

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, September 14th, 2023

In person, Public Safety Complex Planning Office, 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	Staff:		
2.	Kim Bisonette		X	Jason Pfothauer		X
3.	Don Chambers		X (on zoom)	Preston Santimaw		X
4.	Priscilla Darling		X (on zoom)	Guests:		
5.	Daniel Fay		X	Mike Frazer (representative for restaurant)		X
6.	Laura Foster		X	Les Baker (representative for restaurant)		X
7.	Ed Fuhr		X			
8.	Andy Gilbert (Secretary)		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					
			13/15			

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothauer responded that due to the presence of the applicant for the site plan review, the full review and MOU list should be moved ahead of the staff presentation. The modified agenda was unanimously approved (Gilbert/Fuhr).
- c. **Adoption of the August 10th Meeting Minutes.** Bisonette stated that he would like himself to be marked absent for the August 10th meeting due to zoom complications. The modified minutes were unanimously approved (Rose/Shatraw).

II. Public Forum

None.

III. Project Reviews

a. **Full Reviews.**

- i. Canton (T): Site Plan Review for a restaurant at 6182 State Highway 11: Pfothenhauer presented the project review. Board members, staff and the applicant discussed:

- Rose: Should a final leech field plan be added?
- Chambers: Does the septic system go onto the adjacent parcel?
- Frazer: Yes it does, that will need to be changed.
- Gilbert: Will the restaurant have access to the road going behind it?
- Frazer: An agreement with the neighboring property on road access has been settled.
- O'Neil: Does the leech field get wet due to its positioning?
- Frazer: There is a drainage ditch.
- Huntley: Traffic concerns, can an additional turn lane into the lot be developed?
- Chambers: The cost for the turn lane would go to the developer and is very expensive; would not be practical.
- O'Neil: Are there any other options for that?
- Chambers: A request for a speed zone reduction could be made by the municipality, which is likely with more development in the area.
- McClellan: How would that happen?
- Chambers: A traffic study would be done and a decision made based on that.
- Gilbert: The additional traffic proposed by the applicant would be small compared to the total daily traffic on that road.
- McClellan: It's not about total, it's about the timing of the traffic.
- Baker: The house being gone will open up a lot of site distance.
- Frazer: For the slope of the hill; it was built up with asphalt, so erosion will not be as big a problem as getting through it will be.

The board voted unanimously to approve the site plan review with the suggested recommendations and added recommendations (Gilbert/Fuhr).

- b. **Referrals Returned Pursuant to MOU.** Pfothenhauer highlighted details for projects listed in the MOU Addendum. He also added in three projects for the Town of Brasher; one code revision for major solar systems, and two moratoriums for battery storage systems and cryptocurrency.

At this time, McClellan gave a brief synopsis on battery storage fires.

IV. **Staff Presentation**

Santimaw presented a GIS map created by himself and Planner II Sam Joseph showing multiple layers including solar projects that have been reviewed by the County Planning Board, the locations of substations in St. Lawrence County, and areas on which the County

Planning Board members would prefer solar developments to go. With suggestions from the board, Staff plan to create a final product of this map for the purposes of viewing by solar companies and local municipalities.

V. Reports

- a. **Executive Committee.** O'Neil said the Executive Committee met on August 31st to set the meeting agenda and discussed the full review and presentation shown at tonight's meeting.
- b. **Board of Legislators.** Fay reported:
 - A resolution passed opposing the State law on restrictions to ammunition sales;
 - A resolution passed allowing 12 and 13 year olds to hunt deer;
 - A resolution passed recognizing Constitution Week in the County;
 - A resolution passed opposing the housing of migrants at the Massena Airport;
 - A presentation was made on suicide awareness.
- c. **Highway Department.** Chambers reported:
 - Construction season is closing; there is only one bridge left to open in Norfolk;
 - Paving should be done by mid-October.
- d. **State of the County Roundtable.**

Rose reported on a potential solar development in the Town of Brasher: a subdivision of a parcel into 16 lots, which would turn one 75MW project into 16 small community solar projects.
- e. **Staff Report.** Pfothenhauer reported:
 - The Lead Hazard Abatement Program is nearing an end; with final approval from H.U.D, the full \$1 million can be spent;
 - Work on the Snowmobile Grant is ongoing;
 - The Potsdam Local Government Conference will be at SUNY Potsdam on October 10th.
 - New cameras and Wi-Fi was received for county buses.

VI. Other Items

- a. **Correspondence.**

The Town of Lawrence returned a decision made on a subdivision (approved).
- b. **Announcements.**

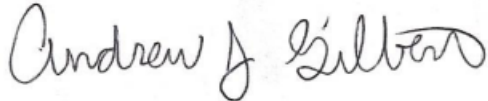
None.
- c. **Next meeting dates.**
 - i. Executive Committee: Thursday, September 28st, 2023 at 4:00 pm.

- ii. Planning Board: Thursday, October 12th, 2023 at 7:00 pm in the 2nd floor conference room of the Public Safety Complex, located at 49 ½ Court Street in Canton. (Location subject to change)

VII. Adjourn

- a. The meeting adjourned at 8:46 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.

Andy Gilbert, Secretary

Minutes prepared by P. Santimaw