

MEETING MINUTES (Virtual-Google Meet)

JEFFERSON COUNTY PLANNING BOARD

February 22, 2022

MEMBERS PRESENT: David Prosser, Chairman, Lisa L'Huillier, Vice-Chairman, Jon Storms, Deb McAtee, Randy Lake, Charlene Mannigan, Art Baderman, George Yarnall

STAFF PRESENT: Andy Nevin, Senior Planner
Sara Freda, Community Development Coordinator

PUBLIC PRESENT: Gerry Kostyk, Dexter Historical Society, Dexter Fire Department

The meeting was being conducted remotely under the extraordinary circumstances of a public health emergency due to Covid-19 under chapter 417 of the Laws of 2021 and signed by Governor Hochul.

CALL TO ORDER AND ESTABLISHMENT OF QUORUM: Chairman Prosser opened the meeting at 4:02 p.m. and stated that a quorum was present.

APPROVAL OF THE December 28, 2021 MEETING MINUTES: Chairman Prosser asked members if they had any comments or changes to the January 25, 2021 meeting minutes. A motion to accept the meeting minutes was made by Chairman Prosser, seconded by Jon Storms, and carried unanimously.

COMMUNICATIONS: Chairman Prosser asked if there were any outside communications. There were none.

PUBLIC COMMENTS (OTHER THAN AGENDA ITEMS): Chairman Prosser asked if there were any public comments (other than on agenda items). There were none.

NEW BUSINESS:

A. **General Municipal Law, Section 239m Referrals:**

1. **Village of Dexter, Special Use Permit, Dexter Historical Society and Dexter Volunteer Fire Department, JCDP File # V Dex 1 – 22.** Andy presented this project to the Board stating that the applicant is seeking Special Use Permit approval to construct a 26-by-38 foot storage/display building for their antique fire truck and related memorabilia. The Board is reviewing this due to its proximity to NYS Route 180.

Andy showed the property location on an aerial photo and pictures of the site. He said that the Board was reviewing the project located at the current museum. He reviewed the site plan submitted.

Issues include: The local board should request a rendering, sketch, or façade view of the proposed storage building design to ensure it is compatible with the historic museum

building's design.

Any proposed lighting should be dark sky compliant, to limit potential glare onto adjacent public roads and residential areas.

Gerry Kostyk, project representative said they submitted the rendering view to the Village, and indicated it is intended to blend in and be similar to the historic design of the main building.

Motion: To accept staff recommendation to pass a motion of local concern only for the project was made by Chairman Prosser, seconded by Lisa L'Huillier, and unanimously carried.

2. Town of Clayton, Site Plan Review, Boathouse Marine, LLC, JCDP File # T CI 1-22. Andy presented this project to the Board stating that the applicant wants to construct a cold storage building, and park boat trailers outside in the summer. He also stated that the Board is reviewing the project due to the proximity of NYS Route 12. NYS Route 12 is also the NYS Seaway Trail Scenic Byway.

Andy displayed the aerial of the area and site photos showing the site and the uses nearby.

Andy stated the project's issues are as follows:

Local issues: The Town Zoning Law's definition of Small Commercial Enterprise includes boat storage operations and they are permitted within the AR zoning district upon issuance of a Special Use Permit. However, the Town is reviewing this application as a Self Storage Facility (defined as including small private storage areas inside a building) which requires Site Plan review. The Town should consider following the small commercial review procedure, which allows boat storage.

Therefore, special use permit standards should be met. Specifically, the design of the building could be made less conspicuous (or less commercial looking) by adding windows (even false windows) on the facade that faces NYS Route 12.

Pursuant to the Town's Scenic Overlay Protection District landscape regulations, the local board should request the proposed row of trees along the building facing the Seaway Trail Scenic Byway (NYS Route 12) meet the standard of 90 feet of continuous green buffer. Similarly, the local board should request buffering/screening for outdoor storage to limit the view of stored items from Route 12 and the homes in close proximity to the project. Currently a vineyard occupies part of the parcel. Vines not impacted by construction and parking could be retained as part of a buffer.

