

MEETING MINUTES

JEFFERSON COUNTY PLANNING BOARD

**Jefferson County Office Bldg - 175 Arsenal St. - 2nd Floor Conference Room
Watertown, New York**

September 26, 2023

MEMBERS PRESENT: David Prosser, Chairman, Lisa L’Huillier, Vice-Chairperson, Randy Lake, George Yarnall, Jon Storms, John Stinson, Jean Waterbury

STAFF PRESENT: Andy Nevin, Senior Planner
Sam Wilson, Assistant Planner

PUBLIC PRESENT: Sandy Torres, WWNY TV

CALL TO ORDER AND ESTABLISHMENT OF QUORUM: Chairman Prosser opened the meeting at 4:01 p.m. and stated that a quorum was present.

APPROVAL OF THE August 29, 2023 MEETING MINUTES: Chairman Prosser asked members if they had any comments or changes to the August 29, 2023 meeting minutes. A motion to accept the meeting minutes was made by Dave Prosser, seconded by Lisa H’Huillier, and carried unanimously.

COMMUNICATIONS: Chairman Prosser asked if there were any outside communications. Andy said no. But he wanted to welcome Jean Waterbury as the newest member of the County Planning Board and thanked her for agreeing to serve on the Board.

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 Alexandria Bay, Zoning Law rewrite including text and map amendments, JCDP File # V Ab 3 – 23**

Andy presented this project to the Board. He summarized the major amendments, including PowerPoint visuals to highlight new definitions, new uses within a new schedule of uses, lot dimensions, and new sets of criteria for a number of new uses and other changes from current zoning law.

County/State related comments:

New York State Law requires zoning amendments to be made in accordance with a Comprehensive Plan.

Local:

The local board should establish the area where the downtown business review guidelines apply, such as an overlay district. This area should also require a zero front yard setback (or build-to line) within the Business and Marine Development Zones where pedestrian accessibility is paramount.

The local board should consider expanding the proposed Sisson Street residential zoning district with additional residential properties and their surrounding parcels.

The local board should use the term adult care facility as opposed to group home consistent with NYS rules and regulations. In addition, the authority to enact a separation requirement from other adult care facilities should be verified with the village attorney prior to adoption.

The current prohibition regarding noxious uses/impacts may conflict with some routine permitted uses. The local board should consider removing the outdated prohibitions. For example, the above ground storage tank provisions permit certain sizes of tanks, etc while the noxious/hazardous use provisions do not.

The boat storage regulations appear to include a relief provision, which should be left to the zoning board of appeals relief pursuant to NYS Village Law enabling legislation. Boat storage, private and commercial should be defined and respective standards established.

George Yarnall asked about the agricultural operation definition that had a portion to be removed according to the draft. He was asking why that portion of the definition was to be removed. Andy said that the original law had a number of prohibitions regarding agriculture with livestock and fur operations separately listed, and the committee intent is to remove redundant clauses, especially when having multiple prohibitions, only one type is needed regarding agricultural operations.

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

Intergovernmental Review:

2023 – 3 The Town of Watertown is seeking \$8,085,000 in funding from the USDA – Rural Development for a new water district to serve 135 residences and businesses.

Funds will be used to install distribution mains from Hunt Street to the Town Boundary along NYS Route 126, and associated valves, hydrants, and water services along the segments of the water main.

Motion:

Randy Lake made a motion, seconded by George Yarnall, for sending a letter of support for the project funding request.

Other Andy reminded the Board members that there will be a JCC Training session held at JCC tonight at 6:30 regarding Hot Button land use issues, presented by the Department of State staff.

Adjournment

Lisa L'Huillier made a motion to adjourn the meeting at 4:46 p.m., seconded by Dave Prosser, and it was unanimously carried.