

## ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, January 8<sup>th</sup>, 2026

2<sup>nd</sup> Floor Conference Room, Human Services Center, 80 Sate 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 7:00 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 Pfothenauer		X
3.	Don Chambers		X		Preston Santimaw		X
4.	Priscilla Darling	X			<b>Guests:</b>		
5.	Legislator Ben Hull		X		Dan Krzykowski – Council for Madrid Solar		
6.							
7.	Brian Murray		X				
8.	Ed Fuhr	X					
9.	Andy Gilbert (Secretary)		X (via zoom)				
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>13/15</b>				

- b. **Adoption of the Agenda.** O’Neil asked if there were changes to the agenda. Staff asked to move the elections after the adoption of the minutes and to add the November 13<sup>th</sup> minutes for adoption. The agenda was unanimously adopted (Huntley/McClellan).

- c. **Adoption of the November 13<sup>th</sup> Meeting Minutes and acceptance of the December 11<sup>th</sup> Meeting Notes.**

The November 13<sup>th</sup> minutes were unanimously adopted (Huntley/Shatraw).

Due to an absence of quorum on December 11<sup>th</sup>, no notes taken can be considered minutes since no formal action could be taken. The December 11<sup>th</sup> meeting notes were unanimously accepted (Rose/Huntley).

### II. Officer Elections

The slate of CPB executive committee candidates was unanimously approved (Shatraw/Huntley). Congratulations to the new executive committee:

- Chair: Julia Rose
- Vice-Chair: Andy Gilbert
- Secretary: Robin McClellan

### **III. Public Forum**

None

### **IV. Project Reviews**

#### **a. Referrals Returned Pursuant to MOU.**

None.

#### **b. Full Reviews.**

Madrid (T): Public Utility Variance for a 2MW Utility-Scale Photovoltaic System. Santimaw presented the full review. Board members, Staff, and the Applicant discussed:

- McClellan: If this project meets these tests, it limits local land use control over solar and could set precedent.
- Chambers: Do not agree that this development is critical for the CLCPA.
- O'Neil: This is not the right parcel for this development.
- Krzykowski: The self-created hardship test is not a part of the PUV test. Access to 3-phase power lines is the main appeal of this site. The applicant needs to get a spot in the substation queue years before starting the permitting process. The Brady substation queue in Madrid is full, so there are no other viable spots at this point. A willing landowner is needed for site selection. The topography of the site is ideal for screening. The State passed the CLCPA, so it should be considered.
- Rose: How can the queue position be used as an argument while also saying the applicant needs to secure it years before the permitting process?
- Hull: Can the developer move the interconnection point?
- Krzykowski: The developer is constrained to the interconnection point, it cannot have National Grid hold its queue position while it looks for an alternate site.
- Huntley: If this project is not approved, will the applicant forfeit its queue position?
- Krzykowski: Yes.
- Hull: Where on the property is the interconnection point? Could this project go on alternate viable properties within the same radius to the substation?
- McClellan: The variance should not be granted because the applicant wants it, it should be granted because they meet the legal tests.
- Rose: Add a recommendation that the Town's attorney be present at the local ZBA meeting. Also, what responsibility does the Town and the applicant have with this application?

- Santimaw: The applicant has the responsibility of providing evidence for the legal tests. Once this project goes before the local ZBA, the board's responsibility is to take detailed minutes of the meeting to clearly outline its decision.
- Murray: This project will not make a difference for the CLCPA.
- Hull: What scope does "community" have in this context? Does this project benefit the Town of Madrid or a larger community?
- Huntley: This project does not seem essential.
- McClellan: Essential for the State does not necessarily mean essential for the local community.
- Krzykowski: This project is a community solar project, so local residents can get a discounted rate on their electricity.

The Board voted unanimously to deny this project (Huntley/O'Neil).

