

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, February 8th 2023
 In person, HSC 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	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		Kai Simonsen			X
7.	Ed Fuhr		X	Dan Spietzer			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						
			12/15				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothhauer stated that Staff wanted to move the MOU list and addendum after the Madrid biodigester full review due to the presence of the applicant. He also stated that Staff wanted to show two projects to the board in the Villages of Massena and Gouverneur and ask for input. Finally, Santimaw stated that the address listed for the biodigester was incorrect, and that it should be changed to 307 Jones Road. The modified agenda was unanimously adopted (Gilbert/Shatraw).

- c. **Adoption of the January 11th Meeting Minutes.**

The minutes were unanimously adopted (Shatraw/Bisonette).

II. Public Forum

Margaret Mauch gave an update on the status of the Canton Town code.

III. Project Reviews

a. Full Reviews.

- i. Madrid – Special Use Permit for a Renewable Natural Gas Biodigester at 307 Jones Road: Santimaw presented the project review. Board members, staff, and the applicant discussed:

- The representatives for the applicant added additional comments about the project after the staff presentation.
- McClellan: Why does this project need a flare?
- Simonsen: It mitigates methane emissions, and only operates when the upgrader does not.
- McClellan: In that case, 5% is the maximum downtime for the upgrader?
- Simonsen: Yes.
- McClellan: What is the estimated repayment time for this project?
- Simonsen: Do not know, not involved in the financial aspect of this project.
- McClellan: What is the estimated project lifespan?
- Simonsen: About 30-40 years.
- McClellan: Is there a decommissioning plan?
- Simonsen: There is an internal decommissioning plan in the event the project needs to be shut down, but there is not a decommissioning plan included with the application.
- Huntley: Concerns with the traffic plan; spills, accidents, etc. could negatively impact the County's agricultural reputation.
- Simonsen: The applicant will ensure that they do not alter this reputation.
- Fuhr: Concerned about how this operation will function in the winter.

The Board voted to approve the project with conditions (McClellan/Gilbert). Bisonette and Rose abstained.

At this time, the board looked at referrals returned pursuant to MOU as well as two projects in the Villages of Massena and Gouverneur. The second full review was discussed after this, but for consistency, it will be referenced here.

- ii. Lawrence – 10-lot subdivision at Fisk & Gokey Roads: Pfothenauer presented the project review. Board members and staff discussed:

- O'Neil: Are there specific standards for utility easements?
- Pfothenauer: They can measure the width of the utility cut.
- Chambers: Utility easements restrict development; building here is not practical.

The Board voted unanimously to deny the subdivision. (Gilbert/Shatraw).

b. **Referrals Returned Pursuant to MOU.** Pfothenhauer highlighted details for projects listed in the MOU list and the Addendum. There were no comments.

c. Gouverneur (V) – Special Use Permit for a Deli at 127 West Main Street. Pfothenhauer outlined details of this project. Board members and staff discussed:

- McClellan: How long has this been out of use? Has the grandfathering expired? Does it require any variances?

- Pfothenhauer: Maybe a couple of years; the site plan review may have expired; variances do not expire. Staff could add a comment ensuring access is not restricted from Hailesboro Street.

- Fuhr: What is the expected business per day?

- Pfothenhauer: The applicant did not specify; they do also plan to add new windows.

- Bellor: Suggestion to return the project for local action.

As this was not a full review, there was no vote; the Board agreed to return this project for local action.

d. Massena (V) – Site Plan Review for a tobacco retail shop at 34 Center Street. Santimaw and Pfothenhauer outlined details of this project. Board members and staff discussed:

- Gilbert: Where will parking be located?

- Pfothenhauer: Staff have the same concern. Applicant says parking will be fine, but staff will make a comment to address this.

- Santimaw: Confusion with how this use is defined; applicant defines it as a tobacco retail store. Retail stores are permitted uses in the zone; the Village has a vague tobacco policy.

- Darling: Will this store just be selling tobacco products?

- Santimaw: It will not be a cannabis store, only tobacco and other related products.

- Rose: Where is the closest public parking?

- Pfothenhauer: There could be on-street parking.

- Bellor: Suggestion to return for local action with strict comments about parking.

- Chambers: Are there requirements for apartment parking?

- Pfothenhauer: No, Massena Village code has vague parking standards.

As this was not a full review, there was no vote; the Board agreed to return this project for local action.

IV. Reports

a. **Executive Committee.** O’Neil reported that the executive committee met to discuss the full reviews and action items on the agenda.

- b. **Board of Legislators.** Fay reported:
 - The Village of Canton gave permission to close down half of Pearl Street for construction at the Public Safety Complex.
 - The Governor requested the closure of five more prisons statewide.
 - He hopes the Governor will approve nursing licenses in the County.

- c. **Highway Department.** Chambers reported:
 - An additional \$5 million was approved for the Highway Department's paving budget.
 - The department received funding for two new bridge projects in the Towns of Fowler and Potsdam.

- d. **State of the County Roundtable.**
None.

- e. **Staff Report.** Pfothenhauer reported:
 - The Planning Office is fully moved to the HSC Building.
 - Staff recorded 137,000 trips on the County bus system in 2023.
 - Staff has collaborated with multiple County agencies for eclipse planning.
 - Pfothenhauer and Santimaw hope to move forward with preparation of a comprehensive plan for the Village of Heuvelton.

V. **Other Items**

- a. **CPB Comments on Rich Rd. Project.**
Pfothenhauer and Santimaw presented staff comments on the Rich Rd. solar project application. Board members and staff discussed buffering and screening for the project, battery storage, prime agricultural land consumption, and EDF's proposed agricultural mitigation and co-utilization plans.

The Board voted unanimously to authorize the Chair to sign the comment memorandum when Staff have it prepared (Gilbert/Fuhr).

- b. **Correspondence.**
None.

- c. **New Member Search.**
Two names have been submitted to the Board of Legislators for review.

- d. **Announcements.**
None.

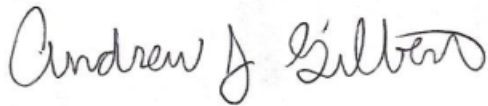
- e. **Next meeting dates.**
 - i. Executive Committee: Thursday, February 29th, 2024 at 4:00 pm.

- ii. Planning Board: Thursday, March 14th 2024 at 7:00 pm in the Second Floor Conference Room located in the HSC building, 80 State Highway 310, Canton NY.

VI. Adjourn

- a. The meeting adjourned at 9:24 pm (Fay/Shatraw).

Respectfully Submitted,

A handwritten signature in cursive script that reads "Andrew J. Gilbert". The signature is written in black ink and is positioned above the printed name of the signatory.

Andy Gilbert, Secretary

Minutes prepared by P. Santimaw