

**TOWN OF RICHLAND**  
**H. DOUGLAS BARCLAY COURTHOUSE**  
**1 BRIDGE STREET**  
**PULASKI, NEW YORK 13142**

April 15, 2019

The Town of Richland Planning Board held a meeting on Monday, April 15, 2019  
At 7:00pm.

The meeting was called to order at 7:02 pm by Ron Novak. Planning board members present, Ron Novak, Melvyn Minot, Craig Sternberg, Brian Leary and Jon Goodsell. Also present CEO/ZEO John Howland and Gloria Higby Clerk. From the public Irma Bush, Terry Bush, Cheryl Maitland, Ernest Maitland, Ronald Smith, Kern Yerdon, Herbert Yerdon, Pete Bartlett and Thomas Skilinski.

1<sup>st</sup> order of business Site Plan Application 19#10 Thomas Skilinski 242 Main Street, Site plan application for commercial garage and service business for bottle/can redemption center.

A motion was made by Mr. Minot to open the public hearing at 7:10 pm and was seconded by Mr. Leary.

Ruth Waite who lives in Richland addressed the public hearing is concerned about the commercial garage. Has not been obeying the zoning laws already. Business started before the permit was approved. Junk vehicles and cars coming all hours of the night. She is concerned about the playground. Does not want to see another nightmare of a junk yard in the village again. She felt that Mr. Skilinski was not a responsible business man.

Mr. Harding's major concern was that the drainage was poor. No floor drains in bldg. should be minimal risk to that problem. It has already been inspected by MDV. Has 55 gallon drums for oil drainage and batteries have to be properly stored as well as gasoline tanks. Detriment to the water district, Mr. Harding stated that the commercial garage is allowed and strict restrictions will have to be set up as no outdoor work, Lot kept clean, parking restrictions, new dumpsters, lighting, no more than 3 vehicles there at one time and no outside storage, parking lot needed to be graded, outside the building needed repairs and signage needed to be changed.

Herb Yerdon brought up that John put a stop order on the building and it did not stop him, so he is already in violation.

It was stated that he is only here tonight to get approved for the business. If he gets approved tonight, he still doesn't get to open up tomorrow.

Kern Yerdon stated that first impressions only come around one. He is already in violation right now and he has a bad vibe on this business. He is also concerned about the water system.

A motion was made by Craig Sternberg to close the public hearing at 8:01 pm and was seconded by Melvyn Minot.

Ron Novak – given the significance of all the violations – he felt a Site Plan would never work. He requested that the site plan be submitted by a professional. The current site plan seems inadequate. If the site plan moves forward, the Site Plan has to be done by a professional. He has a lot of concerns and felt that it would end up in court.

A motion was made by Craig Sternberg to have a site plan be resubmitted by a professional and was seconded by Melvyn Minot.

Roll Call – Mr. Novak – yes. Based on the current site plan that did not work  
Mr. Minot – yes, Mr. Sternberg – yes, Mr. Leary – yes and Mr. Goodsell – yes.

Amended Site Plan conditions to be sent to the Town Attorney.

Conditions:

1. No unlicensed vehicles
2. Maximum of 5 licensed vehicles for repair
3. No Outdoor storage – tires, card parts, cans of any kind
4. 5 allocated spots in the parking lot for motor vehicle parking
5. Designated employee parking
6. 1 handicap parking space
7. Hours of operation 7am to 7pm Monday thru Saturday
8. DMV license before opening
9. Amended Site Plan
10. Remove existing signage – limited to 48 square feet
11. Remove existing Red & White Sign
12. Repair Siding
13. Draining Plans
14. Licensed Professional Site Plan Engineer to work up a plan

A motion was made by Mr. Minot to table any further discussions until a licensed Professional Site Plan Engineer report and was seconded by Mr. Goodsell

Roll Call: Mr. Novak – yes, Mr. Minot – yes, Mr. Sternberg – yes, Mr. Leary – yes, Mr. Goodsell – yes

2<sup>nd</sup> order of business Application #19-17 Levi & Delia Zook at 168 Peck Road – Retail Sales to sell sheds.

**SEQR** was read by Mr. Novak. A motion was made by Mr. Minot to make a **negative declaration** and empower the chairman to sign and was seconded by Mr. Leary

Roll Call: - Mr. Novak – yes, Mr. Minot – yes, Mr. Goodsell – yes, Mr. Leary – yes and Mr. Sternberg – yes.

A motion was made by Mr. Sternberg to deem this application Complete and schedule a public hearing on May 20, 2019 at 7:00 pm and was seconded by Mr. Leary.

Roll Call: - Mr. Novak – yes, Mr. Minot – yes, Mr. Goodsell – yes, Mr. Leary – yes and Mr. Sternberg – yes.

Next order of business Application #19-19 Nathan and Amanda Haig at 4235 US Route 11 for an Area Variance application for a 36,800 square foot relief for a 30 unit campground.

A motion was made by Mr. Sternberg for a favorable approval for a 3-unit campground and was seconded by Mr. Minot.

Roll Call: Mr. Novak – no, Mr. Leary – no, Mr. Minot – no, Mr. Goodsell – no Mr. Sternberg – no

A motion was made by Mr. Sternberg to approve the January 15, 2019 minutes and seconded by Mr. Leary.

A motion was made by Mr. Goodsell to approve the March 18, 2019 minutes and was seconded by Mr. Leary.

All in favor “Aye”

Joint work meeting April 29, 2019 at 7:00 pm for revisions to existing zoning laws.

Meeting suspended at 9:35 pm until the April 29, 2019 work meeting – Motion made by Mr. Minot and seconded by Mr. Leary.

All in favor “Aye”

Respectfully submitted,  
Gloria Higby, Clerk