

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, August 8th 2024
 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 7:03 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 Pfothenauer		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				
13.	Kitty O’Neil (Chair)		X				
14.	Julia Rose (Vice-Chair)	X					
15.	Cherrie Shatraw		X				
	Total		9/15				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothenauer stated that staff wanted to add a training session on proposed recommendations to the NYS Fire Code for Battery Energy Storage Systems. Staff also wanted to roll in a spot-zoning training into the presentation of the full review. The modified agenda was unanimously adopted (Gilbert/Shatraw).

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

The minutes were unanimously adopted (Shatraw/Fuhr).

II. Public Forum

None.

III. Planning Board Training Session

Pfothenauer presented proposed recommendations to the NYS Fire Code for Battery Energy Storage Systems. Various comments were made by board members, including:

- Many of these recommendations are too broad, and do not provide enough guidance. The board feels the State should add specific standards for BESS installers and operators to follow.

- Putting out these fires with water is not possible, so it is important to be as proactive as possible with these recommendations.
- What are the materials involved with these installations? It is difficult to make a set of standards for something that changes so much. People need to be trained to know what the individual installations are made of, and how to deal with a potential fire with that in mind.
- The liability for over-charging a battery should lie with the operators to discourage practices that could lead to fires.
- Do these laws contain any design standards? For example, how large can a battery be?
- A battery system designer should have a third party review process.
- Are there any standards regarding how much water should be available in the event of a fire?

Staff will review the full revisions document and present comments to the County Planning Board in September before submission to the State.

IV. **Project Reviews**

- a. **Referrals Returned Pursuant to MOU.** Pfothenauer highlighted details for projects listed in the MOU list and the Addendum. No comments were made.

- b. **Full Reviews.**

Norfolk (T) – Zoning revisions of six (6) parcels from R-A to C-H located on CR 40 and SH 56: Santimaw and Pfothenauer presented the full review and spot-zoning training. Board members and staff discussed:

- Gilbert: It makes sense to include only the parcels that staff is recommending, as the extension of the C-H zone will not affect the large parcel.
- McClellan: Could the intent be more than just for the tire business to continue operating? Why are they adding more parcels? They could also do a Planned Unit Development.
- Pfothenauer: A Planned Unit Development could work, but those are usually reserved for larger parcels with large commercial uses.
- O’Neil: Why did they not already zone these parcels as C-H?
- Pfothenauer: It is possible the zoning predated the business.

The board voted unanimously to approve the project with Staff-suggested non-binding recommendations. (Gilbert/McClellan)

V. **Reports**

- a. **Executive Committee.** O’Neil reported that the executive committee met to discuss the full reviews and MOU List.
- b. **Board of Legislators.** Fay reported:
 - The BOL reviewed 30 resolutions at its last meeting

- The BOL hopes to make St. Lawrence County a more sought after tourist destination.
 - The BOL allocated money for prisoner healthcare.
- c. **Highway Department.** Chambers reported:
 - The County sustained damage to two (2) bridges in Russell due to recent flooding and await assistance to continue with repairs.
 - Projects are moving forward
 - The Highway Department replaced three (3) structures for the Town of Clare
 - d. **State of the County Roundtable.**
Bisonette made comments on a Potsdam Town Council member regarding their comments on political issues.
 - e. **Staff Report.** Pfothenhauer reported:
 - Staff is continuing work on comprehensive plans for the Village of Heuvelton and the Town and Village of Hammond
 - Staff have been working to fill the void left by the closure of the North Country Housing Council and have been communicating with other organizations to strategize ways to continue their work.
 - David Duff, a long time CPB member, is in comfort care for an illness; the Board wishes David and his family the best in this difficult time.

Pfothenhauer also highlighted details of a potential full review in the Town of Canton located on State Highway 310.

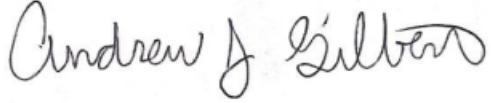
VI. Other Items

- a. **Correspondence.**
A wedding venue in the Town of Louisville, an area variance for which this board denied in May of this year, was approved for a use variance by the local ZBA.
- b. **Announcements.**
On Thursday, September 12th at 10:00 am in the second floor conference room of the HSC, staff will be meeting with representatives from Boralex, who are working on a 200MW solar installation in the Towns of Brasher and Massena. All board members are welcome to join.
- c. **Next meeting dates.**
 - i. Executive Committee: Thursday, August 29th, 2024 at 4:00 pm.
 - ii. Planning Board: Thursday, September 12th 2024 at 7:00 pm in the Second Floor Conference Room located in the HSC building, 80 State Highway 310, Canton NY.

VII. Adjourn

- a. The meeting adjourned at 8:23 pm (Shatraw/Bisonette).

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