

## ST. LAWRENCE COUNTY PLANNING BOARD MINUTES

7:00 p.m., Thursday, June 11<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.** J. Rose 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 Pfothenhauer | X      |         |
| 3.  |                             |        |              |  | Preston Santimaw   |        | X       |
| 4.  | Priscilla Darling           |        | X            |  | <b>Guests:</b>     |        |         |
| 5.  | Legislator Alan Robinson    |        | X            |  | Kyle Lindley       |        | X       |
| 6.  |                             |        |              |  | Nancy LaBier       |        | X       |
| 7.  | Brian Murray                | X      |              |  | Mark Soller        |        | 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            |  |                    |        |         |
|     | <b>Total</b>                |        | <b>11/15</b> |  |                    |        |         |

- b. **Adoption of the Agenda.** Rose asked if there were changes to the agenda. Staff said that another full review should be added for a cannabis microbusiness in the Village of Massena before the Parishville Solar Energy Facilities Law due to the presence of the applicant. The modified agenda was unanimously adopted (Gilbert/McClellan).

- c. **Adoption of the May 14<sup>th</sup> Meeting Minutes.**

Rose made a change to add a condition to the Town of Massena Data Center project: If trees must be removed, they should be replaced.

The amended May 14<sup>th</sup> minutes were unanimously adopted (O'Neil/Huntley).

### II. Public Forum

None

### **III. Project Reviews**

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

- Gilbert: Have there been other subdivisions in the middle of rivers?
- Santimaw: None that I have seen. After consultation with Cherie, staff included a comment on dock access to the middle island.

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

##### **Massena (V): Use Variance and Site Plan Review for a cannabis microbusiness**

Santimaw presented the full review. Board members and staff discussed:

- McClellan: The hardship would not be on the applicant since the bank foreclosed the property.
- Bisonette: How large is the lot?
- Santimaw: Around  $\frac{3}{4}$  of an acre.
- Rose: Will the applicant distribute products off site?
- Santimaw: Yes.
- Bellor: How will the applicant handle waste?
- O'Neil: Will the applicant only process products cultivated on site or will they import products for on-site cultivation as well?
- Lindley: This facility will not use hydrocarbon extraction, it will use a solventless process and light processing. The microbusiness is allowed a maximum of 3,500 square feet of bloom room for cultivation but this facility is proposing 1,200 – 1,500 square feet. The applicant is also limited to purchasing 1,700 lbs of supply. This facility will be making gummies with tabletop burners without heavy equipment. The facility will have 6-8 total employees and is required to use a distributor to transfer products to retail locations (1 delivery per month).
- O'Neil: Will the facility produce odors?
- Lindley: The business will cultivate ~50-100 plants, so it will produce a small odor inside, but will use commercial filters.
- Rose: Were any other buildings available for this use?
- Lindley: Few others were available but not for manufacturing. This building was already operating as a manufacturing use previously, so it is retrofitted for that type of use.

The Board voted to approve the project with the staff recommended conditions (O'Neil/Gilbert).

**Parishville (T): Solar Energy Facilities Law** Santimaw presented the project review. Board members and staff discussed:

- McClellan: The Town should clarify if it intended 60 kW or if the number or unit should be different.
- Rose: Does this apply only to grid-tied solar?

- McClellan: Does it also apply to standalone solar?
- McClellan: This law appears to ban commercial solar townwide.
- Santimaw: The Town included a map that outlines permitted areas for Tier 3 solar.
- McClellan: Could this be considered an overlay district?
- Santimaw: Could be if the intent is to still have the underlying zoning apply.
- McClellan: Could be open to contest since the five parcels seem to be chosen arbitrarily.
- Santimaw: These areas could have been chosen to protect agricultural land.
- Rose: Do these landowners want to be designated for solar development?
- Huntley: This law could be subject to litigation. The Town should have its legal council look over this law.
- Bisonette: What type of property did the Town designate for Tier 3 solar?
- O'Neil: If the Town cited the Solar Development Mapping Tool, the map should be legally defensible. Even if there is no legal requirement to follow the mapping tool, it provides reasoning why they chose the five parcels for Tier 3 solar.
- Santimaw: The Purpose section could be the Town's reasoning for choosing the parcels on the map.
- Huntley: The Town cannot fulfill all items listed in the Purpose.
- Rose: Is it better if the Town defines soil types instead of "farmland" as a general term?
- O'Neil: The term "highest and best use" does not serve this law as it is most likely intended.
- Rose: If this law is not clear to this board, it will most likely not be clear to a developer.
- McClellan: Primary concern of the board is to ensure this does not open the Town to litigation.
- O'Neil: If the intent is to protect prime farmland, the Town should define farmland with USDA soil types.
- Robinson: Can farmland be reverted to active production after decommissioning?
- Santimaw: There are no real-life examples of that occurring. Developers say it can happen; staff have not seen a project reach the end of its lifespan.
- Bellow: What are the additional conditions?
- Santimaw: The Town should clarify whether 60 kW refers to power draw or storage, and whether the number is what the Town intended; Clarify whether this law applies to grid-tied solar, standalone solar, or both; Clarify the criteria for choosing the permitted areas for Tier 3 solar outlined on the map; Confer with Town council to ensure this law does not subject the Town to litigation; Strike § 1.02.D; Define "farmland" and consider using USDA soil types in the definition.
- McClellan: Add a recommendation for the Town to consult the NYSERDA model law to make this law more understandable and legally defensible.

The Board voted to approve the project with the staff recommended conditions and additional conditions and non-binding recommendation (Shatraw/Mauch). Gilbert abstained.

#### **IV. Reports**

- a. **Executive Committee.** Rose stated that the Executive Committee met to discuss the Parishville project and the MOUs.
- b. **Board of Legislators.** None.
- c. **Highway Department.** None.
- d. **State of the County Roundtable.**

Mauch brought up concerns with the Town of Massena data center project reviewed by the CPB in May 2026. The board and staff discussed methods by which the Board and Planning staff can send an incomplete project back to the referring body for additional information.

- e. **Staff Report.** Santimaw stated:
  - Staff attended the last Colton Comprehensive Plan steering committee meeting in May. The Town is expected to refer the final draft plan to the CPB in the next month or two.
  - Jason and Sam attended the first steering committee meeting for the Village of Norwood Comprehensive Plan on June 3<sup>rd</sup>.
  - Heidi and Jason will be attending a multi-use trail public meeting in Brasher.

## **V. Other Items**

- a. **Correspondence.**

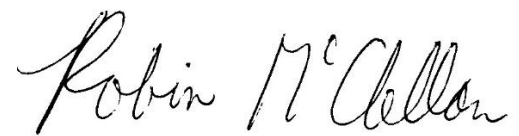
Staff reviewed letters from the Town of Stockholm regarding local decisions on projects reviewed by the CPB.
- b. **Announcements.**

Santimaw provided an overview of the NYS moratorium passed by the State Legislature on data centers.
- c. **Next meeting dates.**
  - i. Executive Committee: Thursday, June 25<sup>th</sup> at 3:30 pm over Zoom.
  - ii. Planning Board: Thursday, July 9<sup>th</sup> 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 9:28 pm (Bisonette/McClellan).

Respectfully Submitted,

A handwritten signature in black ink that reads "Robin McClellan". The script is cursive and fluid, with the first name "Robin" and last name "McClellan" clearly legible.

Robin McClellan, Secretary

Minutes prepared by P. Santimaw