



John Howland <cezeo.townofrichland@gmail.com>

## Revised plans for lighthouse property

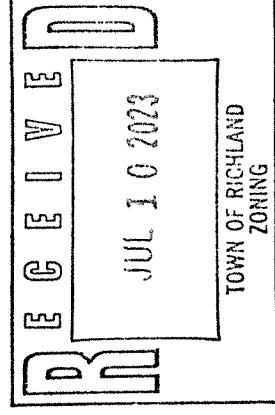
Joanne Drake <jdrake36@gmail.com>

To: cezeo@townofrichland.org

Sat, Jul 8, 2023 at 10:13 AM

Good morning John. My name is Joanne Drake and I have a summer home at 21 lake rd., ext. I attended the last meeting but wanted to reinforce my feelings. The structure that has been built is not an open pavilion with picnic tables. The noise, pollution and traffic Will definately increase and I am opposed to the way the structure has been built and potential use. The hotel to be built on the existing structure is ok with me but the capacity of 150 is questionable. Parking will be a great concern. The access to the private road by the 22 residents is also a concern. I would appreciate the time and concern the planning board puts into the final vote. Thank-you. Regards, Joanne Drake.

Sent from my iPad



**Subject:** Application # 23-018

**From:** Nancy Minor <nancyminor@comcast.net>

**Date:** 7/10/2023, 8:58 PM

**To:** jhowland101@twcny.rr.com

Dear Mr. Howland,

I own property at 23 Lake Rd. Ext and am writing to you regarding the above application. It is my understanding that the application has been submitted for 2 buildings that have already been built without the planning board's permission.

The applicant blatantly disregarded the original plan of building an open air byq structure to a restaurant/tavern. The applicant has also gone ahead and built a restaurant and banquet facility on a parcel that wasn't approved. It was to be built where the former Lighthouse Hotel and Bar was; next to the Lighthouse.

This building should be torn down immediately.

The impact of that building, where it stands now, is very objectionable to my fellow cottages and me! There would be increased traffic flow, pollution, noise and rowdiness. This would definitely impact our property values.

We greatly appreciate your looking into this matter before the hearing on July 17, 2023.

Thank you

Sincerely,

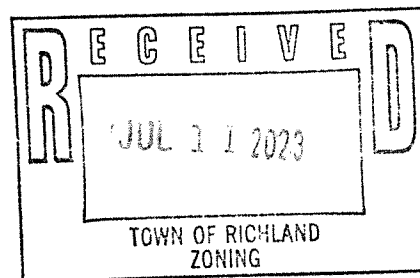
Nancy M Minor

23 Lake Road Ext

Pulaski, NY

Phone: 303-521-4090

Sent from my iPhone



**Subject:** Town of Richland Planning Board Application #23-018 & 19

**From:** "Katie Coyne" <katiecoyne@rochester.rr.com>

**Date:** 7/12/2023, 7:00 AM

**To:** <jhowland101@twcny.rr.com>, <ceozeo@townofrichland.org>, <thefirstceltic@gmail.com>

Mr. McGrath and Mr. Howland,

I am writing regarding the application #23-018 & 19 for an amended special permit and site plan submitted by Selkirk Lighthouse Marina, LLC.

I have three concerns with this application:

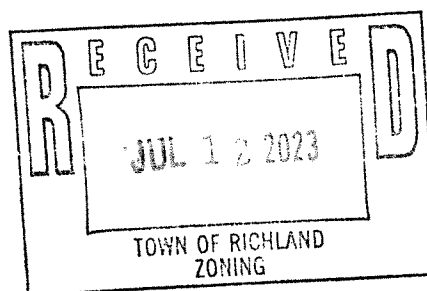
- An enclosed building was constructed, which is not what was proposed to the Selkirk Beach Association, what was proposed was an open pavilion with no mention of a restaurant. I ask how can someone go and build on a property and then go to the planning board and ask for an amendment? Why wasn't the amendment submitted prior to putting up the building? Especially when plans have been submitted in the past?
- The safety of having a facility so close to the entrance of Lake Road Extension and the future use of County Route 5.
- The noise, odors and traffic surrounding the proposed restaurant and its effects on the owners of the properties on the lower part of Lake Road Extension.

