

**VILLAGE OF CANTON, VILLAGE OF RENNELAER FALLS and TOWN OF  
CANTON BOARD MEETING  
SPECIAL JOINT BOARD MEETING  
October 7, 2019**

***Village of Canton Board Present:***

Michael Dalton, Mayor  
Klaus Proemm, Trustee  
Sean O'Brien, Trustee

Carol Pynchon, Deputy Mayor/Trustee  
Beth Larrabee, Trustee

***Others Present:***

Sally Noble, Village Clerk/Treasurer

Gerry Ducharme, Attorney

***Town of Canton Board Present:***

Mary Ann Ashley, Supervisor  
Jim Smith, Councilperson  
Phil LaMarche, Councilperson

Tim Danehy, Councilperson  
Bob Washo, Councilperson  
Lisa Hammond, Clerk

***Village of Rensselaer Falls:***

Michael Hammond, Mayor  
Charles Fifield, Trustee  
Jolene LaSiege, Trustee

Stacy Gushea, Trustee  
Connie McAllister, Trustee  
Lisa Hammond, Clerk

The meeting was held at the Rensselaer Falls Fire Department. Town Superintendent Ashley opened the meeting at 6:00 PM.

**Public Comment** – Supt. Ashley asked for public comment.

David Duff asked if there would be public comment after the Boards comments. Supervisor Ashley answered yes.

Bob Foster, Front Street – asked about the difference

Ron Stiles – when they changed the property between river and canal didn't zone commercial or residential but recreational has that changed. Mayor Hammond said there is no change.

Councilman Washo said it might be helpful if someone on the committee describes the process post comp plan. That might help folks understand.

Trustee Pynchon once the comp plan once it is adopted it is a Village and Town law that a zoning audit an update needs to happen. The zoning needs to follow the comprehensive plan.

This is an idea and this is a plan in each municipality will have audits done to see where there are inconsistencies between what the plan sets out and what currently exist in the zoning. Each municipality goes through the process of saying do we want to change our zoning to go with this it needs to follow that or are we going to abandon some aspect of that. You have the next stage with is where the zoning changes are made consistent what is adopted here.

Phil Burnet, 85 Front Street – what happens to those just outside of Village limits once it gets to that point. We won't have anything we can say. That is his concern. The Town of Canton represents me.

Councilman Washo – if this language goes through then it becomes a Village of Rensselaer Falls issue with the exception is would be required to go through the Village of Rensselaer Falls planning board actually ZBA and then SLC staff and Board for oversight to look at what it is. The Village of Rensselaer might be seeking to look at with regards to their plan, any changes will ultimately will depending on where are they are under the jurisdiction of the County but the Town will not.

Councilman Smith – Going back to what Carol said about the audit of codes, Village of Canton has stated they are doing an audit and contracted with an agency, the town of Canton will be on Wednesday we will be in the process of starting our audit. Once this is approved if approved tonight, we are already working on going to the next step. We are trying to make it a usable tool. In order for it to be a usable tool we've got to go through this zoning audit.

Councilman Washo – For the Town residents that live especially on West Front Street that it is important to understand for those properties are that are dead end West Front Street zoned rural and within current Town of Canton rural property owners have some uses available to them that let's just say the residential folks on the same street in Village of Rensselaer Falls do not have. It is already an incongruent situation between the Town (the dead end) and Village. I am just basically stating the facts not my opinion. The Town properties if you are included in the Township has rights now under the code that allows you to do many things that your neighbors can not. So that is the playing field as is sits right currently. It has been pointed out in the comp plan that we have these anomalies on the peripheral of the town border. It is important to understand that you have had the right to do certain things, such as a campground. There are at least a couple dozen uses that rural property owners have beyond what someone in a residential zone.

Councilman Smith – We did look at that section when we put the comp plan together, that section of Canton is land locked from the rest of the Town because of the Village of Rensselaer Falls. One of the things we did talk about could solve a lot of those issues by that section of town being annexed into the Village of Rensselaer Falls, which would give the people in that area a say in whatever the Village of Rensselaer Falls did. We did find there was no support for that to happen so we dropped it.

