

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, January 11th, 2023
 In person, HSC Conference Room, Canton / on Zoom

I. Call to Order

- a. **Roll Call and Determination of a Quorum.** A. Gilbert 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 Pfothhauer		X
3.	Don Chambers		X		Preston Santimaw		X
4.	Priscilla Darling	X			Guests:		
5.	Daniel Fay		X		Margaret Mauch		X
6.	Laura Foster	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.	Cherrie Shatraw		X				
14.	Vacant						
15.	Vacant						
			9/15				

- b. **Adoption of the Agenda.** Gilbert asked if there were changes to the agenda. No changes were made. The modified agenda was unanimously adopted (Shatraw/Fuhr).

- c. **Adoption of the December 14th Meeting Minutes.**

The minutes were unanimously adopted (Shatraw/Fay).

II. Public Forum

Margaret Mauch gave an update on the status of the Canton Town code and No Dogs Left Behind.

III. Complete Streets Presentation

Santimaw provided an overview of the State's Complete Streets policy; what it is, who participates in it, and a countywide policy example in Franklin County. Board members and Staff discussed the following:

- McClellan: Where is the trajectory of this heading?
- Pfothenhauer: That will be dictated by funding and mandates.
- McClellan: An advantage of implementing a Complete Streets policy would be to refer to the policy in order to receive funding from the State.
- Fuhr: Further to McClellan's advantage point, would like to see a County push for safer bike lanes.
- Chambers: Things that are often overlooked: Most local roads are too narrow for all bike facilities, which takes right-of-way space away from others; safety concerns with rural roads having limited sight distance; because of their layout, it would not be possible to apply policies to many local roads, which makes it not worth the investment; there is also a County highway design manual that County roads must follow first.
- Gilbert: Lives on State Highway 72; the cost of widening the road would be high due to the ditches on the side of the road.
- McClellan: Complete Streets brings about change and development.
- Bisonette: Safety concerns on narrower roads is an issue.

IV. **Project Reviews**

- a. **Referrals Returned Pursuant to MOU.** Pfothenhauer highlighted details for projects listed in the MOU list and the Addendum. There were no comments.
- b. **Full Reviews.**
 - i. Norfolk – Zoning revisions for four properties located on CR 39 & SH 56. Pfothenhauer presented the project review. Board members and Staff discussed:
 - McClellan: Is the Valero gas station operating under a use variance?
 - Pfothenhauer: It may be a non-conforming use or grandfathered into the current zoning.
 - Bellor: Would this board see this project anyway once it gets underway?
 - Pfothenhauer, Yes, it is referable.
 - McClellan: This seems like spot zoning.
 - Pfothenhauer: The Town argues they need to rezone Valero anyway; this is better done through a rezone than a use variance. This is close, however, to fitting the spot zoning definition.
 - Bisonette: Why is the large parcel included?
 - Pfothenhauer: A solution could be to subdivide it; staff could make a comment about this to the Town.
 - Chambers: There are many wetlands on the large parcel; there will not be a lot of development on it.
 - McClellan: What is the intent for this rezoning?
 - Pfothenhauer: Staff made a comment addressing this; could expand it to ask about future development.
 - Bisonette: Why did they not include the golf course in the rezoning?
 - Pfothenhauer: It is already a permitted use in the R-A zone.

- Gilbert: Additional comment; much of the larger parcel is not buildable, why rezone it?

The Board voted unanimously to approve the rezoning with the Staff recommended and additional comments. (Shatraw/Bellor).

V. Reports

- a. **Executive Committee.** In light of the holidays, there was no Executive Committee meeting in the month of December.
- b. **Board of Legislators.** Fay reported:
 - An election was held during the organizational meeting. The Chair and Vice-Chair were re-elected;
 - During the operations meeting, legislators passed a resolution to encourage the use of the solar development mapping tool and for solar developments to avoid prime agricultural land.
- c. **Highway Department.** Chambers reported:
 - Thank you to the Planning Office for their help with Bridge NY grants;
 - Construction and design will start for multiple bridge projects;
 - Snow and ice operations are going smoothly; Highway staff are currently dealing with cleanup from the most recent windstorm.
- d. **State of the County Roundtable.**
 - Gilbert reported that milk-hauling rates have been raised in the County.
- e. **Staff Report.** Pfothenhauer reported:
 - The Rich Rd. solar project application is now complete; the State has 60 days to approve or deny. Public comments would follow an approval;
 - This board will continue to meet in the HSC building for at least the next year;
 - Planning Office Grants Manager Heidi Ames has been enjoying working with the Highway Department and securing grants to fund their bridge projects;
 - The County has been awarded a Housing Repair Grant;
 - Public transit saw a big increase in ridership in the past year (37%). They have also implemented new technology on buses and there has been new route development.

VI. Other Items

- a. **Correspondence.**

None.
- b. **New Member Search.**

The CPB currently has two vacant seats. Staff have seen two applicants submit biodata sheets.

c. **Announcements.**

None.

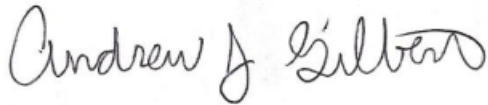
d. **Next meeting dates.**

- i. Executive Committee: Thursday, January 25th, 2023 at 4:00 pm.
- ii. Planning Board: Thursday, February 8th 2024 at 7:00 pm in the One Stop Career Center, Classroom A located in the HSC building, 80 State Highway 310, Canton NY.

VII. Adjourn

- a. The meeting adjourned at 8:21 (Fay/McClellan).

Respectfully Submitted,

A handwritten signature in cursive script that reads "Andrew J. Gilbert".

Andy Gilbert, Secretary

Minutes prepared by P. Santimaw