

ST. LAWRENCE COUNTY PLANNING BOARD

DRAFT MEETING MINUTES

July 12, 2018

Public Safety Complex, 2nd Floor Conference Room, 49 ½ Court Street, Canton, NY

I. Call to Order

- a. **Roll Call and Determination of Quorum.** K. Bellor called the meeting to order at 6:59 pm.

Members Present: K. Bellor, K. Bisonette, J. Cameron, D. Chambers, W. Davis, D. Duff, D. Fay, M. Gazin, R. Hotte, M. McCluskey, D. Mullaney, B. Murray and J. Timmerman. **Absent:** W. Palmer and M. Pennington. **Staff Present:** M. Larson and J. Pfothenhauer. **Others:** None.

- b. **Adoption of the Agenda.** Pfothenhauer said tonight's agenda would include reviewing projects listed on the MOU Addendum. The modified agenda was unanimously adopted (Duff/Fay).

- c. **Approval of the Meeting Minutes.** The June 14th meeting minutes were unanimously adopted (Duff/Mullaney).

II. Public Forum None.

III. Project Reviews

a. **Projects Returned for Local Action.**

- i. Fowler (T): Cox, Bradley, area variance to reduce the side yard setback to construct a detached residential garage at 2033 State Highway 812. Larson provided background information about the Town's existing land use regulations and their inconsistency with applicable State land use laws. The Board concurred with staff recommendation to return the project for local action and an offer to assist the Town with the revision of the site plan and subdivision regulations.

- ii. Massena (V): Roberts, William, site plan review to construct a fence for an auto impound lot in the CTD zone at 461 South Main Street. Larson described the property's location, the proposed fencing, and recommendations for the local planning board to consider. Chambers suggested adding a recommendation about dark-sky compliant security lighting. The Board concurred with staff recommendation to return the project for local action with non-binding recommendations.

iii. Massena (T): LaShomb, Brittany, site plan review for a dance studio at 2242 State Highway 420 in an N-C zoning district. Pfothenhauer described the proposed project, its location and recommended it be returned for local action. The Board concurred with staff recommendation.

b. Full Reviews.

i. Pitcairn (T): 10-lot waterfront subdivision off the Garrison Road. Larson described the project's location; reviewed wetland, flood, elevation contour and soils maps for the subdivision; and reviewed the recommended conditions of approval. Members of the Board said lot 1-A should be revised to address wetland, slope and property line constraints so that it can be sold on its own at a future date. Bisonette recommended staff verify that lot 1-A and the land across the Oswegatchie river are located in the same school district before recommending they be combined. The Board unanimously approved the waterfront subdivision with conditions (Mullaney/Duff).

IV. Reports

a. Executive Committee. Bellor said the Executive Committee did not meet as there were no full review projects to consider.

b. Board of Legislators. Fay said the County is moving forward on its contaminated parcels list, and said there are three prospective buyers for the former club restaurant in Canton.

c. Highway Department. Chambers said the first half of the season's work with local municipalities is moving along. Chambers said the road crew will be driving piles on Tuesday. Duff asked if steel deliveries for bridge materials are still up in the air. Chambers said that per State DOT, Franklin County's steel delivery is delayed; materials for the Franklin Road bridge in Waddington is on hand; and steel for the Russell bridge may be vulnerable due to market volatility.

d. State of the County. Davis said the OBPA achieved two new records. The first record is handling three ships in seven days; the second is reaching 30,000 airline passengers for the first half of 2018. Davis also discussed a 13-acre solar array project near the transfer station in Lisbon.

e. Staff Report. Pfothenhauer highlighted current and upcoming planning projects for the office; discussed the Town of Canton's solar array moratorium; and reviewed a letter from a property owner in Pierrepont regarding the Town Zoning Board of Appeal's recent interpretation on the Town's definition for a building. Duff thanked staff for their follow up on a recent State award for septic repair assistance. Pfothenhauer reviewed the preliminary eligibility requirements to receive septic repair assistance: geography, a year-round residence, no income limits, and subject to a maximum amount of financial assistance. Fay said the Town of Canton's discussion to issue a moratorium on solar

arrays did not reference the land lease recently signed between a property owner and solar array developer.

V. Other Items

- a. Correspondence.** Pfothenauer referenced the Town of Pierrepont interpretation memo from a property owner, and standard notices of action for projects in Massena.
- b. Next Meeting Dates.** Larson said Jefferson County is hosting a three-hour training session on the 26th on reading Flood Rate Insurance Maps. Pfothenauer said the Town of Colton is hosting an upcoming dam failure desktop exercise with a FEMA representative. The Executive Committee is scheduled to meet at 4:15 pm on Thursday, July 26th in the Planning Office. The next Planning Board meeting will be August 9th at 7:00 p.m.

VI. Adjourn

The meeting adjourned by consensus at 8:10 p.m.

Respectfully Submitted,

for Renee Hotte, Secretary

Minutes prepared by M. Larson

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