

**CITY OF OGDENSBURG  
PLANNING & DEVELOPMENT BOARD**

**APPROVED MINUTES FOR  
JUNE 25, 2019**

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**Members Present:** Tim Redmond (Chairman), Frank Perretta, Linda Pellett and David Lesperance, and Dean Lichterman

**Members Absent:**

**Staff Present:** Andrea Smith, Planning & Community Development Director

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ALL RECORDS ARE KEPT ACCORDING TO NYS STATUTE.

5:45PM Mr. Redmond called to order the special meeting of the Planning Board.

1. **Call to order** – All members introduced themselves. Chairman Redmond noted they would be following an agenda beginning with approval of previous Board minutes.
2. **Approval of previous minutes** – Chairman Redmond noted that April 2, 2019 meeting minutes required approval.
  - (a) Motion by Mr. Lesperance, 2<sup>nd</sup> by Mr. Lichterman to approve the minutes as submitted for April 2, 2019.

All members present voted in support of the motion for approval, henceforth, the minutes of April 2, 2019 are accepted and approved as submitted, 5/0.

**3. Correspondence**

- (a) Ms. Smith stated that the Board had received two letters of correspondence, one from the OBPA, who is here to speak. She noted the letter would be attached to the minutes. She also noted the Board received a letter from Step By Step which she read aloud (attached to these minutes).
- (b) Chairman Redmond invited both Sam Burns and Wade Davis from OBPA to speak reading their letter. Mr. Sam Burns introduced himself as the Chairman of the Board and lifelong resident of Ogdensburg. He stated the mission of the Authority to promote industrial development through port operations. Mr. Burns then introduced Mr. Wade Davis, Executive Director of the Port Authority to speak more directly to the zoning proposal concerns.

Mr. Davis thanked the Board for their time and spoke in detail about the concern that some of the Authority property is being considered for rezoning that would be a detriment to the Authority's mission and Port operations. He noted that while the Authority is itself exempt from compliance with local zoning, the proposal would restrict private industrial investment which is why the Authority must strongly oppose the proposed changes to Commerce Park and other Pot property. Among the Authority's concerns, Mr. Davis made the following statements:

- 1           · Rezoning property to R/B or B eliminates future industrial expansion;
- 2           · The property off of Barre Street extension was recently proposed for
- 3           private overhead rail loading, which would not be allowed under the new
- 4           zoning;
- 5           · Industrial Park (Commerce Park) being rezoned as Business (B) would not
- 6           allow potential expansion of the concrete plant;
- 7           · As proposed, the zoning threatens blue collar jobs and industrial growth;
- 8           · It limits heavy industrial uses;
- 9           · The Port relies heavily on Industrial zoning designation.

10 Mr. Davis went on to mention that at the most recent Board meeting of the Authority, the Board  
11 has approved an industrial hemp project that is now going forward.

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13       **4. Items for Planning Board Action –**

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15       **5. New Business –**

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17       (a) Review of public comment on Consolidated Draft Zoning Ordinance

18       The Board reviewed the concerns of the Authority. Mr. Lesperance inquired if there  
19       are areas that the Board should be considering for additional industrial zoning. Mr.  
20       Davis replied, “Our thoughts are, if it’s not broke, why fix it”. Discussion of the  
21       current ownership of the concrete plant ensued. Mr. Davis confirmed the property is  
22       currently under private ownership. Mr. Perretta inquired about the status of the Port’s  
23       dredging project. Mr. Davis replied that the project has a \$6 million shortfall, and  
24       without filling that gap, the project is on hold. Further discussion ensued regarding  
25       ownership patterns within Commerce Park. Mr. Davis stated that it is mixed with  
26       both private and Authority owned buildings and land. Mr. Perretta inquired about the  
27       ownership of the Roads, referencing maintenance issues. Mr. Lesperance asked if  
28       there were other aspects of the industrial zoning ordinance that the Board should  
29       review, or are problematic for the Authority. Mr. Davis responded, no.  
30       Mr. Davis and Mr. Burns thanks the Board for their time and departed the meeting.

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32       Ms. Smith stated that the Zoning Board of Appeals discussed the proposed setback  
33       for accessory structures at their meeting this evening. Ms. Smith said a formal report  
34       and recommendation is forth coming, but in essence, the Board is recommending that  
35       the Planning Board reconsider a 5’ setback where 3’ has been proposed and 6’ is  
36       currently required.

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38       The Board discussed potential revisions to the map in consideration of the Port’s  
39       comments and asked to discuss this further at the next meeting.

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41       Ms. Smith stated she also had a punch list of items to discuss that she would type up  
42       and include in the packet for further discussion.

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44       Chairman Redmond also asked to revisit the Ford Street zoning.

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46       **6. Old Business**

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**7. Items for Discussion**

**8. Member Comments**

**9. Adjournment** – Motion by Mr. Lesperance to adjourn, second by Ms. Pellett. Meeting adjourned at 7:00 PM by a vote of 5/0.

**Next REGULAR Meeting Date: Tuesday, July 16, 2019 at 5:30 PM**