Mark Bomyea – West Front Street line is his driveway anything beyond his driveway is the Town of Canton. He built where he did so he is just outside the Village. Annexation was discussed back then in 2000. There is 80+ acres that is coming up for sale. It will be sold all the way to the Town of DeKalb so all that property back there will be the Town of Canton. There will be a through road, paper street now.

Councilman Washo – spoke to Mr. Burnett saying that the Town is in the same position. We have 5 landlocked properties on dead end road and it's a problem.

Councilman Danehy – In this situation the Town now has more uses than the Village properties do. Moving forward he hopes that we can do something consistent on that street. When you look at the extra uses they are allowed in the Town rural zone they are allowed by special exception so they have to go through the Town Planning Board, they have to go through that extra layer just like they do here.

6:50 PM there was no more public comment

Supervisor Ashley read the proposed language change and map change and then asked for any Board comments.

JOINT MEETING of the TOWN OF CANTON AND VILLAGES OF  
CANTON AND RENSSELAER FALLS  
PROPOSED ADDENDUM to the CANTON COMPREHENSIVE PLAN

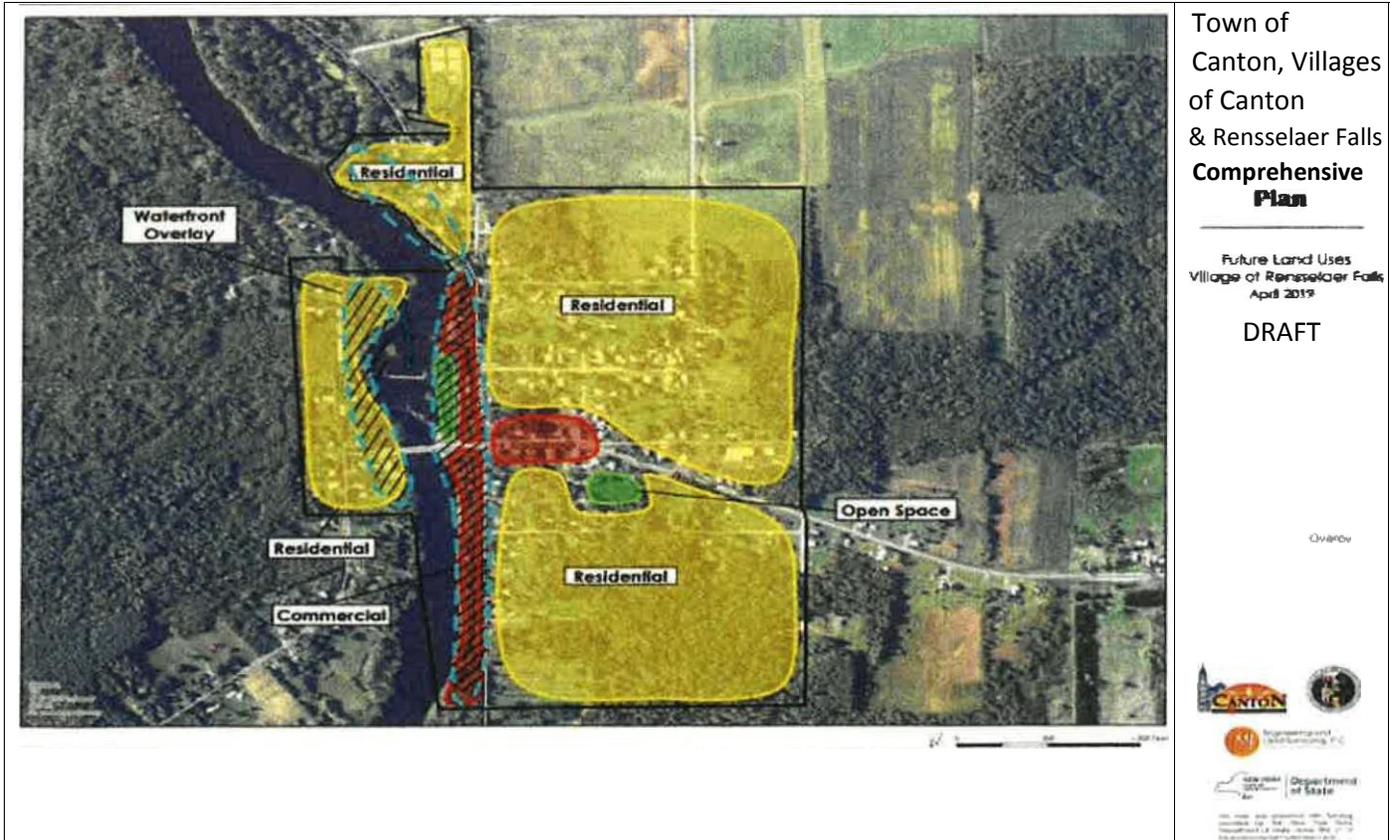
Proposed Language Change:

