

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, February 12th, 2026

2nd 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.** J. Rose 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		Jason Pfothenauer		X
3.	Don Chambers	X			Preston Santimaw		X
4.	Priscilla Darling	X			Guests:		
5.	Legislator Ben Hull	X			Kelly Glasgow – Stakeholder for Trackside Rentals, LLC		X
6.							
7.	Brian Murray	X					
8.	Ed Fuhr	X					
9.	Andy Gilbert (Vice-Chair)		X				
10.	Dan Huntley		X				
11.	Margaret Mauch		X				
12.	Robin McClellan (Secretary)		X				
13.	Kitty O’Neil		X				
14.	Julia Rose (Chair)		X				
15.	Cherie Shatraw		X				
	Total		9/15				

- b. **Adoption of the Agenda.** Rose asked if there were changes to the agenda. Staff asked to move Canton site plan review to the top of the full reviews due to the presence of the applicant and to discuss a new land use regulations map tool after the work program. The agenda was unanimously adopted (O’Neil/Shatraw).

- c. **Adoption of the January 8th Meeting Minutes.**

Mauch stated that she had one correction: the hours of operation reference for the Oswegatchie dog kennel should refer to “hours of animal confinement.” The modified January 8th minutes were unanimously adopted (Huntley/Gilbert).

II. Public Forum

None

III. Project Reviews

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

None.

b. **Full Reviews.**

Canton (V): Site Plan Review for an office building and event space. Santimaw presented the full review. Board members, Staff, and the Applicant discussed:

- Huntley: Is the access road the same as the old business at the same property? Are there any documented rights-of-way?
- Glasgow: The plan is to use the larger driveway.
- Bisonette: The right-of-way would be in the deed.
- Glasgow: The old buildings will be demolished.
- O'Neil: How many people will this use accommodate? Is there enough parking?
- Glasgow: No exact number yet.
- Santimaw: Including handicapped parking, the site plan depicts 25 parking spaces.
- Rose: Is there an area designated for snow removal? Would that be included in a SWPPP or a site plan?
- Pfothenhauer: It would be in a SWPPP.
- McClellan: Snow could go to the north of the parking lot.
- Huntley: Add a recommendation to include snow storage in a SWPPP.
- Gilbert: Will the second floor become office spaces at some point?
- Glasgow: No plans for that yet.
- McClellan: Should the board add a condition to ensure parking for events is adequate?
- Pfothenhauer: The parking must be adequate for the full buildout. There may be an adjacent property that can accommodate additional parking.
- Rose: Could the applicant include a gravel overflow area?
- Bisonette: The applicant could extend the lot closer to the north property line.
- Rose: Add a condition to accommodate parking for the full buildout.
- Bellow: The condition could be to have a plan to expand parking should it become necessary.
- McClellan: Is there an ADA requirement for elevators in commercial buildings?
- Pfothenhauer: Would defer to local code officer.

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

Massena (T): Draft Data Center Local Law. Pfothenhauer presented the full review. Board members and Staff discussed:

- Pfothenhauer: An article from 2/6 describes a potential NYS moratorium on data centers, as there is not a lot of power capacity or regulation.
- Rose: Does the industrial zone include the industrial park?

- Pfothauer: The Town zoning map shows that the industrial park is not included in the industrial zone.
- Rose: Are there limits on data center sizes?
- Pfothauer: No, the zoning limits this use to the industrial zone, it does not include dimensional requirements.
- McClellan: Is there any control over the use of power?
- Bisonette: Can the Town add language to have the developer hire an expert to help the Town understand the impacts of the development?
- McClellan: The board should condition that.
- Bellow: The developers should include a power consumption plan that details how the facility will impact the community.
- Gilbert: The conditions should explain why this use requires a more rigorous review.
- McClellan: Add a recommendation to consider a moratorium until there is more State regulation of these developments.

The Board voted unanimously to approve the project with staff suggested conditions and additional conditions and recommendations (Bisonette/Gilbert).

Stockholm (T): Draft Sign **Local Law**. Santimaw presented the project review.

The Board voted to approve this project with staff suggested conditions and recommendations (Gilbert/O'Neil). McClellan abstained.

Brasher (T): **Special Use Permit** for a 12-unit apartment complex. Board members discussed:

- Gilbert: The applicant should add a dedicated parking lot specifically for the apartment complex to avoid conflicts with the church.
- Bisonette: Same with the driveway. They should also add a screened area for the dumpsters.
- Gilbert: Snow storage should be addressed.
- Rose: The driveway should be adequate for fire and rescue.

The board voted unanimously to approve this project with the staff recommended conditions and additional conditions (O'Neil/Gilbert).

Morristown (T): **Site Plan Review** for a self-storage facility. Board members and staff discussed:

- Gilbert: Are there other self-storage facilities in the Town?
- Shatraw: There is one outside the hamlet.
- Pfothauer: Warehousing is permitted in the commercial zone.
- Rose: The board should deny the site plan because it is not permitted and add recommendations for the two options staff provided.

The board voted unanimously to deny this project with the staff recommendations (O'Neil/McClellan).

IV. Reports

- a. **Executive Committee.** Rose stated that the executive committee met to discuss the projects on the agenda at the time of the meeting.
- b. **Board of Legislators.** Due to the absence of Ben Hull, no BOL update was given.
- c. **Highway Department.** Due to the absence of Don Chambers, no Highway Department update was given.
- d. **State of the County Roundtable.** Mauch stated that the kennel in Oswegatchie will be using bark collars to address noise concerns.
- e. **Staff Report.** Pfothauer and Santimaw stated:
 - Staff have been assisting the Town of Norfolk with zoning map revisions.
 - Staff have provided the Town of Colton with comments on its draft comprehensive plan.
 - The Town of Madrid held a public hearing on 2/5 for the solar facility public utility variance. The local Planning Board will see this project next to vote on the SEQR and it will go back to the local ZBA for final deliberation sometime in late February or in March.

V. Other Items

- a. **Correspondence.**
Pfothauer stated that Staff received notices of action from several municipalities.
- b. **Announcements.**
None.
- c. **Work Program.**
The Board voted unanimously to adopt the 2026 CPB work program (Bisonette/McClellan).
- d. **Land Use Regulations Map Overview.**

Santimaw gave a brief overview of a new map tool on the County Planning website that depicts land use regulations in St. Lawrence County.

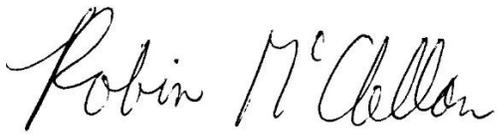
e. **Next meeting dates.**

- i. Executive Committee: Wednesday, February 25th at 3:30 pm over Zoom.
- ii. Planning Board: Thursday, March 12th at 7:00 pm in the Second Floor Conference Room located in the HSC building, 80 State Highway 310, Canton NY.

VI. Adjourn

- a. The meeting adjourned at 9:03 pm (Huntley/Shatraw).

Respectfully Submitted,

A handwritten signature in cursive script that reads "Robin McClellan". The signature is written in black ink and is positioned below the "Respectfully Submitted," text.

Robin McClellan, Secretary

Minutes prepared by P. Santimaw