

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, October 10th 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 7:01 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		Joseph Fieldson		X (on zoom)
6.	Margaret Finen		X		Keri Fieldson		X (on zoom)
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 (on zoom)				
15.	Cherie Shatraw		X				
	Total		10/15				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothenauer stated that staff wanted to add a full review for a use variance in the Village of Waddington and move it first in the order due to the presence of the applicant online. The modified agenda was unanimously adopted (Gilbert/Shatraw).

- c. **Adoption of the September 12th Meeting Minutes.**

The minutes were adopted by majority (Shatraw/Fuhr). McClellan abstained.

II. Public Forum

None.

III. Project Reviews

- a. **Referrals Returned Pursuant to MOU.** Pfothenauer highlighted details for projects listed in the MOU list. There were not questions.

b. **Full Reviews.**

Waddington (V) – Use Variance to operate a thrift store on the first floor of a dwelling located at 99 Lincoln Avenue: Santimaw presented the full review. Board members, staff, and the applicant discussed:

- McClellan: How wide are the road shoulders for parking?
- Santimaw: They look wide enough to accommodate parking, but not certain.
- Gilbert: Could this property have passed test 3 if it was a grandfathered use?
- Santimaw: Yes
- Fieldson: The distance of the shoulder is the same as the church down the street.

The board voted to disapprove the project with the Staff-suggested alternative recommendation (Gilbert/Shatraw).

Heuvelton (V) – Comprehensive Plan: Pfothenauer presented the project. Board members and staff discussed:

- McClellan: Would it be better to compare Heuvelton demographics to other similar sized villages opposed to the County?
- Pfothenauer: It could, staff will clarify.
- Gilbert: Is there any recognition by small villages to how expensive a full-time grant writing position is?
- Pfothenauer: Communities can contract with consultants for grant writing. This comprehensive plan will help Heuvelton be competitive for future grant applications.
- O’Neil: Are comprehensive plans stand-alone documents?
- Pfothenauer: Comprehensive plans must be consistent with local zoning; it is a guiding document.
- McClellan: As the Village grows, they must balance residential and commercial zoning. Also, they will need a Regional Health plan.
- O’Neil: What does vacant mean in the context of this document?
- Santimaw: Either a property with no buildings or buildings not in active use.
- McClellan: Could the Town of Oswegatchie have joined Heuvelton in this plan?
- Pfothenauer: Yes, but there was little interest from the Town.

The Board agreed to return this project for local action with non-binding recommendations.

Canton (V) – Use Variance for a motel located at 4 West Main Street: Pfothenauer presented the full review. Board members and staff discussed:

- Finen: The staff recommendation should change “hotel” to “motel”
- Rose: Are vacation rentals permitted in the Main Street zone?
- Pfothenauer: Not sure, staff will check.
- O’Neil: Did the Village undergo this zone change with the intent to prevent this motel from reopening?

- Pfothenhauer: Don't know the Village's intent, they could deny the recommended alternative.
- Bisonette: What is permitted in the Main Street zone?
- Pfothenhauer: Permitted uses include dwelling units above first floor, restaurants, etc. Vacation rentals are not permitted uses.
- McClellan: Are long term rentals permitted?
- Pfothenhauer: Dwelling units are not permitted.
- Chambers: Was this parcel targeted with the Village's NY Forward money?
- Pfothenhauer: No.
- Fay: If the zone changes, will it affect the diner too?
- Pfothenhauer: Yes, it is all on the same parcel.
- Bisonette: If the Village does not approve this variance, the building will stay vacant. This Board should add a recommendation for the Village to consider what they will do with this potentially vacant building.
- Rose: That is beyond this Board's role.

The Board voted to deny the project with the staff recommended alternative (Shatraw/McClellan) Bisonette disapproves.

IV. 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:
 - Senator Dan Stec spoke on happenings in the County.
 - There was a discussion of whether Potsdam could acquire sandstone from the State hospital that is being demolished in Ogdensburg.
- c. **Highway Department.** Chambers reported:
 - The two flood events from this past summer were declared disasters.
 - A majority of temporary emergency repairs are finished.
 - The Highway Department has finished 83 of 84 miles of paving.
 - Two bridges are complete, three are under construction and will be open in the coming weeks.
- d. **State of the County Roundtable.**

None.
- e. **Staff Report.** Pfothenhauer reported:
 - Staff joined a call with DANC to discuss a broadband initiative in which the County is contributing \$230,000 toward a \$3 million broadband expansion that includes Jefferson and Lewis counties.
 - Staff received an invoice from the State for overhead orthoimagery that was flown in the past year. It will be available to the public by Spring 2025.

- Finen: The Potsdam Local Government Conference is on Tuesday, October 15th. Will staff also put on a fall training session?
- Pfothenauer: Yes, staff plan to.

V. Other Items

a. Correspondence.

- The Town of Lawrence is looking for additional information on a subdivision.
- There will be a new cell tower in the Town of Russell. It is not referable to this Board.

b. Announcements.

The SUNY Potsdam Local Government Conference will be Tuesday, October 15th at Kellas Hall. The conference is back to an all day format and those who stay for all three sessions will receive 4.5 hours of training.

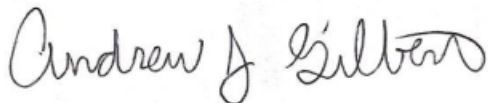
c. Next meeting dates.

- i. Executive Committee: Thursday, October 31st, 2024 at 4:00 pm.
- ii. Planning Board: Thursday, November 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 8:42 pm (Bisonette/Shatraw).

Respectfully Submitted,



Andy Gilbert, Secretary

Minutes prepared by P. Santimaw