Any proposed lighting should be shielded to limit glare onto the public roadways and nearby residential properties. New York State Route 12 is the Olympic Scenic Byway at this location. The local board should take this into consideration when reviewing the project.

Chairman Prosser asked what the 90-foot buffer means. Andy stated he assumed it was a 90-foot deep landscaped buffer along the property line facing the scenic byway. One member asked if it was in an Ag District, but Sara noted the project property was not in a

NYS Certified Ag District.

Chairman Prosser read the staff recommendation that the County Planning Board pass a motion of local concern only for project with the comments as stated above.

Motion:

To accept the staff recommendation to pass a motion of local concern only for project was made by Chairman Prosser, seconded by Charlene, and unanimously carried.

3. Town of Orleans, Site Plan Review, Durand Brothers, LLC, JCDP File # T Or 1-22. Andy presented this project to the Board stating that the applicant wants to renovate and reopen a vacant convenience store on Wellesley Island. He also stated the proposal is on the corner of County Route 100 and Cross Island Road. The project was referred due to its proximity to County Route 100.

Andy displayed the aerial of the area and site photos showing the site and the uses nearby. He reviewed the site plan submitted.

County/State related matters identified: Any modifications to the County Route 100 right-of-way should be approved by Jefferson County Highway Department.

Local related issues identified: The proposed site plan shows existing business signage within the County right-of-way, which should be removed. Proposed signage should meet Town of Orleans sign regulations by following setback requirements.

Any proposed lighting should be shielded to minimize potential glare onto the public highway and any adjacent properties.

George Yarnell asked about the fuel tanks on the site. Andy responded that they intend to replace them and are coordinating with NYS DEC according to their application materials.

Chairman Prosser read the staff recommendation that the County Planning Board pass a motion of local concern only for project with the comments as stated above.

Motion:

To accept staff recommendation to pass a motion of local concern only for project was made by Chairman Prosser, seconded by Jon Storms, and unanimously carried.

4. Town of Watertown, Site Plan Review, MetalCraft Marine, JCDP File # T Wa 1 - 22. Sara presented this project to the Board stating that the applicant wants to construct two 20-by-40 foot storage buildings. She also stated the proposal was referred due to its proximity to County Route 196.

Sara displayed the aerial of the area and site photos showing the site and the uses nearby. She reviewed the site plan submitted.

County/State related matters identified: A Jefferson County Building Permit is required for the proposed buildings.

Locally related issues: The site plan should depict all existing conditions; in particular, it should identify parking areas and existing gravel.

Proposed lighting should be dark sky compliant and should not spill over onto Interstate 81.

Chairman Prosser read the staff recommendation that the County Planning Board pass a motion of local concern only for last two projects with the comments as stated.

Motion:

To accept staff recommendation to pass a motion of local concern only for project was made by Charlene Mannigan, seconded by Jon Storms, (Dave Prosser obtained) and carried.

5. Town of Watertown, Moratorium for locally approved commercial solar energy facilities, JCDP File # T Wa 2 - 22. Sara presented this project to the Board stating that Town is proposing a 12-month moratorium on Commercial Solar Energy facilities that receive local approval.

Local issues include:

The local board should ensure the proposed moratorium meets NYS DOS's criteria for land-use moratoria prior to adoption:

- 1) Have a reasonable time-frame as measured by the action to be accomplished during the term;
- 2) Have a public purpose justifying the moratorium;
- 3) Address a situation where the burden imposed by the moratorium is shared by the public at large;
- 4) Strictly adhere to the procedure for adoption laid down by the enabling acts;
- 5) Have a certain time when the moratorium will expire.

Chairman Prosser read the staff recommendation that the County Planning Board pass a motion of local concern only for last two projects with the comments as stated.

Motion:

To accept staff recommendation to pass a motion of local concern only for project was made by Lisa L'Huillier, seconded by Deb McAtee, (Dave Prosser obtained) and carried.

Adjournment

Lisa L'Huillier made a motion to adjourn the meeting at 4:38 p.m., seconded by Dave Prosser, and it was unanimously carried.