

## ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, February 13<sup>th</sup> 2025  
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		<b>Staff:</b>		
2.	Kim Bisonette	X			Jason Pfothenauer		X
3.	Don Chambers		X		Preston Santimaw		X
4.	Priscilla Darling	X			<b>Guests:</b>		
5.	Daniel Fay		X		James Eames – Town of Stockholm Planning Board		X
6.	Margaret Finen		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				
15.	Cherie Shatraw		X				
	<b>Total</b>		<b>10/15</b>				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothenauer stated that staff wanted to review a rezone in the Town of Louisville with the MOUs. The modified agenda was unanimously adopted (Shatraw/Mauch).

- c. **Adoption of the January 9<sup>th</sup> Meeting Minutes.**

The minutes were unanimously adopted (Shatraw/Chambers).

### 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 no questions. Pfothenauer also highlighted a rezone in the Town of Louisville. The parcel is located on State

Highway 131 and will go from the PLW zone to the R1 zone. The Board agreed to return the project for local action.

**b. Full Reviews.**

Brasher (T) – Local Law to prohibit crypto and data mining. Santimaw presented the full review. Board members and staff discussed:

- McClellan: What is the reason for the prohibition?
- Rose: The Town Planning Board did not feel these uses fit the town character. The impacts from these facilities would outweigh the benefits. There are not any tax or job benefits, and there is not a zoning district in which they would fit.
- McClellan: If it is already not a permitted use, why should the town create a separate law?
- Rose: A crypto mining facility may then be able to apply as a special use permit.
- McClellan: Could the town make them apply as a planned unit development?
- Pfothauer: If the use is not permitted, it would either require a use variance, or a planned unit development. The town might also mention the Two-Rivers solar project as it relates to the town character.
- Rose: The moratorium and local law stemmed from interest in siting crypto mining facilities in Brasher.
- Chambers: The Board should amend the typo in the staff recommendation.
- Bellor: What is the problem that the Board is trying to solve? The staff recommendations are good and the board should take a vote.
- Rose: If these regulations change, should they be referred to this board again?
- Pfothauer: That depends on the nature of the changes.

The Board voted to approve this project with the staff recommended conditions and non-binding recommendations (Bellor/Gilbert). Rose abstained.

Oswegatchie (T): Local law to regulate Battery Energy Storage Systems. Pfothauer presented the project review. Board members and staff discussed:

- McClellan: where can someone appeal to if there is no ZBA?
- Pfothauer: They could appeal with an Article 78, which is a legal process.
- McClellan: Can a municipality have a ZBA without zoning?
- Pfothauer: No.
- Rose: Have other towns with these type of regulations adopted zoning laws?
- Pfothauer: Yes, many have in the county.

The board unanimously voted to approve the project with the staff recommendations (Shatraw/Chambers).

**IV. Planning Board Training Session**

Santimaw gave a training on State and County population projections. Board members and staff discussed:

- McClellan: The population for St. Lawrence County has remained relatively steady in the last few decades. In the future, it will be a desirable place to live, and may see a population boom for which it may not be prepared.
- O'Neil: The NYS projections for climate change look better than in other states.
- Chambers: Do these projections consider the military?
- Santimaw: Not in St. Lawrence County, probably more in Jefferson County.

## V. Reports

- a. **Executive Committee.** O'Neil reported that the Executive Committee met to discuss the full reviews and items on the MOU list. She also said that the next executive committee will meet to discuss a new policy recommendation.
- b. **Board of Legislators.** Fay reported:
  - NYPA has proposed a rate increase, which the county opposes;
  - The fishing industry is important to the county.
- c. **Highway Department.** Chambers reported:
  - The Highway Department is getting bids ready for the summer;
  - The BOL approved funding for paving;
  - The Highway Department has a goal to pave an additional 100 miles in 2025;
  - There is a salt shortage and there may be problems with road de-icing in the future.
- d. **State of the County Roundtable.**  
None.
- e. **Staff Report.** Pfothenauer and Santimaw reported:
  - The Planning Office received documentation for the Two-Rivers Solar application;
  - There was a presentation at the most recent Agriculture and Farmland Protection Board meeting on agricultural statistics;
  - The Moss Ridge solar project in Dekalb is going through the reapplication process;
  - There will be a joint meeting on April 10<sup>th</sup> at 6pm with the Environmental Management Council to discuss the new NYS wetland regulations;
  - The Fair Housing Task Force met on January 21<sup>st</sup> for the How to Handle Housing Complaints webinar. The Task Force presented with its partner agencies to educate the public on where they should field their housing complaints. Also, on March 18<sup>th</sup>, the Fair Housing Task Force will assist with two training sessions with CNY Fair Housing at the Potsdam Town Hall. A session for landlords will be in the morning and a session for tenants and service providers will be in the afternoon;

- The Planning Office has hired a new Fiscal Officer: Ellen Mathews. Welcome Ellen!

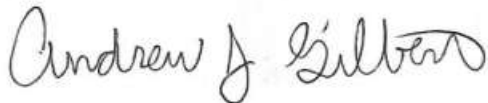
**VI. Other Items**

- a. **Correspondence.** Pfothenauer Reported:
  - The Town of Louisville has taken action on two area variances.
- b. **Announcements.**
  - None.
- c. **Next meeting dates.**
  - i. Executive Committee: Thursday, February 27<sup>th</sup> 2025 at 4:00 pm over zoom
  - ii. Planning Board: Thursday, March 13<sup>th</sup> 2025 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 8:26 pm (Fay/Chambers).

Respectfully Submitted,



Andy Gilbert, Secretary

Minutes prepared by P. Santimaw