

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, April 11th 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 7:02 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	Preston Santimaw			X
4.	Priscilla Darling		X (on zoom)	Guests:			
5.	Daniel Fay	X		Cody Russell			X
6.	Margaret Finen		X				
7.	Laura Foster	X					
8.	Ed Fuhr		X				
9.	Andy Gilbert (Secretary)		X				
10.	Dan Huntley		X (on zoom)				
11.	Margaret Mauch		X				
12.	Robin McClellan		X				
13.	Kitty O’Neil (Chair)		X				
14.	Julia Rose (Secretary)		X				
15.	Cherrie Shatraw	X					
			12/15				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Santimaw stated that the date for the next Executive Committee meeting would need to be changed. Board members will be updated on the new meeting date. The modified agenda was unanimously accepted.

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

The minutes were unanimously adopted (Rose/Mauch).

II. Public Forum

None.

III. Project Reviews

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

b. Full Reviews.

- i. Waddington (T) – Zoning Code Revisions on Town Solar Energy Law: Santimaw presented the project review. Board members and staff discussed:

- Gilbert: Should a requirement be added to ensure the applicant meet the State minimum requirements if necessary?
- Santimaw: That could be a redundancy because the applicant is already required to meet those minimums unless the Town's code offers more specific requirements.

The Board voted unanimously to approve the project with the suggested conditions and recommendations (Gilbert/Fuhr).

- ii. At this point, Robin McClellan spoke about a project in the Town of Stockholm for a sand pit on Old Market Road due to the presence of the applicant. He stated that the local Planning Board plans to offer the following conditions for approval:

- A maximum of 200 loads every 28 days;
- This would amount to ten loads per day for five days per week;
- A speed limit of 10 miles per hour on the access road.

As this was not a full review, no vote was held.

- iii. Waddington (T) – Zoning Code Revisions to add Battery Energy Storage Regulations: Santimaw presented the project review. Board members and staff discussed:

- Chambers: Was there anything mentioned regarding battery fires?
- Santimaw: Not specifically, mostly lumped in with dedicated-use building regulations.
- McClellan: Is there a standard for sound measurement? A standardized operating procedure would be helpful for future projects.
- Rose: That could be added as a recommendation.
- Mauch: The measurement tool would need to be calibrated.
- Chambers: 60dBA is not much louder than ambient noise.
- McClellan: Add a recommendation to measure sound from the property line closest to the building in which the battery storage system is located. Also add a recommendation to require a standard operating procedure with commercial-quality sound measurement equipment.
- Chambers: Add a recommendation for a third party to measure sound.

The Board voted unanimously to approve the Zoning Code revisions with the recommended conditions and suggested recommendations (Chambers/McClellan).

IV. Reports

- a. **Executive Committee.** O’Neil reported that the executive committee met with a large turnout 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:
 - Paving and design work have continued;
 - The Lisbon-Oswegatchie Town Line Road bids are out;
 - Construction for bridges on County Route 35 and Lazy River Road is underway;
 - Construction on the Buck Road bridge will start soon.
- d. **State of the County Roundtable.**

Finen asked if anyone knew the total count of those who watched the eclipse in the County.

 - Rose: New York State reported 1 million people.
 - Chambers: This could be a question for the Chamber of Commerce.
- e. **Staff Report.** Santimaw reported:
 - The March 25th Fair Housing Workshops put on by CNY Fair Housing were a success;
 - The County is beginning its yearly budget preparations;
 - Jason and Heidi attended a Hammond Town Board meeting to discuss a comprehensive plan update. Heidi will be the primary staffer for this project;
 - Jason and Preston attended a preliminary meeting with the Village of Heuvelton’s comprehensive plan committee. The next meeting will be on May 1st at 7:00 pm. Preston will be the primary staffer for this project.
 - A public hearing was held on the County’s 2024 Coordinated Transportation Plan, and the Passio Go! mobile app went live with training on how to use it.
 - CHRP 5 is underway and staff submitted and was approved for funds from OCR. The Planning Office and DANC are working to identify applicants with a phase one goal of six projects.

V. Other Items

- a. **Correspondence.** Santimaw stated that:
 - A two-lot subdivision in Lawrence was approved at the local level;
 - The Moss Ridge Solar project has entered a 60-day notice period for the submission of its application to the State.

b. **Two Rivers Solar project update.**

Santimaw went over staff-suggested comments to the developer.

Rose went over details from a meeting she attended with the developers.

Chambers mentioned the developers should file for a permit for access points on County roads.

c. **Announcements.**

None.

d. **Next meeting dates.**

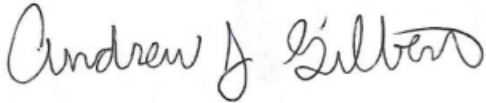
i. Executive Committee: Wednesday, April 24th, 2024 at 4:00 pm.

ii. Planning Board: Thursday, May 9th 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 8:02 pm (Chambers/Bisonette).

Respectfully Submitted,



Andy Gilbert, Secretary

Minutes prepared by P. Santimaw