

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

DATE: Monday, December 16, 2024

PLACE: H Douglas Barclay Courthouse

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

OTHERS IN ATTENDANCE: John Howland, Catherine Spinney, Wayne Dupree, Larry Adkinson, Mike Lasell, and Jeff Edick.

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 #24-89 & 90 Special permit and Site plan application submitted by Wayne & Nicole Dupree for retail sales and service located at 7627 St Rt 3. Mr. Dupree was present and explained that they are looking to take over the current building on the property and convert it from a restaurant into a retail shop that sells and rents golf carts. Mr. Dupree stated that all of the devices will be battery-operated, and they currently do not plan to offer a service department. Mr. Adkinson had a question regarding the batteries. Is there a risk of battery fires? Mr. Dupree stated that they use lithium-ion batteries and there are no concerns about fires.

The SEQR was reviewed by the board and completed by Joe McGrath A motion was made by Scott and seconded by Goodsell 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, Goodsell, yes, King, yes, Jeffery, yes, Scott, yes. Goodsell made a motion seconded by King to deem the application complete and schedule a public hearing for January 21, 2024. In the roll call vote, members are as follows: McGrath, yes, Goodsell, yes, King, yes, Jeffery, yes, Scott, yes. All members were in favor with a vote of "Yes".

Special Permit Application:

Application #24-92 & 93 Special permit and Site plan submitted by David and Brenda Walters for additions to the current campground located at 6919-27 St Rt 3. Mike Lasell is the engineer for the project and is available to explain the planned additions, which include 12 cabins, a bathhouse, a 40 by 100-foot event pavilion, a 16 by 30-foot stage, a 12 by 24-foot walk-in cooler, and a 12 by 64-foot covered golf driving range. Additionally, the site will include the relocation of the current mini-storage buildings.

The SEQR was reviewed by the board and completed by Joe McGrath. The board discussed the project. A motion was made by Scott and seconded by Goodsell 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, Goodsell, yes, King, yes, Jeffery, yes, Scott, yes. Goodsell made a motion seconded by Scott to deem the application complete and schedule a public hearing for January 21, 2024. In the roll call vote, members are as follows: McGrath, yes, Goodsell, yes, King, yes, Jeffery, yes, Scott, yes. All members were in favor with a vote of "Yes".

VARIANCE APPLICATION:

Application # 24-86 submitted by Joseph & Valerie Hutchinson from 108 S. Rainbow Shores Rd. for an area variance to install a 54" high fence around the perimeter of the property. The applicants would like to install a 54-inch fence for Mr. Hutchinson's safety, as he is blind. Mr. Howland stated that the fencing would not obstruct the neighbor's views and would enhance the visual appeal. The board discussed the proposed project. A motion was made by Goodsell and seconded by Scott to make a positive recommendation to the ZBA. **In the roll call vote, members are as follows: McGrath, yes, Goodsell, yes, King, yes, Jeffery, yes, Scott, yes. All members were in favor with a vote of "Yes".**

A motion was made by King and seconded by Scott to approve the October 21, 2024; minutes as submitted. All members were in favor with a vote of "Yes".

The planning board recommends that Mr. Goodsell be the new Chairman once Mr. McGrath steps down. In the roll call vote, members are as follows: McGrath, yes, Goodsell, yes, King, yes, Jeffery, yes, Scott, yes. All members were in favor with a vote of "Yes".

DISCUSSION OF MORATORIUM:

Mr. Adkinson explained that the Town Board prefers to reestablish the moratorium rather than amend the local law. Mr. McGrath and Mr. Howland believed that there were already regulations that needed to be implemented instead of a moratorium. The board will await further information from the Town Board.

The Meeting was adjourned at 7:50 pm.

Respectfully submitted by:
Catherine Spinney