Those of us who are members of the Selkirk Beach Association have been good neighbors to the Selkirk Lighthouse Marina LLC, only to have them go ahead and build a facility with total disregard to its effects on property owners in the area.

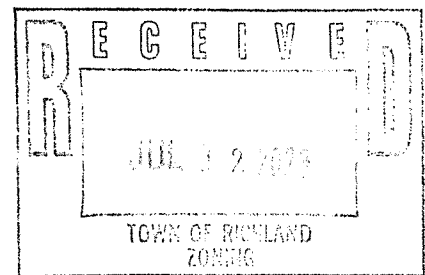
I ask that the planning board reject the amended special permit and site plan submitted by Selkirk Lighthouse Marina.

Thank you.

Katie Coyne  
75 Lake Road Extension  
Pulaski, NY 13142



**Subject:** Selkirk Lighthouse  
**From:** Virginia Marczak <vmarczak@gmail.com>  
**Date:** 7/12/2023, 3:55 PM  
**To:** "jhowland101@twcny.rr.com" <jhowland101@twcny.rr.com>



Dear Mr. Howland and Members of the Zoning Board,

I own property at 67 Lake Rd. Ext. and am writing concerning the proposed restaurant at the Lighthouse at the end of County Rt. 5, in the Town of Richland. While an attempt was made by Mr. Barnell, the owner, to apply for the correct waivers, he subsequently changed the plan radically from an open picnic area to an enclosed 50 person restaurant in which he would provide preparation and sale of food products.

I consider this a gross injustice to the neighbors, the nearest one being less than 58 feet away. Instead of enjoying quiet evenings on their deck overlooking the Salmon River outlet into Lake Ontario, the immediate abutters will be subjected to the noise of increased vehicular traffic, smells of food and exhaust, increased foot traffic, as well as the loss of their view of the Lighthouse.

Specifically I take issue with a statement on page 4 of the Pre-Building Compliance Checklist (5/23/22), part of the Application for Construction Inspection. The owner checks that percolation test results are "N/A". And yet a year later, 5/9/23, as part of the Short Environmental Assessment Form, Part 1- Project Information, page 11, item 11, asks "Will the proposed action connect to existing wastewater utilities?" I am not aware of any septic system or any planned in that area. If so, why would Mr. Barnell not be required to conduct a percolation test?

On the same statement, Page 12, item 17 asks if the "proposed action will create storm water discharge from point or non-point sources?" The answer given is "No". My question is, "How does he know?" We all are well aware of the historic flooding that has taken place this spring. Accordingly, how can he say for certain that runoff from upland will not affect the property and not flood the proposed septic system?

The existing building with proposed septic system is adjacent to the Salmon River which flows immediately into Lake Ontario, where people are actively swimming, fishing, and otherwise enjoying their beach.

Because the site plan shows the lot to be over 4 acres, surely there is another place this restaurant can be located on the property that is less harmful in the many ways I have listed above.

This situation demonstrates the thoughtlessness of Mr. Barnell toward the neighboring tax-paying cottage owners. I strongly urge the board to reconsider the original proposal, recognizing the many detrimental effects the restaurant would have on the the property owners.

It would be best if your Board could examine the site first hand before the July 17th hearing to fully understand the situation.

Thank you for your consideration,

Virginia B. Marczak

**Subject:** Planning Board Meeting July 17th, 2023: Objection to Proposed Amended Plan  
**From:** Bob W <wartrj@gmail.com>  
**Date:** 7/13/2023, 8:33 PM  
**To:** John Howland <jhowland101@twcny.rr.com>

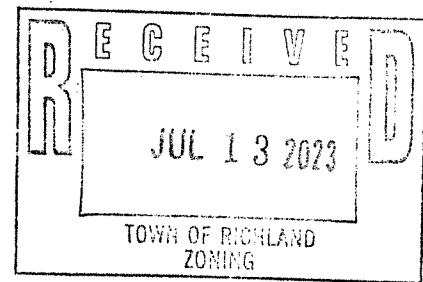
John,

I oppose the granting of Application #23-18 & 19 for an amended special permit plan submitted by Selkirk Lighthouse Marina LLC located at 812-828 Co. Rt. 5.

