

**MINUTES OF THE PLANNING BOARD MEETING
TOWN OF RICHLAND
1 BRIDGE ST, PULASKI, NY 13142**

DATE: Monday, August 19, 2024

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Joe McGrath, Tom King, Jon Goodsell, and Robert Jeffery.

OTHERS IN ATTENDANCE: John Howland, Catherine Spinney, Larry Atkinson, Swaitoslav Kaczmar, Timothy Crouch, Joe Skotnicki, David Bardoun, Jeff Edick, Rebekah Alfrod, John Mandigo, John Miller, Mike Barnell.

CALL TO ORDER: The meeting was called to order at 7:00 p.m. with Chairman McGrath leading in the Pledge of Allegiance.

Special Permit Application:

Application # 24-42 & 43 submitted by John Miller 6722 St. Rt 3 special permit and site plan approval for retail sales and service. Mr. Miller explained that the shop would be used as a cabinet shop, and its size would be 30X60.

The SEQR was reviewed by the board and completed by Joe McGrath. The board discussed the project. **A motion was made by King and seconded by Jeffery to declare it a negative declaration for SEQR and allow the chairman to sign as such. In the roll call vote, members are as follows: McGrath, yes, King, yes, Jeffery, yes, Goodsell, yes. Jeffery made a motion seconded by Goodsell to deem the application complete and schedule a public hearing for September 16th. In the roll call vote, members are as follows: McGrath, yes, King, yes, Jeffery, yes, Goodsell, yes.**

Public Comment :

Chairman McGrath read a letter written by resident Jeff Edick, which was addressed to Code Officer Mr. Howland. Mr. Edick's concerns included special permit violations, wetlands preservation, special permit-related/noise pollution, legislation for speed limit changes, and drainage issues.

Public Hearing:

Minor Subdivision application #24-58, **A motion was made by King and seconded by Jeffery to open the public hearing at 7:15 p.m. All members were in favor with a vote of yes.** Mr. Kaczmar asked if making changes to the use of some parts of a property would affect a special permit issued to that property. Mr. McGrath replied that the special permit would not be affected, but suggested verifying this with our attorney. Mr. Howland mentioned that it would only be affected if it was a condition of the special permit when it was issued. Mr. Edick noted that the current owner has the property listed for sale and he read the advertisement. Mr. Bardon commented and agreed with McGrath stating that he

doesn't believe that you can deny a use if it's allowed in the town. **A motion was made by Goodsell seconded by Jeffery to close the public hearing at 7:34 p.m. All members were in favor.**

Minor Subdivision:

Application #24-58 Dave Bardon discussed the division of lots on Canning Factory Road into five while leaving the proposed campground with just over 38 acres. Mr. Bardon explained that Mr. Carlson is the current owner of the property. He requests that lot 1 be reserved for the campground, while lots 2, 3, 4, and 5, which are each around 5 acres, be designated for residential use with individual septic systems. **A motion was made by Jeffery and seconded by King to table minor subdivisions until the attorney answers the special permit question and addresses Mr. Edick's concerns.**

Variance Application

Application #24-61 submitted by Lucas Andre River View Dr. applicant would like to split 1 property into 2 properties. Mr. Howland explained that the applicant lives out of state. He also mentioned that he intends to keep one of the lots for himself and sell the other lot to his neighbor. It was discussed that if each property owner added the subdivided lot to their existing lots, all the lots would comply with zoning regulations. **A motion was made by King and seconded by Goodsell to give a positive recommendation to have the ZBA for a public hearing. In the roll call vote, members are as follows: McGrath, yes, King, yes, Jeffery, yes, Goodsell, yes.**

DISCUSSION OF SELKIRK LIGHTHOUSE:

Mike Barnell addressed the board showing updated pictures that the pavilion is now in compliance with the original permit. He would like to make the board aware that at this time he doesn't plan to change the use of the structure but would like to put in for an amended site plan to his original permit to make this an enclosed pavilion. Scheduled public hearing tentatively for September 16.

A motion was made by Jeffery and seconded by King to approve the July 15, 2024; minutes as submitted. All members were in favor with a vote of "Yes".

DISCUSSION APPLICATIONS FOR OPEN POSITIONS

Mr. Howland informed the board that the Town Board is seeking the Planning Board's recommendations for interested candidates. There were discussions on the matter, but the planning board does not have an opinion on the matter.

DISCUSSION OF MORATORIUM:

John Howland informed the boards that the moratorium for the campgrounds had expired. Mr. Atkinson stated that the town board had talked about changing the current zoning law by increasing the buffer from the road to shield the campground from public view and requiring a minimum of ten acres. We will provide further details in the future as zoning changes are implemented.

The Meeting was adjourned at 8:05 pm.

Respectfully submitted by:
Catherine Spinney