Page 7-3: Add to the end of the first paragraph:

When and if development is considered in the Waterfront Overlay District, an added layer of review will be required, including site plan review, special use permit, and St. Lawrence County Planning Office guidance to ensure compatibility with underlying allowed uses and minimize impacts on adjacent properties.

Proposed Map Change:

Future Land Use Map; End of Section 7.



Councilman Washo said SLC already has statutory oversight, he feels it is important to note it is more than just guidance that the SLC Planning Office will be offering. The Planning Board for the County could put conditions, pretty severe conditions potentially.

David Duff – He agrees but it can be overridden by a super majority.

Supervisor Ashley asked Mr. Duff to wait until the Boards were done commenting and then she would open it back up for public comment.

Councilman Washo – The map is a little confusing or deceiving to him. We are talking about the overlay district being the entire residential zone and the waterfront not just on the East side of West Front Street? Mayor Hammond answered all riverfront properties. It would include both sides of W. Front Street. That was the only change that Jackie did. Mayor Hammond said he did the top change to reflect what we were talking about. Washo said he owns property that is part residential and part commercial and it makes it difficult for land owner.

Mayor Hammond – that is what Jackie explained over and over again. If it comes to fruition then all those details will be worked out then.

Councilman Danehy – right now the bubble shows only the waterfront side of W. Front St and the same for Front St. on the other side. Mayor Hammond replied correct. If it is a water overlay it seems like it should be the waterfront properties. Mayor Hammond said there are across the street there are actually a few properties that don't touch the street. That would be part of the discussion we would have.

Mayor Hammond – when we start talking about the waterfront overlay on W. Front Street if we extended it to the town portion maybe that is when we can clear up some of those issues because theoretically that waterfront overlay could be extended down the dead road and the same on County Rt 14.

Jolene Lasiege – If that new home owner does want to open that road up that overlay district being there may be a benefit to a business coming in, like a campground or something.

Supervisor Ashely asked if everyone is in agreement with the proposed language change? Everyone answered yes. She then asked if everyone is comfortable with the map? Everyone answered yes.

Councilman Smith as committee chair made a motion to include the proposed changes in the comp plan. Trustee Pynchon seconded the motion.

Supervisor Ashley opened it back up to public comment.

Bob Foster – uncertain of the purpose of the waterfront overlay

Mayor Hammond – It is a dialog to discuss changes in our zoning. It was a recommendation that come from the engineers out of the discussions about the Comp Plan. It is clearly a recommendation there will be future public hearings and discussions.

Mary Lamere, 53 West Front Street – only maybe 3 people want the overlay of all the properties that touch the waterfront. She wants to make sure she is included in future discussions of what is going to be done to this property, does not want snow mobiles and canoeing/kayaking, not safe for this river. How is she going to know? Supervisor Ashley answered we encourage civil engagement. Call on your representatives. By law we have to post agendas.

David Duff, not from this community– on the planning board on the County level, have you read the SLC statement? Is there consensus in the community? Wondered how you responded to what the County Planning Board said. Is there a consensus in this community for a waterfront overlay?

Mayor Hammond – waterfront overlay district does not necessarily mean that it is deemed commercial right away.

David Duff – Do you have a sense of what the residents on that street want? Mayor Hammond replied yes, I am hearing it loud and clear. That is why we would have to work with the Town and hope that there is some public input in how the waterfront district would work.

Gary LaMere, 53 W. Front Street – confused, the East side of the river is already commercial so he doesn't understand why that one little piece of property

Mayor Hammond – perspective was all river bank properties, it is important to highlight the river for grant purposes

Phil Burnett – if no one W. Front Street wants the commercial overlay. No one in the residential area wants that to be commercial. Why isn't taken out? After this vote tonight no more voice he is outside the Village.

