

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

DATE: Monday, September 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, Nicholas Hollis, David Bardoun, 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.

Minor Subdivision:

Application #23-19 Dave Bardoun and the owner, Nicholas Hollis are present to review the application. Mr. Hollis already has 3 lots that are subdivided on Adkinson Rd under an extended subdivision. Now, he plans to split one of the current lots in half, which makes it a minor subdivision. Mr. Hollis will be going from owning 3 lots to owning 4 lots.

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 King 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, Scott, yes, Goodsell, yes. Goodsell made a motion seconded by Jeffery to deem the application complete and schedule a public hearing for October 21st. In the roll call vote, members are as follows: McGrath, yes, King, yes, Jeffery, yes, Scott, yes, Goodsell, yes. All members were in favor.

Public Hearing:

Minor Subdivision application #24-58, Mr. McGrath confirmed with the attorney that they had two outstanding questions from the last meeting: Can he subdivide the lot? The answer is yes. Is this considered segmenting under DEC laws? No, it is not.

A motion was made by Jeffery and seconded by Goodsell to open the public hearing at 7:14 p.m. All members were in favor with a vote of yes. Mr. Bardoun stated that the current owner does not intend to develop these lots and simply wants to sell them as residential lots. He confirmed that they are buildable and have all undergone percolation tests. Mr. Bardoun also mentioned that anyone purchasing these lots would need to obtain a septic design that is filed with the county health department. There was a discussion about whether they could impose conditions on the lots. Mr. McGrath addressed Mr. Edick's concerns, mentioning that they have no control over noise pollution and speed limit changes. Mr. King commented that if anyone bought the lots and wanted it to be anything but residential, they would have to apply for a special permit. **A motion was made by**

Goodsell seconded by King to close the public hearing at 7:58 p.m. All members were in favor.

Public Comment :

Mr. Edick wanted to know how the board felt about his concerns that were proposed at the last meeting. These concerns included special permit violations, wetlands preservation, special permit-related noise pollution, legislation for speed limit changes, and drainage issues. Mr. Bardon commented on behalf of Mr. Edick's concerns and stated that these lots would not affect the federal wetlands located on the lots. They conducted a private delineation of the wetlands to see if they have expanded, and from what they mapped, they have not.

Minor Subdivision:

Minor Subdivision Application #24-58. **A motion was made by Jeffery and seconded by Goodsell to approve application #24-58 for a minor subdivision on Canning Factory Rd. In the roll call vote, members are as follows: McGrath, yes, King, yes, Jeffery, yes, Scott, yes, Goodsell, yes. All members were in favor.**

A motion was made by Jeffery and seconded by Scott to approve the August 19, 2024; minutes as submitted. All members were in favor with a vote of "Yes".

Public Hearing -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. **The application was not discussed because the applicant was not present.**

DISCUSSION OF SELKIRK LIGHTHOUSE:

In 2018, Mr. Howland mentioned that there was a specific change in the zoning map. The town switched the Lighthouse lot from RC to RR zone. As a result, the building of the pavilion became too close to the property line under the new zoning law. Mr. Howland is going to research it future and they will discuss it at next months meeting.

A Motion was made by Jeffery and seconded by King to adjourn the meeting at 8:06 pm

Respectfully submitted by:
Catherine Spinney