



SHERMAN CRAIG
Chairman

TERRY MARTINO
Executive Director

DRAFT MINUTES
LGS Committee
March 9, 2017 Meeting
REB:ap

**Local Government Services
March 9, 2017**

The Local Government Services Committee convened at 1:05 p.m.

Local Government Services Committee Members Present:

Dan Wilt, Chair, William Thomas, Bradley Austin (ESD), Robert Stegemann (DEC), Barbara Rice

Other Members and Designees Present:

Sherman Craig, Chairman, Arthur Lussi, John Ernst, Sandi Allen (DOS), Karen Feldman

Local Government Review Board:

Frederick Monroe

Agency Staff Present:

Terry Martino, James Townsend, Robyn Burgess, Kathy Regan, Keith McKeever, Jennifer Hubbard, John Burth, Sarah Reynolds, Milt Adams, Annemarie Peer

Town of Colton Approved Local Land Use Program Amendment (Kate-Lyn Knight)

Ms. Burgess began with a brief reminder about Local Government Day, which is April 5 & 6, 2017.

Ms. Knight presented an amendment to the town of Colton's Agency-approved Local Land Use Program. This amendment is a repeal and replacement of their existing land use code which includes zoning and subdivision regulations. Four handouts that were not included in the mailing were provided for the Board members at the table: Appendix C, Complete Streets, the Town resolution and draft Agency resolution.

Ms. Knight introduced St. Lawrence County Planner Mathilda Larson, Code Enforcement Officer Darren Richard and Planning Board Chair Ed Fuhr who were in the audience and who helped put the amendment together.

Ms. Knight gave a brief reminder of the ALLUP Amendment Process and what the Agency must go through to amend an Agency approved program from identifying a need for an amendment, navigating the SEQR process, agency approval and finally adoption.

Ms. Knight gave some background of the Town of Colton and their approved program. and noted that the Agency received notice of amendments to the Town Of Colton land use code in August of 2016. The presentation and the revised land use code was the culmination of efforts between the Agency, Town and the St. Lawrence County Planning Office. She explained that they were presenting highlights of the new code to discuss.

Ms. Knight explained that the APA Act says that any amendment to an approved program that relates to the original approval criteria shall be subject to approval by the Agency. Those criteria are: in accordance with the land use and development plan; compatible with the character descriptions and purposes, policies and objectives of the land use areas, and, in regard to its map, compatible with the plan map. Reasonably applies the overall intensity guidelines; reasonably applies the compatible uses lists; incorporates, at a minimum the shoreline restrictions of Section 806; requires review of class B regional projects; and that it contains authority and provisions for administration and enforcement.

Ms. Knight gave a general overview of the new zoning code by discussing the topics of Definitions and Uses and how they are treated as well as descriptions of several specific amendments to the code. Those amendments included changes to uses which are allowable in certain districts, new landscaping and exterior lighting standards, complete street design considerations, revised commercial sand and gravel excavation standards, and additions or revisions to Planning and Zoning Board procedures.

Ms. Knight reminded the committee that when staff is reviewing an amendment to an Approved Program and when the committee looks at it for approval, we must all consider the criteria of 807(2).

In summary, Ms. Knight explained the Town completed SEQR and requested formal approval by the Agency on March 8, 2017. Agency staff concluded that the proposed Town of Colton Land Use Law is in accordance with the requirements for an Agency Approved Local Land Use Program. Ms. Knight ended by commending the St. Lawrence County Planning office and the Town for their time, energy and dedication to tackling a complete zoning rewrite.

Ms. Feldman pointed out that the Town might want to take another look at their requirements for street tree plantings as they might limit the potential for future re-plantings of Ash and Maple if they restrict these plantings in the code now due to susceptibility to invasive species.

Ms. Feldman also pointed out an error on the resolution. Mr. Townsend said it was amendment, singular.

Chairman Craig asked what, if any, were the special challenges they were presented with when you have both in and outside the Park. Mr. Richard answered there was one area where there was low intensity versus clustering.

Chairman Craig also asked about St. Lawrence County planning and how much time was needed to put into this job. Ms. Larson responded it was a time consuming project consolidating a variety of several documents into one singular document and took several months for that to be completed.

Mr. Austin asked if there were any public comments. Ms. Burgess answered that with any zoning amendment there is the requirement for a public hearing under SEQR and that the Town of Colton has had public input during this amendment process.

Ms. Rice made a motion to approve the amendment. Mr. Austin seconded. All were in favor.

Old Business

None

New Business

None

The meeting adjourned at 1:35 p.m.