

ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, March 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 7:02 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		Nathaniel LaGarry – Code Officer, Town of Stockholm		X
6.					Vanessa Bittner – Planning Board, Town of Stockholm		X
7.	Brian Murray		X				
8.							
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		11/15				

- b. **Adoption of the Agenda.** Rose asked if there were changes to the agenda. There were no recommended changes. The agenda was unanimously adopted (Gilbert/Chambers).

- c. **Adoption of the February 12th Meeting Minutes.**

The February 12th minutes were adopted (Huntley/Mauch). Chambers and Murray abstained.

II. Public Forum

None

III. Training Session

Staff delivered training on tiny homes and how local municipalities might regulate them. Board members and staff discussed the following:

- Local property owners may try to work around definitions.
- Municipalities should zone for the health and safety of their community.
- Should municipalities require tiny homes to have septic systems?
- How do you regulate seasonal tiny homes?
- These uses can create affordable housing.
- Safety issues should be addressed.
- Municipalities need to think about what uses they want to exempt.
- Are these uses accessory or primary?

Board members in attendance received 1 hour of training credits.

IV. Project Reviews

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

None.

b. **Full Reviews.**

None.

V. Reports

a. **Executive Committee.** Rose stated that the executive committee met to discuss projects on the MOU list and the training.

b. **Board of Legislators.** Hull stated that:

- i. The BOL chair authorized the County to move forward with a countywide housing rehabilitation program funded with a community development block grant from NYS OCR.
- ii. The BOL chair authorized DANC to move forward with lead rehab.
- iii. The BOL has been working with the DEC on remediation on a property in the Village of Hammond.

c. **Highway Department.** Chambers stated that:

- i. The highway department has put many projects out to bid including – the new outpost location in Potsdam, bridges on CR 22 and CR 44, and three bridges damaged by flooding.

d. **State of the County Roundtable.** Bisonette stated that this board should consider amending the 2026 work program to include guidelines for regulating BESS, crypto, and data centers.

e. **Staff Report.** Pfothenauer and Santimaw stated:

- i. Staff corrected Hull by stating that DANC will be a subrecipient for the countywide housing rehabilitation program.
- ii. National Grid is rebuilding a 115 kV transmission line from Nicholville to Colton which will stretch approximately 18 miles.
- iii. Staff are working with SLIC on a broadband rollout.
- iv. The HOME consortium, which receives money from HUD for housing rehabilitation in the tri-county area has an opening on its committee.
- v. Staff are working on a mobile home needs assessment to assist a potential funding application.

VI. Other Items

a. **Correspondence.**

None.

b. **Announcements.**

None.

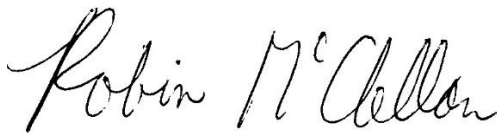
c. **Next meeting dates.**

- i. Executive Committee: Wednesday, March 25th at 3:30 pm over Zoom.
- ii. Planning Board: Thursday, April 9th 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 8:20 pm (Huntley/Bisonette).

Respectfully Submitted,



Robin McClellan, Secretary

Minutes prepared by P. Santimaw