Oswegatchie (T): Site Plan Review for an Animal Shelter. Pfothenauer presented the full review. Board members and Staff discussed:

- Mauch: How is the sound fence different from a regular board fence?
- Pfothenauer: The sound fence has insulation on the inside intended to absorb sound.
- McClellan: It looks to be only about 3' high, that may not work well for all dog breeds.
- Mauch: Add a recommendation to contact a sound engineer for a noise assessment.
- Huntley: The property is wide open so the noise will carry.
- Mauch: Will drainage/flooding concerns impact the septic system? Add a recommendation for hours of operation from 7am to 8pm.
- Rose: Is the sewage disposal for animal or human waste?
- Pfothenauer: The leech field assumes human waste, the applicant did not specify anything for animal waste.
- Mauch: Is there an approximate number of animals at any one time?
- Pfothenauer: The site plan indicates 18 kennels.
- Bellor: Dogs are contained in the facility?
- Pfothenauer: Yes.
- Rose: Will the dogs be walked?
- Pfothenauer: The applicant did not specify.
- Bellor: Will any dogs be international/imported?
- Pfothenauer: To our knowledge, no.
- Chambers: Add recommendation for the DEC Parcel JD and for the applicant to include a SWPPP.
- McClellan: Add a recommendation to determine how dogs will be exercised.
- Rose: Ensure they are properly contained.
- Murray: Ensure the applicant complies with NYS Ag. and Markets Law Article 26C.

The Board voted unanimously to approve the project with staff suggested conditions and additional conditions and recommendations (Shatraw/O'Neil).

Lawrence (T): Site Plan Review for an Apartment Complex. Pfothenauer presented the project review. Board members and Staff discussed:

- Gilbert: The cul-de-sac used to be County Route 54 but was changed to what is currently there.
- Huntley: The applicant can confirm the ownership of the cul-de-sac through deed identification.
- Rose: Did the applicant specify snow removal locations?
- Pfothenauer: The Board could add a recommendation for the applicant to specify.
- O'Neil: The applicant should provide clarification for the ownership and use of the cul-de-sac.
- Chambers: The sidewalk may be in the right-of-way of County Route 54. Who maintains sidewalks in the Town? The Town should create a sidewalk maintenance ordinance.

The Board voted unanimously to approve this project with staff suggested conditions and the additional conditions (Shatraw/O'Neil).

## V. Reports

- a. **Executive Committee.** Rose stated that the executive committee met to discuss the agenda and the officer elections.
- b. **Board of Legislators.** Due to the early departure of Ben Hull, no BOL update was given.
- c. **Highway Department.** Chambers stated that the Highway department is putting its maintenance facility project out to bid this month and expects legislative action in the month of March.
- d. **State of the County Roundtable.** Bisonette stated that State Highway 310 is back open for one way traffic until the spring.
- e. **Staff Report.** Pfothenauer stated:
  - The County was awarded \$675,000 to administer a housing repair program. The program will be income based with DANC as a subrecipient.
  - The Septic System Replacement Program was approved for a fifth round with Black Lake back on the eligible waterbodies list.

## VI. Other Items

a. **Correspondence.**

Pfotenhauer stated that Staff received a notice of action from the Town of Hammond.

- Rose: What percentage of Towns report decisions to the County?
- Pfotenhauer: About 50%.

Huntley thanked Kitty O'Neil for her service as chair of the County Planning Board for the last four years. Thank you Kitty!

b. **Announcements.**

None.

c. **Work Program.**

After a brief overview of the 2026 CPB work program, the Board agreed to table to conversation for the February meeting.

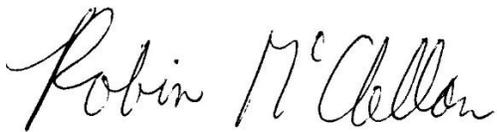
d. **Next meeting dates.**

- i. Executive Committee: Thursday, January 29<sup>th</sup> at 4:00 pm over Zoom.
- ii. Planning Board: Thursday, February 12<sup>th</sup> 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 (Huntley/O'Neil).

Respectfully Submitted,



Robin McClellan, Secretary

Minutes prepared by P. Santimaw