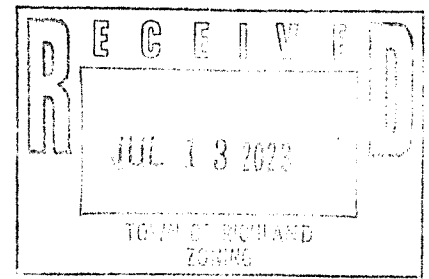
As I stated during the June 19th public meeting on this application; I believe that the newly proposed public restaurant location is way too close to the Right-Of-Way going to our camp, and will surely interfere with our Right-Of-Way and access to our property.

Bob

Robert J Wart, PE  
35 Lake Road Ext.  
Pulaski, NY 13142



**Subject:** Application #23-018 & 19  
**From:** Ned Minor <NMinor@mb-law.law>  
**Date:** 7/13/2023, 12:48 AM  
**To:** "jhowland101@twcny.rr.com" <jhowland101@twcny.rr.com>



Dear Board Members,

My wife, Nancy Miller Minor and my sister-in-law, Margaret Miller Scripa own the property at 23 Lake Rd. Ext. I have been a member of this family for the past 54 years. During this time I have contributed thousands of dollars for the upkeep of this home. I am submitting this letter as an "interested party".

The cottage has been in the Miller family for 70 years. It was purchased by my father in law, the late Judge Donald Miller. Nancy and Margaret have never missed a summer since then. The family ritual each summer was to have the station wagon packed and ready to go to Selkirk as soon as school let out. Our respective children are now the 3rd generation to marvel at the beauty and splendor of summers at Selkirk.

We're hopeful that this tradition will continue to future family generations.

It is with this background that we respectfully request that the Board reject Applicant's petition.

It is our understanding that the original filing indicated a restaurant being constructed approximately on the same spot as the original Lighthouse hotel. This apparently is not the case. The owners have constructed this building right up to the water's edge and practically on top of the Podrazil property. It is not in compliance with the original plan. This differential is so significant that it is unrealistic to surmise that the applicant's actions were just a simple mistake. It appears that the applicant's intended to build now and defend their actions later if and when challenged.

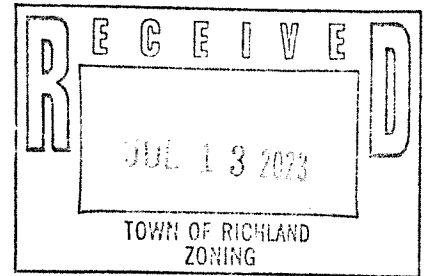
A similar strategy appears to be in play regarding what was represented to be an open air "pavilion ". It has now been fully enclosed and applicants are seeking to significantly change its use to a restaurant/tavern. These two structures combined have the capacity to attract visitors in numbers far exceeding historical averages. This influx can have a detrimental impact upon the surrounding property owners including but not limited to crime, increased traffic flow, water contamination, air pollution, rowdy behavior and decreased property valuation. Most importantly it will disrupt a way of life treasured by past and future generations of the property owners hereby affected . We respectfully request that Applicants' petition be denied. Thank you for your efforts in this matter. Ned A Minor

**Ned Minor**

650 South Cherry St. Suite 1100  
Denver, CO 80246  
Telephone 303-376-6005  
Email: nminor@mb-law.law  
Website: www.minorbrown.com

July 13, 2023

Town of Richland Planning Board  
% John Howland, Zoning Enforcement Officer  
1 Bridge Street  
Pulaski, NY 13142



RE: Application #23-18 & 19 Amended Special Permit and Site Plan

Dear Mr. Howland and Members of the Planning Board:

We write concerning the Board's consideration of the special permit sought by the Selkirk Lighthouse & Marina corporation. We are property owners at 19 Lake Rd. Extension and wish to express our concerns about the proposal to amend the previously approved site plan to convert a planned restaurant into a banquet facility with capacity to house events with up to 150 attendees. In addition to seeking post-completion approval of an already constructed structure that does not comply with the approved plan—i.e., "[t]he approved pavilion will now be a restaurant/tavern"—the revised plan represents a significant expansion in the scope of the project that we fear is almost certain to have a detrimental impact on the ability of adjacent landowners to enjoy--or potentially even to access--our property.

