

ST. LAWRENCE COUNTY PLANNING BOARD
DRAFT MEETING MINUTES

December 13, 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. Chambers, D. Duff, D. Fay, M. Gazin, M. McCluskey, B. Murray and W. Palmer. **Absent:** W. Davis, R. Hotte, D. Mullaney, M. Pennington and J. Timmerman. **Staff Present:** M. Larson.

- b. Adoption of the Agenda.** Larson said two additional projects would be presented to the Board tonight under MOU: A site plan review for a Verizon Wireless store in the Village of Potsdam, and a special use permit and area variance for an auto repair shop in the Town of Brasher. The modified agenda was unanimously adopted (Cameron/Duff).

- c. Approval of the Meeting Minutes.** The November 8th meeting minutes were unanimously adopted (McCluskey/Gazin).

II. Public Forum None.

III. Project Reviews

a. Projects Returned for Local Action.

- i. Potsdam (V): Site Plan Review for a Verizon Wireless Store in the Business (B-1) District at 159 Market Street. Larson described the project's location and proposed site plan, and recommended the project be returned for local action with the following non-binding comments: appropriate street trees be planted along the front and side yards, and any external lighting closest to the adjacent residential district consists of downcast, dark-sky compliant light fixtures with recessed bulbs and cut off shields. Duff recommended an open fence be installed along the northwest corner of the parcel and extend behind the dumpsters to prevent off-site snow storage onto the neighboring car wash. *The Board concurred with the recommendation to return the project for local action with revised comments as suggested by Duff.*
- ii. Brasher (T): Special Use Permit for an auto repair shop in the Rural (R) District at 696 Hopson Road. Larson described the project's location and explained the Town's original zoning map in its code did not accurately depict the location and extent of its Resource Conservation District as described in the text of the code. Based on the Code's description, the Town's Resource Conservation District consists of wetlands and flood Zone A. Larson said the Office revised the map to depict these two

characteristics, and the property is actually zoned Rural, and auto repair shops are a permitted use subject to a special use permit. Larson also explained the project's location requires an area variance as the property is less than 200' from surrounding residences. *The Board concurred with the recommendation to return the project for local action with comments reviewed by Larson, including a recommendation for the Town to officially adopted the revised map and to repeal the original map included in the code.*

b. Full Reviews.

- i. Morristown (T): Special Use Permit for a Meat Processing Facility in the Residential-Agricultural (R-A) District at 2633 State Highway 37. Larson presented the staff report prepared by Pfothner and reviewed photos of the building and location. Murray said he contacted USDA Food Safety Inspection Services in Pennsylvania about whether the applicant has filed an application. Palmer asked if the building is known to contain any contaminants such as lead-based paints or asbestos. Larson said she did not know. Murray said the applicant will need to submit a copy of the building's blue prints to USDA FSIS for approval. A suggestion was made to spell out the criteria listed in the Town's code about elements the applicant's site plan should depict to grant a special use permit. The Board unanimously voted to approve the special use permit with conditions. (Duff/McClusky)

IV. Reports

- a. **Executive Committee.** Bellor said the Executive Committee met on November 29th to set tonight's meeting agenda and discussed the proposed meat processing facility in Brier Hill.
- b. **Board of Legislators.** Fay said newly elected legislators will begin serving their terms after the start of the New Year. Fay said he attended the ribbon cutting ceremony for the new bridge in Russell, and congratulated the Planning Office for receiving a \$1 million award for lead abatement in residential homes. Larson explained the project was awarded to abate the presence of lead based paints in homes where children have elevated lead levels. Larson added at the time of the application's submission, 200 children in the county under the age of six were identified to have elevated levels of lead, and approximately half of those children reside in Ogdensburg, Massena and Gouverneur.
- c. **Highway Department.** Chambers said bridges have reopened in Russell and Waddington, along with a culvert on County Route 17 in Dekalb. Chambers said the County was also awarded grant funding for bridge rehabilitation in 2019: CR 46 in Massena, CR 3 in Rossie, CR 17 in Dekalb and Brown's Bridge in Pierrepont. Chambers said the County was awarded the largest amount of funds in the state outside in the New York City metro area.
- d. **State of the County.** Duff recommended the Planning Office prepare a press release to celebrate the early success of the County's septic replacement program, and to help dispel

a misconception that participants in the program are being penalized for having faulty septic systems that are polluting waterways.

- e. **Staff Report.** Larson reviewed the success of the smart solar siting forum held in Gouverneur on November 15th at the Gouverneur Community Center. Larson said 70 persons attended the event. Larson also reported staff recently conducted informal reviews for 5MW solar arrays of US Highway 11 north of the Village of Richville, and off the Cousintown Road and CR 17 in the Town of Dekalb. Larson said the Planning Board will have two new appointees serving on the Board in January, as Palmer and Pennington indicated they were not interested in renewing their terms on the Board. Larson read a letter signed by Bellor acknowledging Palmer for his years of service on the Board, and his contributions when participating in project reviews. Palmer thanked the Board and staff for having the opportunity to work with them, and complimented staff for the quality of their work.

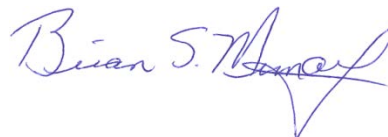
V. Other Items

- a. **Correspondence.** Larson reviewed highlights of the Adirondack Park Agency's draft energy policy, and said she would forward a digital copy of the draft to the Board. Larson said the Watertown Daily Times recently reported the Village of Potsdam is revising its junk law to include the outside display of bathroom fixtures in front and side yards. At Duff's request, Larson provided an update about the Village of Canton's ZBA interpretation on whether churches are allowed in the C-1 commercial district.
- b. **2019 Work Program.** Larson reviewed highlights from the Planning Board's proposed 2019 work program. The Board unanimously adopted the 2019 Work Program. (Cameron/McClusky)
- c. **Next Meeting Dates.** Bellor said the Executive Committee will not meet in person as scheduled on Thursday, December 27th at 4:15 pm, but will receive an electronic copy of January's draft agenda, and will meet by phone if necessary. The next Planning Board meeting will be on January 10th at 7:00 p.m.

VI. Adjourn

The meeting adjourned by consensus at 8:28 p.m.

Respectfully Submitted,



for Brian Murray, Vice-Chair

