

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, November 13th, 2025

2nd Floor Conference Room, Human Services Center, 80 State Highway 310, Canton and 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		Staff:		
2.	Kim Bisonette	X			Matilda Larson		X
3.	Don Chambers	X			Jason Pfotenhauer		X
4.	Priscilla Darling		X		Guests:		
5.	Legislator Ben Hull		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				
	Total		10/15				

b. **Adoption of the Agenda.** O'Neil asked if there were changes to the agenda. Pfotenhauer stated that the applicant for the Colton solar project is planning to join by Zoom, so the Colton full review would be moved up on the agenda. The modified agenda was unanimously adopted (McClellan/Mauch).

c. **Adoption of the October 9th Meeting Minutes.**

The minutes were adopted (Rose/Bellor/Murray abstained).

II. Public Forum

None

III. Project Reviews

a. **Full Reviews.**

Colton (T): Special Use Permit for a Solar Energy Facility. Larson presented the full review. Board members and Staff discussed:

- Gilbert agreed with the Staff recommendation to move the access point further north on Gulf Road, since the transmission lines will need to go north anyway.
- Other board members were in agreement with moving the access point to the north to ensure that the two homes close to the currently proposed interconnect were not negatively impacted.
- the Board had concerns with the additional items that would be submitted upon approval.
- Rose suggested that a condition has more teeth when it applies to an approval.
- The Board agreed to approve the project with the modified condition that the additional information cited be submitted before the Town approve the project.

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

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

IV. Board Training Session

Pfotenhauer presented an overview on the regulation of junkyards. The topic was chosen because of the revision of the Town of Madrid's junkyard regulations that is on the meeting agenda as a full review. The presentation borrowed heavily from a presentation prepared by David Everett, Esq. and Genevieve Trig, Esq. of Whiteman, Osterman and Hann LLP. Rose brought up the impact of dealing with EV batteries in the future. The Board discussed various definitions of junk and junkyards.

The training session satisfied 0.5 hours of the annual 4-hour land use training requirement for all Board members present.

Project Reviews

a. Full Review

- Madrid (T): text amendment for junkyard code language revision. Pfotenhauer presented the full review. Board members and Staff discussed:
 - Board members asked questions about whether existing junkyards would be grandfathered or if some of the new regulations would apply.
 - Concerns about what consequences those not in compliance would face was a question of several Board members.
 - the intent of the revisions to the code and the adding of junkyards to the Special Use Permit process is to ensure great compliance.
 - the Board modified the conditions to say that the penalty referenced in Subsection H, 5. should be more than the annual operating permit.

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

V. Reports

- a. **Executive Committee.** O'Neil stated that the Executive Committee meeting was conducted over Zoom.
- b. **Board of Legislators.** Hull provided a detailed summary of eight resolutions that were passed over the last month.
- c. **Highway Department.** It was reported that State Highway 310 would be closed until January.
- d. **State of the County Roundtable.** Darling brought up a concern about a privately owned artillery test site in Essex County. She also mentioned the noise associated with Fort Drum operations.
- e. **Staff Report.** Pfotenhauer stated that the Staff Report was distributed in the meeting packet. He also mentioned an application to the State Office of Community Renewal for funding to develop a Mobile Home Needs Assessment for the County.

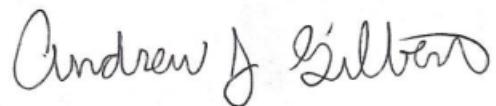
VI. Other Items

- a. **Correspondence.**
Pfotenhauer stated that Staff received notices of action from various municipalities.
- b. **Announcements.**
-Fall training will be Tuesday, December 2nd at 6:30 p.m. in the Second Floor Conference Room of the HSC Building, 80 State Highway 310, Canton.
- c. **Nominating Committee.**
-O'Neil talked about the Executive Committee structure. Matilda described the Secretary's role. Rose agreed to be Chair, and Gilbert agreed to be Vice-Chair. Secretary still needs to be secured. A vote is planned for the December 11th meeting.
- d. **Next meeting dates.**
 - i. Executive Committee: Tuesday, November 25th at 4:00 pm over Zoom.
 - ii. Planning Board: Thursday, December 11th 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 9:00 pm (McClellan/Gilbert).

Respectfully Submitted,

A handwritten signature in black ink that reads "Andrew J. Gilbert". The signature is fluid and cursive, with "Andrew" on the first line and "J. Gilbert" on the second line.

Andy Gilbert, Secretary

Minutes prepared by J. Pfotenhauer