First, we are concerned about the precedent the Board sets by post hoc approval of a structure that was not built in compliance with the approved site plan. Given our understanding that the approved project at the waterfront was for a fuel pavilion and a picnic pavilion, we were quite surprised to discover that a fuel pavilion and an enclosed restaurant facility had been built at the water's edge instead. Our understanding of the approved site plan was that the enclosed restaurant building would abut the lighthouse and that a picnic pavilion would be built at the water's edge where the enclosed (unapproved) restaurant building now stands. The owner now seeks retroactive approval for what is already built. We wonder to what degree decisions of this Board will be respected in the future site development process.

Second, we do not think the site infrastructure supports the addition of a 150 person banquet hall. During fishing season, the marina parking lot is already full and traffic on Route 5 is quite busy, making it sometimes challenging to access the private road serving our home. This would be substantially worse once a 40-50 seat restaurant, motel and 150 person banquet hall were added. Given the inevitable increase in traffic volume and the dubious possibility that this activity can be supported with the approved number of parking spaces, we are concerned that our road access may be blocked by people seeking event parking in the very limited space. We would appreciate the Board taking a hard look at whether sufficient parking has been proposed to accommodate large scale events on top of the other activities generated by the marina and restaurant. Furthermore, we would appreciate a firm plan for ensuring our access to our road.

We are also concerned about an increase in noise and trespassers as the proposed facilities would invite large volumes of one-time visitors to the site who have no investment in our community and can't be expected to prioritize the well-being and quiet enjoyment of the neighbors. Elsewhere in the public record, the landowner has equated the noise impact of the proposed facilities to that of a family or neighborhood gathering. This seems a patently ridiculous comparison given the proposed addition of a

large facility that could potentially host 150 people every weekend on top of marina and motel patrons and 40-50 restaurant guests and workers.

Finally, while we understand this is not necessarily the purview of this Board, we are skeptical that sufficient septic capacity has been proposed to support new public bathrooms, laundry facilities, a motel, restaurant and large event venue and are doubtful sufficient capacity can be built without the septic leach field impacting the adjacent wetland.

Our camp has been a cherished part of our family experience for 43 years and we would like that to continue. Having been around long enough to have enjoyed the charm of the former Lighthouse Hotel, we were initially very positive about the idea that the new owners would restore this very special property to a better use and sincerely appreciate their investment in the restoration and maintenance of the lighthouse itself. We understand and support the need to make this site financially viable, but now we are concerned that the mission-creep from the approved plan will degrade our own ability—and that of our neighbors—to enjoy our own properties.

We appreciate the Board's consideration of our concerns.

Sincerely,

Linda Kelly & Kurt Moser

19 Lake Rd. Extension



**Subject:** Fwd: Selkirk Lighthouse Marina  
**From:** Dorothy Chynoweth <dgbarcly83@gmail.com>  
**Date:** 7/16/2023, 7:56 AM  
**To:** jhowland101@twcnv.rr.com, thefirstceltic@gmail.com

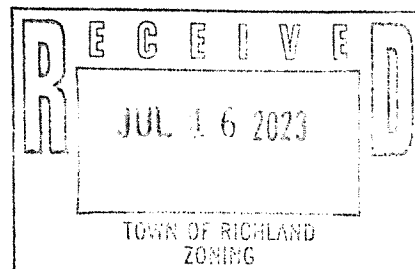
Mr. Howland and Mr. McGrath,

I am sending this email in regard to the application #23-018 &19 for an amended special permit and site plan submitted by Lighthouse Marina, LLC.

I was dismayed that an enclosed building was constructed, rather than an open pavilion that was proposed to the Selkirk Beach Association. There was no mention of a restaurant either. I am concerned with the safety of having a facility so close to the entrance of Lake Road Extension and the future use of county Route 5. I am also worried about the noise, odors, and traffic surrounding the proposed restaurant and its effect on the owners of the lower part of Lake Road Extension.

