

## ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, July 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 7:01 pm. A roll call was held; a quorum was established.

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Ken Bellor		X		<b>Staff:</b>		
2.	Kim Bisonette		X		Jason Pfothauer		X
3.	Don Chambers		X		Preston Santimaw		X
4.	Priscilla Darling		X		<b>Guests:</b>		
5.	Daniel Fay		X				
6.							
7.	Brian Murray		X				
8.	Ed Fuhr	X					
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				
	<b>Total</b>		<b>12/15</b>				

- b. **Adoption of the Agenda.** O'Neil asked if there were changes to the agenda. Pfothauer stated that staff wanted to add a project review for a subdivision in Macomb after the first full review. The modified agenda was unanimously adopted (Gilbert/Shatraw).

- c. **Adoption of the June 12<sup>th</sup> Meeting Minutes.**

The minutes were unanimously adopted (Huntley/McClellan).

### II. Public Forum

None.

### III. Planning Board Training Session

Pfothauer and Santimaw gave a training on data centers and subdivision review considerations. Board members and staff discussed:

#### Data Centers

- Cooling centers are important to these facilities.

- The risk of fire at a data center is not as bad as at a battery energy storage facility.
- Does the State energy code contain requirements for data centers?
- Local boards can condition interconnection agreements to regulate power consumption.
- They need sufficient infrastructure to run properly.
- How long do they last?
- Proposed State regulations would oversee projects that draw greater than or equal to 5 MW.
- Municipalities are more concerned with power as a delivery system, vs energy as a production system.

#### Subdivision review considerations

- Parcel C is landlocked.
- Parcel B does not have enough road frontage.
- The block length is less than 400'.
- While this project was referred as a 2-lot subdivision, the applicant submitted 5 lots for review.
- The state DOH needs to review subdivisions with 5 or more lots, 5 acres in size or less.
- ROW for landlocked parcels should be written into law, the best way is through a deeded easement.
- Neighboring parcels do not have to allow access to landlocked parcels by law.

#### Board members in attendance received one hour of training.

### **IV. Project Reviews**

- Referrals Returned Pursuant to MOU.** Pfotenhauer highlighted details for projects listed in the MOU list. The board did not have questions.

- Full Reviews.**

Waddington (T): 2-lot subdivision. Santimaw presented the full review. Board members and staff discussed:

- McClellan: The creation of the new parcel takes away access to the newly created parcel. Can this board condition the granting of a right-of-way agreement?
- Pfotenhauer: Yes, if that is the will of the board.
- Huntley: The condition regarding the landlocked parcel should be more specific and require a deeded right-of-way agreement.
- Chambers: The property is listed as life-use which may cause issues.

The Board voted unanimously to approve this project with the staff recommendations and additional condition modification (Gilbert/Bellor).

Macomb (T): 2-lot subdivision Santimaw provided details on this project.

Board members agreed to return this project for local action.

## **V. Reports**

- a. **Executive Committee.** O'Neil stated that the Executive Committee met to discuss the trainings and full review project.
- b. **Board of Legislators.** Fay reported:
  - The BOL disagreed with the NYS Governor about defense of illegal immigrants.
  - NYS is costing St. Lawrence County taxpayers money by keeping state prisoners in county jails without adequate compensation. The BOL has asked the Governor to reconsider this policy.
- c. **Highway Department.** Chambers reported:
  - Culvert replacement recycling projects are underway.
  - Highway is reviewing plans for the new maintenance facility.
- d. **State of the County Roundtable.**  
None.
- e. **Staff Report.** Pfothhauer reported:
  - Staff have been promoting the County's Septic System Repair Program by attending Town Board meetings to conduct outreach.

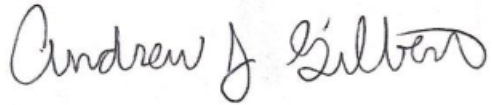
## **VI. Other Items**

- a. **Correspondence.**  
None.
- b. **Announcements.**  
Pfothhauer reported that Margaret Finen resigned from the County Planning Board. The Board thanks Margaret for her contribution to the County.
- c. **Next meeting dates.**
  - i. Executive Committee: Thursday, July 31<sup>st</sup> 2025 at 4:00 pm over Zoom
  - ii. Planning Board: Thursday, August 14<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 8:31 pm (Huntley/Fay).

Respectfully Submitted,

A handwritten signature in dark ink, reading "Andrew J. Gilbert". The signature is written in a cursive style with a large initial "A" and a stylized "J".

Andy Gilbert, Secretary

Minutes prepared by P. Santimaw