR31 to Waddington Townline	CIP	1.25	CHIPS	Lisbon
28	Lisbon Townline to CR31A	Overlay	1.85	CHIPS	Waddington
31	CR14 to CR30	CIP	1.72	CHIPS	Madrid
36	Nation Rd. West 1.5 Miles	CIP	1.50	CHIPS	Louisville
36	CR39 West 1.0 Miles	CIP	1.00	CHIPS	Louisville
37	Larue Rd. to Nevin Rd.	CIP	2.60	CHIPS	Brasher
38/38A	River Rd. to .11 Mi West of SR56 (on 38A)	Heater Scarify/Chip Seal	0.70	CHIPS/Local	Norfolk
39	SR310 to Lousville Townline	CIP	1.00	CHIPS	Norfolk
47	SR72 to Ratman Rd	Overlay	0.41	CHIPS	Parishville
47	CR56 South 1.35 Mi	Overlay	1.35	CHIPS	Parishville
47	Stockholm Townline to CR56	Overlay	1.00	CHIPS	Parishville
49	CR54 to US11	Overlay	1.89	CHIPS	Stockholm
55	CR50 South 1.5 Miles	CIP	1.50	CHIPS	Brasher

\*\*Chip seal surface treatment utilizes local funds

<u>Bridge Projects</u>
Skate Creek Bridge Over Oswegatchie River, BIN 3340930, Town of Fine - Superstructure replacement utilizing CHIPS funds
CR38 (Furnace Street) Bridge Over Raquette River, BIN 3363530, Town of Norfolk - Concrete deck repairs with asphalt overlay utilizing CHIPS funds
Lacomb Road Over Plum Brook, BIN 3341420, Town of Norfolk - Bridge replacement utilizing Local funds
CR31A Over Big Sucker Brook, BIN 3342050, Town of Waddington - Bridge replacement utilizing CHIPS funds
CR 35 Over Trout Brook, BIN 3341700, Town of Potsdam - Bridge replacement project which is in the final design stage. Pending BridgeNY funding, Possible 2024 construction
Lazv River Road Over Grasse River. BIN 3341820. Town of Russell - Funded through BridgeNY. this bridge replacment project is in the final stages of design. Construction set for 2024