I ask that the planning board reject the amended special permit and site plan submitted by Selkirk Lighthouse Marina.

Thank you,  
Dorothy Chynoweth  
67 Lake Road Extension  
Pulaski, NY 13142



**Subject:** SelkirkLighthouse project  
**From:** David Howe <howzer1944@gmail.com>  
**Date:** 7/16/2023, 1:16 PM  
**To:** jhowland101@twcnny.rr.com

John, not sure whether I can make the July 17 Meeting but wanted to express my thoughts on the Right of Way issue for all the property owners on the shoreline to the north of the subject property.

As you know the owners of those properties have, in their deeds, a provision for a right of way to and from the current access point in front of the Marina building to the end of County Route 5.

The map that has been submitted does not show that right of way. I asked that the applicant be required to do so at the previous meeting, but that request was denied by the board. The most recent drawing shows a potentially dangerous situation. That is at the entry point to the cottage property from the marina parking Parking lot. I do not think the plan should be considered without a condition that the applicant provides his plan and assurance that the access point will be open and available at all times. It is purely a Public Safety issue. The fire and emergency vehicles must have open access to the cottage properties, and the owners must be able to use the right of way at any time as is set out in the Title documents going back to the early 1900s, when all of the properties, which the Marina and the cottages now occupy, were owned by one entity.

It jumps off the page that the parking is woefully short of spaces for a development of this scope. Imagine a banquet, a separate bar and restaurant in full operation, the fishermen using the boat ramp and the guide boat customers parking their cars. Throw in a couple of trucks delivering freight to the businesses and cars of sightseers and you have gridlock.

An emergency on the row of cottages would be impossible to get to.

It seems to me that the applicant has built much more than was approved by the board and is now asking for that violation to be approved and for there to also be an approval of an even larger development.

The cottage owners want to protect their investment, exercise their granted rights of access, and to protect their families and guests from the dangers of restricted access. I think it is the duty of the board to consider these items and to make the developer show how the access to the camp properties will not be limited and the means by which that will be accomplished and enforced.

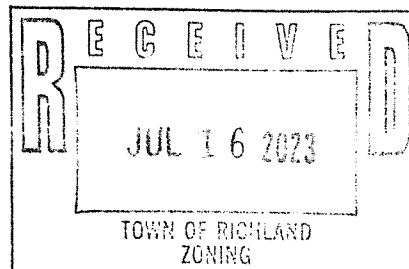
The property owners are not anti- development. They only want to assure that the proposed development will not damage them by a serious reduction in property values or injury or loss of life.

The board has the authority to require the developer to provide this information and to then be bound by it.

I am requesting that you print a copy of this text to be provided to the board, and ask that it be attached to the minutes of the meeting.

Thanks, John

Dave Howe on behalf of property owner Joby Hanford 15 Lake Road Extension  
Sent from my iPhone



From: "Martha Wart" <frogvaca@gmail.com>  
To: "jhowland101@twcny.rr.com" <jhowland101@twcny.rr.com>  
Cc:  
Bcc:  
Priority: Normal  
Date: Sunday July 16 2023 8:48:50PM  
opposition to application #23-018 & 19

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Dear Mr. Howland,

I am opposed to the granting of a special permit to the amended application #23-018 & 19

submitted by the Selkirk Lighthouse and Marina LLC located at 812-828 Co. Rt. 5. Pulaski NY.

In the public hearing in 2021 there were no specifics to the building presented and yet the building which has been constructed was put up in September -October of 2022 and they are now seeking planning board approval for what they have already put in place. The sequence of events appears to be suspect.

My objection is for the safety of people using the right of way which was granted to the western edge of said property, of which this building is adjacent to. I also have concerns as to what the hours of operation, lighting, signage, noise and building capacity which is also being granted by this board and so far not specified.

Please include my letter in your minutes for the meeting on July 17, 2023.

