

Town of Canton

Planning Board Meeting Minutes

July 27, 2021
Municipal Board Room
60 Main Street, Canton
6:30pm

Members Present

Debra Backus, Sigie Barr, John Casserly, Betsy Hodge
Recording Secretary Jeni Reed, Code Enforcement Officer Miranda Corbine

Members Absent

Chairperson Mike Morgan, Bill Meyers (1st Alternate), Niki Hayes (2nd Alternate)

Others Present

Kacie Brabaw

Call to Order

The meeting was called to order at 6:32 pm by temporary chairperson Debra Backus.

Approval of Minutes

A motion was made by Sigie Barr to approve the minutes for the [June 24, 2021 Town Planning Board meeting](#). The motion was seconded by Betsy Hodge and carried.

Public Hearing

A Public Hearing was conducted for the purpose of discussing the proposed Home Occupation by Special Permit requested by Kacie Brabaw to provide private softball lessons from her home at 472 Judson Street Road, Canton.

As no public attended the meeting to offer discussion, and no early response was received by the board, the public hearing was closed.

Agenda Items

1. *Review of Home Occupancy Application for 472 Judson St. Rd., Canton*

Page 7053 of the [Code of the Town of Canton](#) - section 70, subsection 70-63 describes the standards which apply to this situation. The planning board found the applicant provided reasonable evidence to the conditions cited in 70-63.

As there were no concerns and no discussion, John Casserly made the motion that the Home Occupancy Application be approved as written; the motion was seconded by Sigie Barr and carried.

2. *Update on Solar Projects*

- All documents related to the current Solar Projects are on the Google Drive which is shared with the members of the Board.
- The Meade Road project is currently in limbo waiting for information from the developers regarding the access to the property.
 - The review of this project done by Barton & Logiudice is available on Google Drive.
 - The committee is awaiting the developer's response to the recommendations made by Barton & Logiudice, engineering consultants.
- The Route 11 project information is also available in the Google Drive folder.
 - At this time the project is waiting on the required 1% fee; after this is received the engineers will start reviewing.
 - John Condino from Barton & Logiudice has prepared a resolution for the Board to declare the Planning Board's intention to seek Lead Agency status on this project. The Board would then be in a position to officially declare Lead Agency on this project at its next meeting.
 - Sigie Barr made a motion to accept the resolution as written; the motion was seconded by Betsy Hodge, and carried.
 - After some additional discussion, a second motion was made by Debra Backus to add William Buchan of Buchan & Sutter to the resolution if recommended by Town lawyer Eric Gustafson; the motion was seconded by John Casserly, and carried.
- The Rich Road project.
 - Some members of the Board attended the presentation at the Best Western.
 - John Casserly estimated an attendance of approximately 70 people.
 - Potential landowners who would contract with the developers have shown great interest in this project.
 - John Casserly indicated that the company developing the project appears to be very environmentally and socially conscious.
 - They are investigating the possibility of sheep grazing on the land utilized for the project.
 - There are a lot of questions regarding prime farmland and the value of the land, but John feels that this project could potentially set the standard for businesses interested in developing similar projects in our area.
 - Due to the size of this project, State Law will override any local decisions; however the Town will still have some input on the project.
 - It would be to everyone's advantage to make these projects go well.
- General information regarding Solar Projects:
 - The Code Enforcement Officer will be developing a checklist to assist the Town and all its players in following a process for proposed solar projects.
 - All solar projects will go to the Code Enforcement Officer on initial contact.
 - The Code Enforcement Officer will set up a Google Drive for Planning Board members to access all documents related to the project as they arrive.
 - Planning Board members will need to know that they are responsible to review this drive frequently as it will be continually updated by the Code Enforcement Officer; the review must be done prior to Planning Board meetings.
 - The engineering firm of Barton & Logiudice, and the Solar Attorney William Buchan, Esq., will review all documents and provide their analysis prior to the Planning Board meetings - their review will be available on the Google Drive.
 - The engineering firm (Barton & Logiudice) will also complete the SEQR for Planning Board action - these documents will be available on the Google Drive.

- The required 1% application fee from the interested developer will pay for the services provided by the engineering firm (Barton & Logiudice), the attorney (William Buchan, Esq.), and the Code Enforcement Officer (Miranda Corbine), as relates to the individual project.
- All solar projects have a 60 day window on initial contact whereby a decision needs to be made by the Town.
- The St. Lawrence County Planning Board has also offered to provide education to the Planning Board on their responsibilities regarding these projects.
- The Town Planning Board will serve as Lead Agency on these projects.
- The Board has indicated that they are feeling much more positive about solar projects having contracted with lawyers and engineers to provide review and feedback.
- The Solar Battery Energy Storage Law was passed at the last Town Board meeting.
- The building permit fee schedule has been updated with the required solar fees for permitting of a solar project.
- Discussion was held regarding community benefits of solar and the infrastructure benefit potential.

Next Meeting

The next meeting of the Town Planning Board will be held August 24 at 7pm. The Code Enforcement Officer has requested that all meetings be held at the same time each month.

Adjournment

A motion was made by John Casserly to adjourn the meeting; the motion was seconded by Sigie Barr, and carried. The meeting was adjourned at 7:12pm.