

ST. LAWRENCE COUNTY PLANNING BOARD

APPROVED MEETING MINUTES

December 9, 2010

County Courthouse, Room 226, 48 Court Street, Canton, NY 13617

I. Initial Business

- A. Roll Call and Determination of a Quorum.** Welch called the meeting to order at 7:01 PM. **Members present:** K. Bellor, K. Bisonette, W. Dashnaw, W. Davis, T. Jenison, R. Matthews, L. Mattice, J. Miller, D. Mullaney, B. Murray, W. Palmer, D. Sunderland, and D. Welch. **Members Absent:** S. Burns and M. Gazin. **Staff present:** M. Larson, J. Pfothauer and K. Zimmerman. **Other Members of the Public:** Mary Ann Ashley, Canton Village Trustee; and Charlotte Ramsay, Canton Village Mayor.
- B. Action on the Agenda.** Pfothauer reported a second full review was added to the agenda, as well as discussing the January retreat under "Other Items." The modified meeting agenda was unanimously approved (Matthews/Davis).
- C. Action on Meeting Minutes.** The November 18, 2010 meeting minutes were unanimously approved (Jenison/Dashnaw).

II. Public Forum

Welch explained the County Planning Board's bylaws call for a public comment period at the beginning of each meeting, and asked if anyone in the audience would like to say anything that did not pertain to a specific project on the agenda. There was no response.

III. Projects Reviews

A. **Projects returned for local action under MOU.**

Welch and Pfothauer reported the mailing did not include a list of projects returned for local action.

B. **Full Review Projects.**

- i. Macomb (T): Local Law Regulating the Mobile and Manufactured Housing. Larson said the law was in response to the number of abandoned, dilapidated mobile homes that were originally used as camps or for storage purposes, and said the intent was to prevent dilapidated mobile homes from being located on land, only to be abandoned later. By requiring all newly located mobile homes to conform to the uniform building code for residences, and requiring a placement fee until a certificate of occupancy is issued, the Town intends to improve the quality of mobile homes in their community. Larson explained the Town developed the law over a couple of years with input from staff. Welch

asked if the Town Board identified any specific examples of mobile homes that were abandoned in Macomb. Larson said no, all information provided was given as general observations. Larson said she was concerned about the placement fee amount of \$500. Even though it is refundable, upon the issuance of a Certificate of Occupancy, it would be beyond the economic means of low-income families who consider mobile homes as an affordable housing choice. At this amount, the fee could be identified as an impediment to Fair Housing Choice to persons with disabilities, single parent families, and grandparents with dependents who live on limited incomes. Members of the board noted the proposed fee was excessive.

Larson reviewed the proposed revisions to the Local Law, and recommended the project be approved with conditions. The Board unanimously voted to conditionally approve the Town of Macomb's Local Law to Regulate the Placement of Mobile Homes.

Colton (T): Map Amendment to Clarify Zoning District Boundaries. Larson explained the Town of Colton's proposed changes to some of the zoning district boundaries outside the Adirondack Park, and said the intent was to clarify boundary locations. Larson reviewed some illustrated "before and after" examples for the Hamlet, Community Center and Residential Recreational district boundaries around the hamlets of Colton and South Colton. Larson said because the boundaries are being modified only to help clarify their location, the proposed amendments do not appear to present any countywide or inter-municipal significance. As a result, Larson recommended the project be returned for local action.

Palmer asked how the proposed amendments would affect farms in an agricultural district. After realizing farm operations were present in the hamlet of South Colton, Larson said land in the Town of Colton was not included in an Agricultural District.

The Board unanimously voted to return the map amendments outside of the Adirondack Park to the Town of Colton for local action.

IV. Reports

- A. Executive Committee.** Welch reported the Executive Committee met on November 23rd to discuss the meeting agenda, and reviewed one project in the Town of Colton that was sent back for local action.
- B. Board of Legislators.** Zimmerman said a new Board of Legislators will be seated in 2011, and the CSEA union voted to approve a new contract that will end in 2011. Zimmerman added the Sheriff Department's negotiations are in binding arbitration, and contracts with jail workers, solid waste workers are under negotiation. Zimmerman said the 2010 Census will release preliminary population data in March, and Planning staff will be involved in the County's redistricting process. Welch asked if the existing or new Board of Legislators will address the negotiated union contract. Zimmerman believed that if there were enough votes, the existing Board would likely take action on it.

