

**AGENDA**  
**Town of Richland**  
**Planning Board Meeting**  
**Monday August 21, 2023**  
**7:00 PM**

**Site Plan Application:**

Application #23-48. Site plan application. Crystal Myers from 243 Main St. Site plan approval for new 32 x 50 accessory use building. New building meets required setbacks. Complete SEQR part 2-3 and make decision.

**Special permit & Site plan application:**

Application # 23-34 & 35 Special permit & site plan submitted by Marat Galstyan/ Pivot Solar for the construction of a 3.5 MW commercial solar farm located at 4347 US Rt. 11. Old Trust Nursery. Complete long form SEQR & schedule public hearing for September 18, 2023

**Special Permit & Site Plan:**

Application # 23-18 & 19. Special permit & site plan submitted by Selkirk Lighthouse & Marina 812-28 Co. Rt. 5. Special permit & site plan were approved in 2021. Change of use from pavilion to restaurant/tavern. Continuation of the June 20 & July 17, 2023 meeting.

**Variance application:**

Variance application #23-49 submitted by Thomas Martin 48 N. Ramona Beach Rd. 5' side yard waiver for the construction of a 25' x 35' garage with 2<sup>nd</sup> story dwelling. Recommendation to ZBA.

Variance application #23-50 submitted by Thomas Martin 45 N. Ramona Beach Rd. 5" side yard waiver. Applicant would like to demolish existing camp and construct a new 25' x 55' single family dwelling. Recommendation to ZBA.

Approval of PB minutes from the July 17, 2023, meeting.  
Any other business that needs to be brought to the Board.  
If you are unable to attend, please let me know.