

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, September 11th 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 7:00 pm. A roll call was held; a quorum was established.

	NAME	ABSENT	PRESENT		NAME	ABSENT	PRESENT
1.	Ken Bellor		X		Staff:		
2.	Kim Bisonette		X		Jason Pfothauer		X
3.	Don Chambers		X		Preston Santimaw		X
4.	Priscilla Darling		X		Guests:		
5.	Daniel Fay	X			John Borza		X
6.					Frank Sergi		X
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					
	Total		11/15				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Santimaw stated that staff wanted to move the training after the project reviews and add two project reviews; one for a site plan review in the Town of Canton as the first full review and, two, a site plan review in the Town of Hammond as the last full review. The modified agenda was unanimously adopted (McClellan/Rose).
- c. **Adoption of the August 14th Meeting Minutes.**

The minutes were adopted (Huntley/McClellan). Murray abstained.

II. Public Forum

None.

III. Project Reviews

- a. **Referrals Returned Pursuant to MOU.** Pfothauer highlighted details for projects listed in the MOU list and the addendum. The board did not have questions.
- b. **Full Reviews.**

Canton (T): Site Plan Review for a self-storage system. Pfothenhauer presented the full review. Board members, staff, and the applicant discussed:

- McClellan: Has tree clearing already been done?
- Pfothenhauer: Yes.
- O'Neil: Will there be a fence around the whole facility?
- Pfothenhauer: None indicated on the site plan or at the existing facility.
- McClellan: Does the Town require fences in its code?
- Santimaw: No.
- Huntley: How many units are at the current facility?
- Borza: Approximately 250-300.
- Huntley: Is it independently rented?
- Borza: Yes.
- Huntley: The access point should be wider.
- McClellan: What is the traffic makeup?
- Borza: Traffic is mostly seasonal, currently truck and trailer rentals.
- O'Neil: How much traffic is required to install a light/sign?
- Chambers: This type of use would not generate enough traffic.
- Borza: Units will be individually alarmed, so no fences are needed.
- O'Neil: Change language in conditions, "should" to "must."
- McClellan: Different conditions require different language, the Town cannot enforce all of the suggested conditions.
- Pfothenhauer: The Board could take out DEC and DOT references and make them points of information instead.
- Murray: Replace "should" with "will."

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

Madrid (T): BESS Local Law Pfothenhauer presented the full review. Board members and staff discussed:

- McClellan: Did Madrid use the model law verbatim?
- Pfothenhauer: Yes.
- Rose: Is 600kWh for residential systems?
- Pfothenhauer: Primarily, yes.
- O'Neil: Why do dedicated use buildings matter for Tier 1 systems?
- Pfothenhauer: It is the intent to use the building only for BESS. The Board can strike the Tier 1 language and go with the State language in the model law if it is the will of the Board.
- Gilbert: The Board should go with the State's language.
- McClellan: For noise measurement, from where on the property line should it be measured? It should be the whole property and record the loudest noise.
- Gilbert: Add language "As determined by non-participating property owner."
- Pfothenhauer: It could be whatever the closest point on the property is to the facility.

- Chambers: Do any requirements for Tier 2 systems require them to be located above the 100-year flood plain?
- Pfothenhauer: No, could add that as a condition. Also could add to last condition: "As specified in State fire code."

The Board voted unanimously to approve this project with the staff recommendations and additional condition modifications (Chambers/McClellan).

Hammond (T): Site Plan Review for a self-storage system. Santimaw presented the project. Board members and staff discussed:

- O'Neil: Does this project fit the 10% rule for prime ag land?
- Pfothenhauer: Depends on if it is 10% of the parcel or 10% of the prime ag land.
- O'Neil: Hammond does not have much farmland, could include that in the comment.
- McClellan: The applicant could reduce the footprint by shortening the distance between units.

The Board agreed to return this project for local action with comments.

IV. Planning Board Training Session

Santimaw gave a training on the Exclusionary Zoning in St. Lawrence County Story Map. Board members and staff discussed:

- Infilling would require upgrading infrastructure such as drainage, water, and sewer systems.
- This project could be revisited after it is presented to local boards and receives feedback.
- This could be a good way to communicate with local municipalities.

The Board voted unanimously to adopt a resolution to endorse the Story Map (McClellan/Gilbert).

Board members in attendance received 45 minutes of training.

V. Reports

- Executive Committee.** O'Neil stated that the Executive Committee was conducted over Zoom.
- Board of Legislators.** Due to Fay's absence, there was no BOL report.
- Highway Department.** Chambers reported:

- The Highway Department has paved a record number of miles this season. Paving should be complete mid-late October.

d. **State of the County Roundtable.**

Bisonette gave a report on a resolution to the BOL that will charge Towns for back taxes on vacant parcels.

e. **Staff Report.** Pfothenhauer reported:

- Staff will submit a CDBG application due next week;
- Santimaw reported that he and Matilda met with a representative from EDF renewables on Tuesday to discuss project updated for the Rich Rd. Solar Energy Facility. Construction will begin in 2028.

VI. Other Items

a. **Correspondence.**

Pfothenhauer stated that Staff received notices of action from various municipalities.

b. **Announcements.**

None.

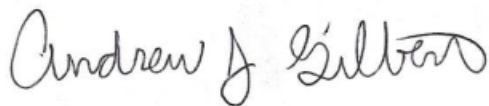
c. **Next meeting dates.**

- i. Executive Committee: Thursday, September 25th 2025 at 4:00 pm over Zoom
- ii. Planning Board: Thursday, October 9th 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 9:20 pm (Huntley/Bisonette).

Respectfully Submitted,



Andy Gilbert, Secretary

Minutes prepared by P. Santimaw