

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

DATE: Tuesday July 15, 2024

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Tom King, David Scott, and Robert Jeffery

OTHERS IN ATTENDANCE: John Howland, Catherine Spinney, Larry Atkinson, Swaitoslav Kaczmar, Timothy Crouch, Jen Gibbs, Ben Gibbs, Greg Gibbs, Andrea Gibbs, David Bardoun, Samantha Ryan, Tanya Bailey , Joseph Hughes, Anna Hessford,

CALL TO ORDER: The meeting commenced at 7:00 p.m. with Tom King filling in for the absent chairman, and requesting John Howland to lead the meeting and lead the Pledge of Allegiance.

PUBLIC HEARING

Application #24-45 & 46 Submitted by Joe Hughes and Anna Hesford 174 Co. Rt. 62. Special permit & site plan for a four-unit lodge. A motion was made by Scott and second by Jeffery to open the public hearing at 7:03. All members were in favor. Joe explained the proposed project, and John Howland summarized that the 239 review and approval was recommended. Jen asked about the operation hours, and Joe clarified that it would be seasonal. Ben Gibbs inquired about potential zoning changes. Andrea expressed concerns about allowing section eight residents in the short-term lodge, to which John informed her that while the planning board cannot dictate who he rents to, they do have the right to put restrictions on it. Andrea then asked about the permit process. Swaitoslav had a question if there was room for additional buildings on the property, John informed the public that if he wanted to add additional structures he would have a separate application for that. **A motion was made by King seconded by Scott to close the public hearing at 7:12p.m. All members were in favor and a vote of yes.**

Special Permit application:

Application #24-45 & 46 Submitted by Joe Hughes and Anna Hesford 174 Co.Rt. 62. Special permit & site plan for a four-unit lodge. The board discussed the proposed project. John asked the applicant about signage. **A motion was made by Jeffrey and seconded by Scott to approve special permit #24-45 & 46 with conditions. The conditions include the size and contents of the sign before receiving a certificate of occupancy. In a roll call vote members voted as follows; King, yes; Jeffery, yes; and Scott, yes. A motion was made by King and seconded by Jeffery to approve site plan application 24-45 & 46 with the same conditions as a special permit. In a roll call vote members voted as follows; King, yes; Jeffery, yes; and Scott, yes.**

Application # 24-42 & 43 submitted by John Miller 6722 St. Rt 3 special permit and site plan approval for retail sales and service. **A motion was made by King and seconded by Jeffery to table the application till next month because the applicant was absent.**

Application #24-49 submitted by Ricky & Rose Halstead of 12 Towne Rd the applicant would like to split off 150' X 400' lot leaving 14.09 acres. The applicant requires 200' road frontage and only proposes 150. Lot owner Tanya was available to answer any questions. Samantha, the neighbor, was present and supportive of the site plan. Dave Bardon presented the site plan for the new house. Due to the positions of existing dwellings on the lot, it only leaves 150 feet of road frontage. **Scott made a motion to grant a waiver to reduce the minimum lot frontage required from 200' to the proposed 150', seconded by King. In a roll call vote members voted as follows; King, yes; Jeffery, yes; and Scott, yes. All members were in favor and a vote of yes.**

DISCUSSION OF SUBDIVISION:

John Howland summarized the plans brought in by Dave Bardon for subdividing lots on Canning Factory Road into five lots, leaving the proposed campground with a little over 38 acres. Dave answered a question regarding federal wetlands that are across all the proposed lots. The application will be completed and scheduled for a public hearing on August 19, 2024.

A motion was made by Scott and seconded by Jeffery to approve the June 18, 2024; minutes as submitted. All members were in favor and a vote of yes.

DISCUSSION OF MORATORIUM:

John Howland initiated the discussion by informing the board that the town plans to allow the moratorium for the campgrounds to expire on August 8, 2024. Larry Atkinson informed the Planning Board that he is proposing to the Town board a 150-foot barrier to address noise issues and improve the overall appeal of the area. The board concluded the discussion and scheduled it for further consideration at a later meeting.

The Meeting was adjourned at 7:50 pm.

Respectfully submitted by:
Catherine Spinney