

**ST. LAWRENCE COUNTY PLANNING BOARD
MINUTES**

7:00 p.m., Thursday, April 13, 2023

In person, Public Safety Complex 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 7:03 pm. A quorum was established.

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Ken Bellow		X		Staff:		
2.	Kim Bisonette		X		Matilda Larson		X
3.	Don Chambers	X			Jason Pfothauer		X
4.	Priscilla Darling		X		John Tenbusch		
5.	Daniel Fay		X				
6.	Laura Foster		X		Guests:		
7.	Ed Fuhr		X				
8.	Andy Gilbert (Secretary)		X		Keith Derrington, Jennifer Pronto, William Neuburger in person. Anna Gonzalez on Zoom for Lisbon Bio- Digester project		X
9.	Dan Huntley		X				
10.	Robin McClellan		X (7:10)				
11.	Kitty O’Neil (Chair)		X				
12.	Julia Rose (Secretary)		X				
13.	Heather Sands		X				
14.	Cherrie Shatraw	X					
15.	Vacant						
			12/15				

- b. **Adoption of the Agenda.** K. O’Neil asked if there were changes to the agenda. J. Pfothauer responded that one additional full review for a gravel pit in Pierrepont. The agenda was unanimously approved (Gilbert/Fay).
- c. **Adoption of the March 9th Meeting Minutes.** The minutes were unanimously approved (Huntley/Sands).

II. Public Forum.

None.

III. Project Reviews

- a. **Referrals Returned Pursuant to MOU.** Pfothauer summarized projects in the MOU list, and reviewed staff comments for projects listed in the addendum. A

detailed overview of a proposed commercial kitchen and winery in the Town of Pierrepont was presented. The project would require a use variance at present, but the Town intends to change the zoning to accommodate this type of use. Buffering, signage and parking were discussed.

b. Full Reviews.

Lisbon (T): Bio-Digester Site Plan. Pfothenauer presented the Staff Report. He gave an overview of the location and the described the components of the development. Staff made comments on the SEQR process, the length of time that the project has taken to come to fruition and the modifications proposed from what was originally proposed. Staff recommended a conditioned approval with the conditions being no manure pipeline be constructed as part of this project; the DEC be made aware of the project and required permitting be granted; and an interconnection agreement with Liberty Utilities be secured before final approval is granted. The Board asked several questions of the developers. Gilbert asked if any sand laden manure would be used and if there are driveways around the facility for cleanout purposes. The developer stated and manure would come from farms that use recycled manure for bedding and not sand and an access road is proposed. Huntley asked how much truck traffic will be generated. The response was 5-6 trucks per day. Manure will not be coming from Twin Mill Farms until the manure pipeline is constructed. McClellan asked about decommissioning. The plan is operate the facility for 20 years with two 5 year extensions. Should the RNG market not be viable in the future the digester could be converted back to producing electricity. O'Neil asked about effluent management. All effluent will be managed through current lagoons. The digestate will be returned to farms. Huntley asked about the truck traffic and the impact on the current road network. He also wondered about the safety process for gas transmission. The developer spoke about the piping meeting all stress and safety tests. The digester is being sized to accommodate increased output from the farms. The developer has no interest in bringing in food waste. The current digester on site is 7-8 years old and very inefficient. The farms will receive a royalty and not have any cost outlay. McClellan asked about grant funds for the project, the applicant stated that they received grant funding from USDA and NYPA for this project. Rose noted that she will be abstaining from voting because she sits on the Liberty Utilities Board. The project was approved with the noted conditions (Gilbert/McClellan). After the vote and the Board offered an additional recommendation; the applicant should review all safety protocols with local first responders and ensure that all emergency shut-offs are well marked and accessible.

Pierrepont (T): Special Use Permit for a gravel pit. Larson presented the Staff Report. She noted that local jurisdictions can comment on specific aspects of the project (ingress and egress and haul routes on locally controlled roads, setbacks, dust control and hours of operation) within 30 days of the filing of

an application. The applicant is proposing two separate pits on either side of the Selleck road on a 32 acre parcel. The area is rural and State forest land is adjacent. The quarry does not meet the required 100 foot setback. The pit will be below the waterline and aggregate will be removed with a drag line. Hours of operation and days of use were presented as well as haul frequency. The use will be on an as needed basis. O'Neil suggested that the truck traffic travel west on the Selleck Road as it is the closest to a County route. Larson went over the sound levels of the equipment that will be used and noted that the sound will be attenuated by adequate separate distance. Fuhr said that there would never be more than 3 people working this size of pit. McClellan stated that we should be able to regulate the number of trucks per hour because this is the nuisance. However, this is regulated through the DEC permit, not by The County Planning Board or the local Town. Gilbert stated that the DEC permitting process is very rigorous. Staff recommended a return of local action with the following non-binding comments: The applicant submit a revised mine plan to increase the proposed setback by an additional 75' to comply with local zoning regulations, or file for an area variance with the Zoning Board of Appeals; If it hasn't been established already, traveling west on Selleck Road to access the County and State Highway network should be the designated haul route for truck traffic as it appears to be the most direct and efficient route to travel to and from the mine; based on the current condition of the Selleck Road, the Town should determine what investments may be required to accommodate traffic from the new business, and what investments will be needed to maintain and repair the road once the use is established. The Board voted unanimously to return the project for local action with the above referenced comments (Rose/Huntley).

IV. Reports

- a. **Executive Committee.** The Executive met. In attendance were K. O'Neil, J. Rose, Andy Gilbert and Planning Office Staff. The topics discussed were the agenda and the projects discussed at the meeting.
- b. **Board of Legislators.** D. Fay reported:
 - The loss of the ReEnergy facility on Fort Drum is a big hit for the local forestry industry. Several members voiced their concern about the closure of this plant.
 - NYPA gave the County over \$810,000 to fix road damaged by the Smartpath installation.
 - The MAT program (Medical Assisted Treatment) assists 53% of those in the County Correctional Facility. This is a large expense to the County.
- c. **Highway Department.** No Report
- d. **State of the County Roundtable.**

Bisonette spoke about the State's plan to revise the appraisal formula for renewable energy facilities. He stated that this will impact a local town's ability to assess these facilities at their true value.

The County Planning Office has a copy of the officially filed application for the Rich Road Solar Project. The application consists of 6 large binders.

e. **Staff Report.**

- Pfothenhauer reported that the two open positions in the Planning Office have been offered and accepted by two candidates. The anticipated start date of the new hires is May 30th.
- Larson mentioned that Staff will be traveling to a Planning Conference in Saratoga Springs.

V. **Other Items**

a. **Correspondence**

Brasher Planning Board sent a note stating that it accepted all of the County Planning Board's conditions for the sawmill project.

Pfothenhauer handed out letters addressed to Planning Board members on the Rich Road Solar Project.

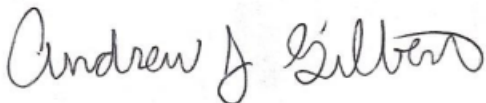
b. **Next meeting dates.**

- i. Executive Committee: Thursday, April 27, 2023 at 4:00 pm via Zoom.
- ii. Planning Board: Thursday, May 11, 2023 at 7:00 pm in the 2nd floor conference room of the Public Safety Complex, located at 49 ½ Court Street in Canton.

VI. **Adjourn**

- a. The meeting adjourned at 8:43 p.m. (Fay/Bisonette).

Respectfully Submitted,



Andrew J. Gilbert, Secretary
Minutes prepared by Jason Pfothenhauer

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