

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

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

In person, HSC Conference Room, Canton / on Zoom

I. Call to Order

- a. **Roll Call and Determination of a Quorum.** J. Rose 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					
6.	Margaret Finen		X				
7.	Laura Foster	X					
8.	Ed Fuhr		X				
9.	Andy Gilbert (Secretary)		X				
10.	Dan Huntley		X				
11.	Margaret Mauch		X				
12.	Robin McClellan		X (on zoom)				
13.	Kitty O'Neil (Chair)		X (on zoom)				
14.	Julia Rose (Secretary)		X				
15.	Cherrie Shatraw	X					
			12/15				

- b. **Adoption of the Agenda.** Rose asked if there were changes to the agenda. Pfothhauer stated that Staff wanted to add one full review for a Special Use Permit in the Town and Village of Gouverneur for a wedding venue/campground and one Site Plan Review in the City of Ogdensburg. The modified agenda was unanimously adopted (Chambers/Bellor).

- c. **Adoption of the February 8th Meeting Minutes.**

The minutes were unanimously adopted (Bisonette/Fuhr).

II. Public Forum

None.

III. Project Reviews

a. **Referrals Returned Pursuant to MOU.** Pfothenauer highlighted details for projects listed in the MOU list and the Addendum.

- Gilbert: Why are there so many MOUs for the Village of Massena?
- Pfothenauer: They are a larger community and have an active board.

b. **Full Reviews.**

i. Potsdam (V) – Special Use Permit for an expansion of the Potsdam Housing Authority at 100 Racquette Road: Santimaw presented the project review. Board members and staff discussed:

- Chambers: Is the paved segment that runs through the project considered a public street?
- Finen: Was there any proposed lighting?
- Rose: What is the purpose of the pocket park?
- Bisonette: Has the applicant proposed the installation of elevators?
- Mauch: Are there any requirements to mitigate light pollution?
- Chambers: The board could add a non-binding suggestion for lighting that is downcast and dark-sky compliant.
- Fuhr: What is a pocket park?
- Pfothenauer: They are typically built to meet a code required land-to-park ratio.
- Bisonette: There should be legal language to clarify the owner of the pocket park and access road on Village property.
- Gilbert: Add “width *and condition*” to the second suggested condition.

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

ii. Gouverneur (T & V) – Special Use Permit for a Campground and Wedding Venue at 188-190 Hailesboro Road (SH 58/812): Pfothenauer presented the project review. Board members and staff discussed:

- Rose: Is the rail line in active use?
- Bellor: Was a utility plan submitted by the applicant?
- Chambers: What does the topography look like? Larger vehicles driving over the railroad tracks could be problematic.
- McClellan: If the applicant reapplies for a use variance, the local board must ensure the applicant meets all four legal tests.
- Bellor: Why not deny this project with a recommendation that the applicant reapply and provide additional information?
- Rose: If this is conditionally approved, the local board must follow the conditions, or approve the project with different conditions with a

supermajority of their board's membership. If this board simply denies it, the local board can approve it without following this board's suggestions.

- Finen: Can this board send this project back and request more information?

- Pfothenhauer: This project was sent in because the local municipality deemed it complete enough for County review. This board cannot supersede that determination. We must work with what we have.

- Bellor: If this project is approved and reapplied as a Planned Unit Development, would this board see it again?

- Pfothenhauer: Yes, it would be considered a different project.

- Chambers: This is a large property, but the applicant did not submit a SWPPP.

The Board voted unanimously to conditionally approve the Special Use Permit. (Bellor/Gilbert).

- c. Ogdensburg (C) – Site Plan Review for a Storage Facility at 17 Main Street. Santimaw outlined details of this project. Board members and staff discussed:

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.** Due to the absence of Dan Fay, there was no Board of Legislators report.

- c. **Highway Department.** Chambers reported:

- The department has been lobbying for funds following proposed state budget cuts.

- An additional \$5 million was approved for the Highway Department's paving budget.

- The department is prepping for upcoming bridge projects.

- d. **State of the County Roundtable.**

Rose reported that the State provided emergency response training to local hospitals in preparation for the eclipse on April 8th.

- e. **Staff Report.** Pfothenhauer and Santimaw reported:

- Staff have been working with the County's eclipse planning and response committee.

- The State has accepted the Rich Road Solar Energy Center's application; there will be a public hearing at the Best Western in Canton on May 7th at 6 pm.

Written comments are due on May 10th.

- Staff have begun work on a Comprehensive Plan for the Village of Heuvelton.
- Staff will work with the Town and Village of Hammond to update their 2013 Comprehensive Plan.
- Santimaw attended a Career Fair at SUNY Potsdam on March 13th and met with many students interested in government work and internships with the County.
- The County's Fair Housing Task Force will sponsor two fair housing workshops in partnership with CNY Fair Housing. These workshops will be on Monday, March 25th at 10 am and 2 pm respectively, and will be aimed at tenants, landlords, and service providers. All are welcome to attend!

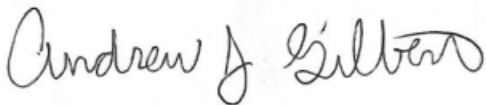
V. Other Items

- a. **Staff presentation on Moss Ridge Solar Project.**
Santimaw presented an overview of the 60MW Moss Ridge solar project proposed in the Town of Dekalb.
- b. **Correspondence.**
Pfothenauer stated that the 10-lot subdivision in the Town of Lawrence that was reviewed by this board last month was denied at the local level.
- c. **Announcements.**
Finen reported that Maple Weekend was upcoming
- d. **Next meeting dates.**
 - i. Executive Committee: Thursday, March 28th, 2024 at 4:00 pm.
 - ii. Planning Board: Thursday, April 11th 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 8:53 pm (Huntley/Bisonette).

Respectfully Submitted,



Andy Gilbert, Secretary

Minutes prepared by P. Santimaw