

**ST. LAWRENCE COUNTY PLANNING BOARD/ENVIRONMENTAL MANAGEMENT  
COUNCIL JOINT MEETING MINUTES**

6:00 p.m., Thursday, April 10<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 6:00 pm. A roll call was held; a quorum was established for both boards.

CPB	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Ken Bellow		X		<b>Staff:</b>		
2.	Kim Bisonette		X		Jason Pfothenhauer		X
3.	Don Chambers		X		Preston Santimaw		X
4.	Priscilla Darling		X		Sam Joseph		X
5.	Daniel Fay		X		<b>Guests:</b>		
6.	Margaret Finen		X		Randy Young – NYS DEC		X
7.	Laura Foster	X			Steve Heerkens – NYS DEC		X (on Zoom)
8.	Ed Fuhr		X		Jessica Hart – NYS DEC		X (on Zoom)
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 (on Zoom)				
	<b>Total</b>		<b>13/15</b>				
EMC	NAME	ABSENT	PRESENT				
1.	Lynda Bage		X				
2.	Rachel Bullene Graham		X				
3.	Lucas Hanss	X					
4.	Michael Iverson		X				
5.	Adam Pearson	X					
6.	Sue Rau		X				
7.	Lance Rudiger		X				
8.	Nicole Terminelli		X				
9.	Brian Washburn		X				
10.	Michael Weaver	X					
11.	Neil Woodworth		X				
	<b>Total</b>		<b>8/11</b>				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Pfothenhauer stated that staff wanted to add a use variance for a sign in the Town of Stockholm under the full reviews. The modified agenda was unanimously adopted (Huntley/Gilbert).

c. **Adoption of the March 13<sup>th</sup> CPB Meeting Minutes and the March 19<sup>th</sup> EMC Minutes.**

The CPB minutes were unanimously adopted (Huntley/Gilbert).

The EMC minutes were unanimously adopted (Woodworth/Rau).

**II. Public Forum**

None.

**III. Planning Board Training Session**

Both boards received training on the new NYS DEC freshwater wetlands regulations. Steve Heerkens and Jessica Hart from the DEC joined over Zoom to deliver the presentation. Board members, staff, and the presenters discussed:

- Wetlands within the Adirondack Park are still regulated by the APA;
- Check zones no longer exist for these wetlands;
- Previous classifications do not carry over to these new regulations;
- A wetland need only meet one criteria for classification;
- AI is not being used for initial determinations or any steps in the process;
- Determinations could affect local municipal project decisions;
- The NYS DEC has staffing capacity for delineations by region.

CPB Board members in attendance received 1 hour of training.

**IV. Project Reviews**

a. **Referrals Returned Pursuant to MOU.** Pfothenauer highlighted details for projects listed in the MOU list and the addendum. There were no questions.

b. **Full Reviews.**

Oswegatchie (T) – Site Plan Review for an AutoZone Retail Store at 7640 SH 68. Santimaw presented the full review. Board members and staff discussed:

- Iverson: Is the applicant aware that the NYS DOT has standards for access close to an intersection?
- Pfothenauer: Staff would like to make the applicant aware of that if they are not already;
- Washburn: How much impervious surface is on the site?
- Santimaw: That was not clear from the site plan;
- Pfothenauer: This site used to be a car dealership; likely greater than 70% is impervious;
- Gilbert: When the applicant tears down part of the existing vacant building, will they leave a nuisance building?

- Pfothauer: The remaining building has a different owner. Staff understands it may be used for storage;
- O'Neil: Staff mentioned in Executive Committee that the applicant may close off the building;
- Santimaw: The site plan does not specify where it will close;
- Chambers: Has the applicant indicated that they have an easement across the neighboring parcel for access to SH 68?
- Pfothauer: The board can add that as a condition for approval;
- Bellor: Did the applicant include a pedestrian plan?
- Santimaw: No plan included. This area is difficult to access without a vehicle.
- Chambers: Has the applicant identified screening for the dumpsters?
- Pfothauer: The applicant indicated fencing around the dumpsters;
- O'Neil: Is the adjacent building included in the recommendations?
- Pfothauer: The board can add a recommendation to address this;
- Gilbert: The applicant should ensure that when part of the existing vacant building is demolished, it does not present a public nuisance.