Councilman Washo – once it is voted on the Town of Canton has not oversight.

Derek Conway – if done there would be voted by those in the Village of RF, if they are all against it, they would vote against it and wouldn't happen. There will be other stipulations before changed right?

Gary – voted on by the people of the Village of just the Board?

Mayor Hammond – by the Board but you would be invited to all the conversations up to that.

Lisa Burnett – 85 W. Front Street – when was the blue circle added to the overlay?

Phil Burnett – we have had two other commercial proposals in RF that both got shot down in recent years in a much more commercial type area so for this to be voted on tonight makes absolutely no sense.

Susan Huntly – owns property on Front St., her concern like other people is that you have public hearings and people are expressing their opinions but it doesn't seem to make a difference going forward. Like this waterfront overlay people on that street are against it. Then why isn't it being taken out? I realize there is all these other layers but you have public hearings and people speak up about the zoning changes and it is still left to a vote of a few people then how are the people being represented? And like Phil said he is out of it after tonight. If you accept this then it is just the Village deciding their lives are affected but they don't have a say.

Derek – are you voting tonight?

Mayor Hammond – yes, we will be voting on the whole comp plan tonight. The creation of the district will not take place until we do our audit like the other municipalities.

Phil Burnett – if this one piece of property is holding up this whole overlay why is it being considered? What is so important about this one property?

Lisa Burnett – not just the map the vagueness, this is our voice, if Harwood's sell it could be a high traffic area, she does not want, moved here because it was a dead end. From the beginning it has been the vagueness.

Mark Bomyea – the point you are missing is this is not to zone commercial, it is to overlay, zoned residential now, overlay gives potential to do more but would have to go through zoning board and SLC and still has to be voted on by the Village. You are not looking at commercial district right now.

Councilman Danehy – no shovels going in the ground tomorrow regardless of what happens here, it is a lengthy process before zoning in RF would change. There are plenty more opportunities for people to have their say.

Councilman Smith - asked Supervisor Ashley to call the question.

Superintendent Ashley asked for a vote on the motion.

Village of Canton all voted in favor. Carries

Village of Rensselaer all voted in favor. Carries

Town of Canton all voted in favor. Carries

Trustee Pynchon made a motion for the Village of Canton to adopt the Comp Plan as amended tonight. Trustee O'Brien seconded the motion. All voted in favor. The motion carries.

Trustee Fifield made a motion for the Village of Rensselaer Falls to adopt the Comp Plan as amended. Trustee Gushea seconded the motion. All voted in favor. The motion carries.

Councilman Smith made a motion to adopt the Comp Plan. Mayor Ashley seconded the motion. All voted in favor. The motion carries.

Councilman LaMarch made a motion to adjourn the joint meeting at 7:03 PM. Trustee Fifield seconded the motion. All voted in favor. The motion carries.

**Village Board Meeting-** Mayor Dalton called the meeting to order.

- 1. Discuss and take action on the Maple Hill Water-Sewer Project SEQRA** – Attorney Ducharme said this is a Type II action based on the regulations. Trustee Proemm made a motion to accept this regulation. Trustee Larrabee seconded the motion. All voted in favor. The motion carries.

- 2. Discuss and take action on the Bond Resolution for the Maple Hill Water-Sewer Project** – authorizes us to borrow \$1.25 million. Some of this will be covered by grant monies. This is subject to permissive referendum. Attorney Ducharme said that Brian Staples confirmed he will donate property to the Village. Trustee Larrabee made a motion to approve the bond resolution. The motion was seconded by Trustee O'Brien. All voted in favor. The motion carries.
- 3. Discuss and take action on the Grasse River Apartments SEQRA** – Attorney Ducharme said this would be a Type II action on this elevator project. Ec. Dev. Rodriguez verified this with her contacts. Trustee Pynchon made a motion to accept this resolution. Trustee Proemm seconded the motion. All voted in favor. The motion carries.

Trustee Larrabee made a motion to adjourn the meeting at 7:18 PM. Trustee Pynchon seconded the motion. All voted in favor. Motion carries.

Respectfully submitted,

Sally Noble  
Village Clerk