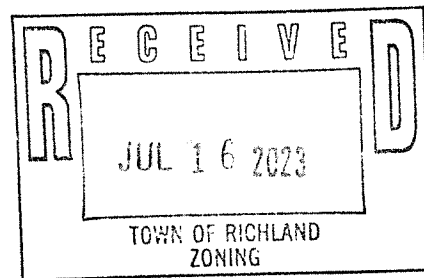
Sincerely,

Martha Wart

35 Lake Road Ext.

Pulaski NY 13142

Sent from Mail for Windows



**Subject:** Selkirk Lighthouse and Marina LLC  
**From:** Pat Podrazil <patpodrazil07@gmail.com>  
**Date:** 7/14/2023, 6:03 PM  
**To:** John Howland <jhowland101@twcnny.rr.com>

Hi John,

For inclusion in Public Hearing on July 17, 2023

As you are aware my husband Jack and I are opposed to the location of the Restaurant/Tavern built in the fall of 2022. It is 58' from our property and has completely blocked our view of the Lighthouse and some of the upstream water view.

When I questioned this last October you told me there would be moveable walls in case of inclement weather. The only thing moveable are barn doors enclosing windows and nothing moveable facing our property. In reviewing the various documents submitted by Mr. Barnell and his contractors, there was never a construction plan submitted for a pavilion. The plans were submitted in May 2022 exactly as it was built. It was never a pavilion to which sides were added after the fact.

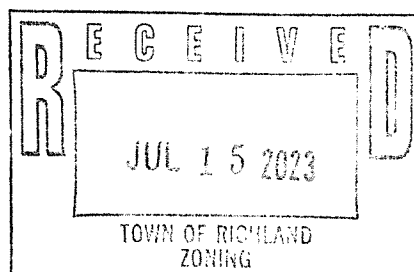
I understand the Planning Board only reviews the site plan and special use standards but they never got a chance to see this, nor did Oswego County Health Department. It seems to be a flagrant violation of laws applicable to erecting a building.

Some very specific issues:

- 1) Whether they call it a side/rear or front it doesn't appear that the waterside has sufficient set back.
- 2) Parking spaces requirements for a Restaurant/Tavern and Banquet Facility (not a defined use) not identified and spaces allocated on C-101 indicate they would be 9'x18' but town defines a space as 10'x20'
- 3) No mention or for loading space
- 4) A condition of the site plan application 21-04 approved April 19, 2021 was to place the ROW from Co. Rt 5 on the plan. **It hasn't been done. How do we know new building isn't in ROW?**
- 5) Applicant never contacted Oswego County Health regarding the construction of a restaurant. They deal with all of the NYS Sanitary codes including ventilation, plumbing/grease traps/ garbage etc. This is supposed to be done in an application form OCHD-17. I don't know how you get a building permit without complying with all permitting regulations. Again we stand to be directly impacted by these issues.
- 6) I would like the Planning Board to address Section 312 and 313 2. and 4. of the zoning code as to how this isn't having a detrimental effect on our property.

I will be sending photos in a separate file and may have additional comments.

Thanks,  
Patricia Podrazil  
7 Lake Road Ext



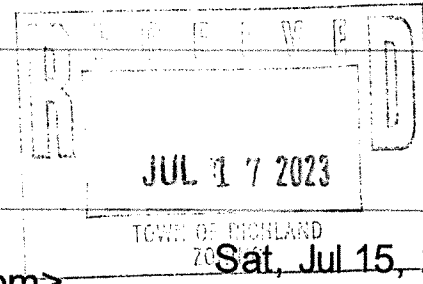


John Howland

&lt;ceozeo.townofrichland@gmail.com&gt;

## Selkirk Lighthouse renovation

1 message



**Kathleen and Steve sutter** <suttersmil@gmail.com>

Sat, Jul 15, 2023 at  
3:20 PM

To: ceozeo@townofrichland.org, josephmcgrath@townofrichland.org

Gentlemen,

We greatly appreciate Mike Barnell's endeavor to update and beautify this historic lighthouse site. The transformance is truly remarkable! Should it be recognized as the Selkirk Lighthouse and Marina as the site plan indicates or the Salmon River Lighthouse and Marina as the large sign states?? Just asking??

As adjoining property owners to the south on County Route 5, we are very concerned regarding the scale of Mr. Barnell's future proposed projects. The 50 seat "pavilion" waterfront restaurant along with a 150 seat banquet house may cause overwhelming traffic and congestion in the immediate surrounding area.