The Board voted unanimously to approve this project with the staff recommended and additional conditions and non-binding recommendations (Gilbert/Huntley).

Stockholm (T): Use Variance for a Billboard Sign at 8509 Route 11 East. Santimaw and Pfothauer presented the project review. Board members and staff discussed:

- O'Neil: Does the current billboard sign at this location exist because the local ZBA overruled a previous CPB denial?
- Santimaw: Yes;
- Rose: The existing sign does not use dark sky compliant lighting;
- O'Neil: This board has no choice but to deny this application because the applicant did not attempt to pass the four use variance tests;
- Bage: Approval could set a precedent for the CPB;
- Rose: The board could include recommendations if the CPB decision is overturned. These should address the lighting, the wetland, zoning modifications, and a potential moratorium;
- Young: Federal wetlands are permitted by the Army Corps of Engineers via a joint DEC application;
- Bisonette: Is the existing sign within the road right-of-way?
- Chambers: No it is not.

The board unanimously voted to deny the project with non-binding recommendations in the event the local ZBA overturns the decision (Gilbert/Fuhr).

## V. Reports

- a. **Executive Committee.** O'Neil reported that the Executive Committee met to discuss the full reviews, items on the MOU list, and the training.

b. **Board of Legislators.** Fay reported:

- The BOL recognized three eagle scouts;
- The BOL recognized April as fair housing month, sexual assault awareness month, and national government month;
- The BOL authorized the County Attorney to provide legal aid to corrections officers affected by the strikes.

c. **Highway Department.** Chambers reported:

- April 11<sup>th</sup> is the last day of the snow shift.

d. **DEC Update.** Young Reported:

- Deer River: North Country Dairy has additional violations of their SPDES Permit. Biological Oxygen Demand (BOD) in their effluent too high and so DEC issued a Notice of Violations. The plant removed the whey from their waste and are still investigating engineered solutions to get into compliance with the more restricted limits under new permit. They took immediate action once notified of violations. Question on whether there is any sewage fungus detected in the river. No reports for this year. Planned sampling spring or early summer and then again in the fall. Towns have complaint forms and there is website report form.
- County investigating mineral potential on County land. Does that require permit? Depends on the extent of disturbance or action. Does it require SEQ? Question better directed to County attorney.
- Update on PFAS testing of inactive landfills in SLC. Continued and rapidly evolving information and actions related to PFAS. See DEC report *New York State Inactive Landfill Initiative Comprehensive Plan to Address Priority Solid Waste Sites for Potential Impact on Drinking Water Quality July 2024 Status Report*
- Question of South Colton availability of Recreational Management Plan (RMP) language and extended Multiuse Trail through that tract. RMP is undergoing internal review after receiving public comments. Final draft is being prepared with expected release this year. The original RMP included a proposed single route available for ATVs and so with the land transfer those rights from the State's perspective did not change.
- Status update on Total Maximum Daily Load (TMDL) for Phosphorus for Black Lake. Good meeting with EPA to come up with a workable plan for implementing limits to apply to the Lake. The TMDL is implemented under Clean Water Act and so need to work with the EPA in developing and enforcing it.

e. **State of the County Roundtable.**

- Fay Spoke about the IDA Annual Report;
- O'Neil explained what the State of the County Roundtable is.

f. **Staff Report.** Pfothenhauer reported:

- The Town of Colton Comprehensive Plan is underway with funding from the NYS DOS. Staff from the Planning Office are on the Comprehensive Plan Committee;
- The Town of Hammond officially adopted its revised Comprehensive Plan on 4/9;
- This board may see a community solar project from the Town of Canton.

**VI. Other Items**

a. **Correspondence.**

None.

b. **Announcements.**

Saturday, May 3<sup>rd</sup> is I Love My Park Day

The Sustainability Fair was rescheduled for Saturday, April 12<sup>th</sup>

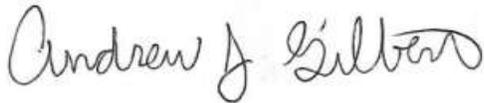
c. **Next meeting dates.**

- i. Executive Committee: Thursday, April 24<sup>th</sup> 2025 at 4:00 pm over Zoom
- ii. Planning Board: Thursday, May 8<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 8:29 pm (Huntley/Fay).

Respectfully Submitted,



Andy Gilbert, Secretary

Minutes prepared by P. Santimaw