

ST. LAWRENCE COUNTY PLANNING BOARD
DRAFT MEETING MINUTES

November 8, 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 6:58 pm.

Members Present: K. Bellor, K. Bisonette, J. Cameron, D. Duff, D. Fay, M. Gazin, M. McCluskey, D. Mullaney, and M. Pennington. **Absent:** D. Chambers, W. Davis, R. Hotte, B. Murray, W. Palmer and J. Timmerman. **Staff Present:** J. Pfothenhauer and K. Zimmerman

- b. Adoption of the Agenda.** Pfothenhauer added two full reviews to the agenda, both in the Town of Massena as noted later in the minutes. The modified agenda was unanimously adopted (Duff/Cameron).

- c. Approval of the Meeting Minutes.** The October 11th meeting minutes were unanimously adopted (Mullaney/McCluskey).

II. Public Forum None.

III. Project Reviews

a. Projects Returned for Local Action.

Jason briefly described two MOU items. The first was a law change in the Town of Brasher regarding search warrants to determine code compliance. There was a brief discussion of the need to secure a search warrant given that code enforcement is a police function. The second was a series of area variances required on a residential lot in Louisville.

b. Full Reviews.

- i. Brasher (T): Solar Energy Facilities Law. Pfothenhauer noted that Brasher was progressively amending its code to address solar installations of a variety of sizes and types. He reviewed the staff recommendations, which were minor in nature and meant to simplify the code recommendation and/or preservation of farm functions for commercial-scale, surface-mounted systems on agricultural lands. The Board recommended approval conditioned on the minor text recommendations by a unanimous vote.

- ii. Parishville (T): Text Revisions to Land Use and Development Code. Pfothenhauer reported that Parishville had engaged in a fairly comprehensive review and update of its

code in consultation with both staff of the County Planning Office and the Town Attorney. There were new recommended amendments addressing variety of topics from new use categories to establishing noise and odor limits for certain uses. The staff review/recommendation identified three potentially problematic elements or conflicts, including: requiring ag buildings to secure building permits (Ag and Markets interpretation required); limiting noise at mining operations (NYS Mined Lands and Reclamation Act); and regulating hours of operation for uses (adjudicated issue before the courts). The board unanimously returned the referred changes for local action with three non-binding comments as noted above.

iii. Massena (T): Site Plan Review for RV Sales, Service and Rentals. Pfothenhauer presented the staff review that evening including slide presentations of the site plan and zoning district boundaries. The 14 acre lot is located north of the Grass River on CR 42 in the Neighborhood Commercial zone. While some uses are compatible within the zone, others are not and the site plan review requested would be incomplete. The entire array of uses would be allowed within the Highway Commercial Zone which is proximate to the site on the opposite corner of the highway/river boundary. The Board concluded that the uses in the area as well as historically on the site more closely aligned with the Highway Commercial zone and recommended that Town consider this as a possible location to rezone. The Board voted to approve the used vehicles sales and service and boat rental portion of the project with the following condition:

- The Town ensure that the waterfront rental portion of this business comply with the dimensional requirements for “services of any type” in the NC zone.

The Board voted to deny the recreational vehicle and boat sales portion of the development because such a use is not permitted in the Neighborhood Commercial zoning district.

Should the applicant wish to pursue this portion of the development, a use variance or zoning revision would be required. The Board suggested that the best option to pursue would be a zoning change for the subject parcel. It was noted that the Highway Commercial district would accommodate all uses that are proposed on the site and that the HC zone is located in close proximity to this site, across the Grasse River. Should a rezoning be pursued, the Town should also consider rezoning the Residential Agricultural zoned land that is parallel to State Highway 131 proximate to the subject parcel as well. Rezoning requests and use variances are also subject to review by the County Planning Board.

iv. Massena (T): Site Plan Review for Soyway. Pfothenhauer presented the staff review that evening including slide presentations of the site plan and zoning district boundaries. This is exactly the same site plan previously reviewed at the former Massena DPW site on SR 420, relocated to the former ALCOA East site on CR 45. All prior planning issues are ameliorated by the new location. Staff was authorized to return the referral for local action with no comments.

IV. Reports

- a. **Executive Committee.** Bellor said the Executive Committee met on October 25th to set tonight's meeting agenda.
- b. **Board of Legislators.** D. Fay explained his recent vote on a proposal regarding employee recognition funding. He voted "no" because he felt that the manner in which it was presented for a vote was disingenuous. Duff asked about the billing problems in the Community Service department.
- c. **Highway Department.** None
- d. **State of the County.** None.
- e. **Staff Report.** Pfothenhauer described recent progress regarding demolition at the former J&L site in Star Lake. He discussed planning work in Morristown and work on zoning revision in Gouverneur. Zimmerman noted completion of several grant applications and the County's success on a number of Highway improvement grant applications

V. Other Items

- a. **Correspondence.** None.
- b. **Work Plan.** Bellor noted that the Board will try to adopt a work plan at its December meeting and that good progress was made on the 2018 plan this year.
- c. **Next Meeting Dates.** The Executive Committee will meet at 4:15 pm on Thursday, November 29th in the Planning Office. The next Planning Board meeting will be December 13th at 7:00 p.m.

VI. Adjourn

The meeting adjourned by consensus at 8:52 p.m.

Respectfully Submitted,



for Renee Hotte, Secretary