C. Staff Report. Zimmerman said the County will have a two day audit with a state agency for its existing block grants, and the Notice of Funding Availability for 2011 will be released on December 28th. Pfothenhauer added staff recently conducted preliminary work with a windshield survey in the Town of Rossie. The Office will prepare a housing rehabilitation application for the Village of Norwood, a housing rehabilitation application for the Town of Rossie, and the countywide first time home buying application.

Jenison asked if the Housing Council will move back to 19 Main Street, or if they will abandon the building. Pfothenhauer explained the Housing Council's building was infested with mold and had to be cleared out for remediation. The Housing Council has since relocated to 49 Main Street, where County Attorney Michael Crowe's former law practice was located. Pfothenhauer said the Housing Council's building has been gutted; all interior walls and false ceiling were removed, and is now an empty shell. Pfothenhauer said the Housing Council intends to rehabilitate the property and presently do not have a move in date. Palmer noted the irony that the Housing Council is homeless.

Palmer learned that due to County budget constraints, the Planning Office is going paperless with its meeting materials. Palmer asked how else the County budget will affect the Planning Office. Zimmerman explained the Office's budget was seriously reduced in discretionary funding for travel, staff training, paper, and office supplies which totaled \$11,000 in cuts. Zimmerman said the Office was not unique in this pain, and other county offices suffered worse. Zimmerman noted the Office is top heavy with personnel expenses. Zimmerman also said that if a Planning Board member preferred a paper copy of the meeting packet, staff would accommodate their request. Zimmerman said the Board of Legislators adopted a really tough budget that was based on a fragile assumption that clings to state revenue. Zimmerman said there is pending state legislation that would have to pass committee before the end of year to allow five counties to raise tax rates.

Palmer asked for an update on the compact negotiations with the Akwesasne Mohawk Tribe. Zimmerman said he is not familiar with the details of the issue, but is aware that negotiations are occurring independently from the State for the County to receive direct reimbursement from the tribe in accordance with the original agreement.

V. Other Items

A. Correspondence. Pfothenhauer made a clarification to the paperless distribution of meeting materials; hard copies of staff reviews for projects that are received after the meeting packet is emailed will be distributed at each meeting.

Pfothenhauer said last year, the City of Ogdensburg held a planning summit to generate ideas to revitalize the city, and staff attended the event and offered comment. The City Manager requested an audience with the County Planning Board to discuss the City's endeavors that will occur as a result of the summit. Jenison suggested the City Manager be invited to deliver his presentation at the Planning Board's January retreat.

B. Next Meeting Dates. Pfothenhauer said the Executive Committee meeting for December 30th will be canceled meeting unless a full review project comes in. The next full board meeting

will be Thursday, January 13th at 7:00 pm in Room 226 of the County Courthouse, located at 48 Court Street in Canton.

- C. Annual Retreat.** Pfothenauer announced the Planning Board's annual retreat will be held on Saturday, January 8th from 9:00 am to noon at the Canton Masonic Lodge, located at 2564 State Highway 68. Pfothenauer reviewed the intent of the retreat for the board members, and said the topics of discussion will include a review of the role of the County Planning Board; clarifying home occupations from other retail businesses; the County's Climate Action Plan and its inventory of carbon emissions. Pfothenauer asked Dashnaw if he would deliver a presentation on the County Highway Department. Dashnaw said he would rather allow the Ogdensburg City Manager to deliver a presentation if he can attend. Pfothenauer replied he would follow up with the City Manager. Other topics for discussion will include a selection of new officers, as officers are limited to two consecutive terms. Some members of the board asked if the two year term was ending, or if another year was left. Pfothenauer said he would check.

Zimmerman suggested that a future Planning Board training session could be the County's demographic data that will emerge from 2010 Census, and discuss how the County can accommodate its long term goals in the current economy and declining population. A suggestion was made to have the Housing Council deliver a presentation about their services and housing trends in the county. Dashnaw offered to show a video on Highway Department's new bridge design at the retreat. Matthews encouraged members of the Board to visit the new bridge in Louisville. Welch said a new bridge was also in place in Pierrepont.

Welch thanked the Board and staff for their year of service and ability to work together. Welch wished everyone happy holidays.

VI. Adjourn

The meeting adjourned at 7:54 pm.

Respectfully Submitted,

Dawn Mullaney
Secretary

Minutes prepared by M. Larson

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