The site plan in accordance with New York State specs, denotes 90 parking spaces including 4 ADA spots as well as 15 trailer spaces. In mid afternoon on Saturday, July 15th we noted 35 vehicles and 13 boat trailers in the existing lot. There is no possible way to fit 52 more cars, much less the ubiquitous trucks in this limited area. Therefore overflow would run along the county road and Lighthouse Way which may impede the access for emergency services and fire apparatus as well as obstructing the Right of Way access afforded to the residents to the north of the marina.

We think the renovation of the Lighthouse and Marina along with the new restaurant will attract many consumers to this area and sincerely hope it does not lead to a distraction to the immediate neighbors.

Steve and Kathy Sutter  
817 County Route 5

Dear Mr. Howland and Board Members,

My mother is, and before her my grandmother and grandfather were property owners at 67 Lake Rd. ext. In my 47 years, I have spent almost every summer, albeit one or two, at Lake Ontario and Selkirk Beach. Many of the Beach Association cottage owners have been around for generations as well. Many even long enough to remember the former Lighthouse Hotel and Bar, which was before my time.

As an interested party and future cottage owner, I have seen what seems to be misdirection in the plans that were filed and what was built with disregard for getting the proper permission in advance of the building. It is this discrepancy that is most disturbing to me. I was not disturbed by the idea of a restaurant on the site of the prior building next to the Lighthouse as there had been one years before.

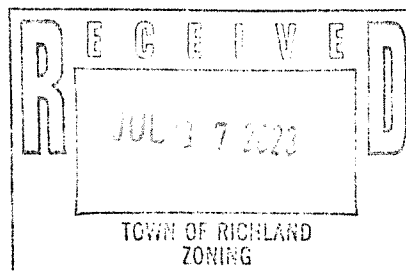
However, to build with what seems to be inadequate permission, on top of neighbors, taxpayers, is an injustice and such behavior should not be given precedence.

Thanks for your consideration and effort in this matter.

Sincerely,

John D. Marczak

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John Marczak  
Ihloom Cybersecurity  
C: 617-895-7916  
[jmarczak@ihloom.com](mailto:jmarczak@ihloom.com)  
[www.ihloom.com](http://www.ihloom.com)



**Subject:** Tonight's meeting vote: Please read.  
**From:** Liza Dimitri <3spicyboys@gmail.com>  
**Date:** 7/17/2023, 2:11 PM  
**To:** jhowland101@twcny.rr.com

Dear Board Members,

My name is Liza (Marczak) Dimitri and I am the granddaughter of Janice Bliss. I have spent 48 of 49 summers of my life at 67 Lake Road Extension. The cottage has been in the Bliss family for 70 years. It was purchased by my grandfather, Paul D. Bliss and members of my family have never missed a summer since then. We're hopeful that this tradition will continue for future family generations.

It is with this background that we respectfully request that the Board reject Applicant's petition.

It is my understanding that the original filing indicated a restaurant being constructed approximately on the same spot as the original Lighthouse hotel. This apparently is not the case. The owners have constructed this building right up to the water's edge and practically on top of the Podrazil property. It is not in compliance with the original plan. This differential is so significant that it is unrealistic to surmise that the applicant's actions were just a simple mistake. It appears that the applicant's intended to build now and defend their actions later if and when challenged.

A similar strategy appears to be in play regarding what was represented to be an open air "pavilion ". It has now been fully enclosed and applicants are seeking to significantly change its use to a restaurant/tavern. These two structures combined have the capacity to attract visitors in numbers far exceeding historical averages. This influx can have a detrimental impact upon the surrounding property owners including but not limited to crime, increased traffic flow, water contamination, air pollution, rowdy behavior and decreased property valuation. Most importantly it will disrupt a way of life treasured by past and future generations of the property owners hereby affected.

I respectfully request that Applicants' petition be denied.

**Liza Dimitri**

8 Fern Street

Auburn, ME 04210

Telephone 207-689-5830

Email: [l.dimitri@msad17.org](mailto:l.dimitri@msad17.org)

