

**MINUTES OF THE MEETING OF THE TOWN BOARD**  
TOWN OF RICHLAND  
1 BRIDGE STREET, PULASKI, NY

**DATE:** December 8, 2020

**KIND OF MEETING:** Regular Town Board Meeting

**PLACE:** Main Courtroom, H. Douglas Barclay Courthouse Pulaski, NY

**BOARD MEMBERS PRESENT:** Supervisor Dan Krupke  
Councilman Kern Yerdon  
Councilman Allen Goodsell  
Councilwoman Sue Haynes  
Councilwoman Donna Gilson

**OTHERS IN ATTENDANCE:** CEO/ZEO John Howland, Water/Buildings and Grounds Supervisor Craig Sternberg Town Attorney Graham Seiter and Town Clerk Millie Newcomb

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m. with Supervisor Krupke leading in the Pledge of Allegiance.

**PUBLIC COMMENT:** No public comment at this time.

Star Carter from GIS Hosting was supposed to be at this meeting but, with the ongoing Pandemic, Mr. Krupke said it wasn't really necessary for her to be here. If the Board had any questions that cannot be answered, Ms. Carter advised she would be available by phone. The Town has been using this GIS mapping service at which time the Town of Richland had a grant initially for the first 5 years. The 5 years is up so this contract needs to be renewed. After reviewing the agreement and talking to Ms. Carter, there is nothing that has changed in the agreement that the Town hasn't been doing in the last 5 years. So with that there is a fee structure which is \$1895 for the first 2 yrs, then it jumps up \$500 for the next 2 yrs, and finally \$100 in the 5th year. ***Supervisor Krupke would like to recommend that the Town enters into this agreement. Councilman Yerdon made the motion and Councilman Goodsell seconded it. With no more discussion, and in a roll call vote, all were in favor with a vote of "AYE".***

**ZONING AND CODE REPORTS:** CEO/ZEO Howland is here to give his report. Verizon Wireless has a proposal and there is a Public Hearing on December 21st, for a Telecommunication Tower on Co Rt 28 and Town Road and another on St Rt 13 in Port Ontario. It's the same attorneys and company for both Towers. These cell towers are located in areas that encompass a radius for coverage. There is one Tower near 104 B and another on St Rt 3 up near the Town of Sandy Creeks Water Tower on Weaver Road. The Port Ontario area is one of the areas that has a void. There is a site analysis attached to the paperwork that tells how they come up with locations. The site for the property in Port Ontario is on the Harris property. From the road, the tower will be located approximately 245'. The Tower will be about 180' high. It's 160' from the Rathje property line, 1025' from the back, 395' from the east property line. One of the questions is that the Town has a Water Tower on Co Rt 5 and why can't the Tower be located on it. Supervisor Krupke had just gotten off the phone with the Attorney representing the Utility Company and he asked why the location was chosen on the Harris property. He feels there is some justification to that area that he was not aware of but the area best suited the tower. He will email the attorney tomorrow to see what the reasoning is and maybe perhaps see if the area near the Water Tower would be considered. At this point, Mr. Krupke doesn't think there is much the Town can do in getting the tower relocated. The Tower will not need to have lights on it with it being under 200' per the FAA. The Tower on Town Road, required a special permit because it's in an Industrial zone. The Tower on Rt 13 is an RR3 residential zone so it only needed a site plan approval only, not a special permit. There will be a Public Hearing in January. All the neighbors will be notified. Next is a discussion about the fee schedules for special permits. Commercial Wind Turbine permits are \$250, Commercial Solar projects are \$250 for the project. What some Towns are doing is making permits per megawatts. For example, a 5 megawatt project would cost \$5000 per megawatt or \$25,000 for the building permit. The Town can change the fee schedule by resolution. The project on Lehigh Road has already been issued a permit, but there are 3 other solar projects in the works from 3 to 3.85 mega watts. For an example of the project on Route 3, the permit as of now will be \$250.00. So if the Town changes the fee schedule to \$500 per megawatt, it would be \$1500 for the permit. This is still reasonably cheap for what it is. The Board feels this is the time to do it. This fee schedule is basically what other towns are doing. The zoning permit fee will stay the same but the Building permit will be based on the amount of megawatts. ***A motion to raise the fee schedule for Commercial Solar projects from \$250 to \$500 per megawatt, Telecommunication tower renovations, the cost was \$50 will be raised to \$250, New telecommunications Towers from \$250 up to \$1000, and Commercial Wind Turbines from \$250 up to \$1000 per turban was made by Councilman Goodsell and seconded by Councilwoman Gilson. In a roll call vote, all were in favor with a vote of "AYE.*** Discussion turned to how to do Virtual Meetings for Public Hearings. Board members are concerned about Campers on lots around the town. Many of the members have noticed that lots have been sold and RV's are used to stay in, or live in them permanently. Many have septic systems and water hooked up. These campers have become permanent fixtures and some have roofs over the tops of them. Under the current laws, property owners are allowed 1 unlicensed vehicle on their property. Mr Howland is going to

meet with Tim Konetchy from the County Planning Board after the Holidays to make more changes. Councilman Yerdon reminded the board that back when these laws were passed there were time limits as to how long travel trailers could stay on lots. Travel trailers can only stay on lots for 6 months. In his opinion, that is not the definition of a travel trailer when it's hooked up to sewer and water . CEO/ZEO Howland will take it to the Planning Boards to see how they would like to proceed and he will bring it back to the Board with some recommendations. Supervisor Krupke asked Attorney Seiter about maybe putting a moratorium to ban travel trailers on parcels in the Town of Richland. Attorney Seiter advised you have to be specific as to what will be accepted and what will not. It's all in the wording and feels it could be stirring up the hornet's nest. Mr. Howland advised he could get a copy of Williamstown's law. The residents have to get a permit to have the travel trailer on their property. The permit runs from May to December. At the end of December the trailer has to be off the property. Mr Yerdon thinks that this law that the Town of Richland has was intended for that very thing. Of the 18 permits that the Town of Williamstown issued, 12 of them live more than 100 miles from Williamstown, so on January 1st the Town wants him to cite the owners and send them to court. The Attorneys told the Williamstown Board that it's not an enforceable law. The laws in these towns require septic systems or outhouses on the lots where the travel trailers are. Supervisor Krupke's recommendation is to have Mr Howland take this back to the Planning board on December 21st so they have the intention of what the Town Board wants so he can come back to the January Board meeting with their recommendations. If anyone has any other thoughts, take them to John . Another topic is the Lehigh Road Solar Project. It's understood that the Project has been sold. Attorney Seiter has been in contact with the new owner's Attorney. The new owner has indicated that they plan to honor all the original agreements and his take on it is that nothing on the Town's end will change. The big change may be with the IDA in Oswego. Mr Seiter thinks that won't even change. Mr Yerdon advised that the new company is withdrawing its contract with the IDA. They will deal directly with the Town, County and School Districts in relation to the Pilot agreements. The IDA has always had the decommissioning language in the agreements. The Town has to make sure that all that language has to be included with the agreements with the Town. The first company never disclosed that they purchased 59 acres but were only developing 29 acres. The 59 acres consisted of 3 parcels. The Town only knew they were going to use 2 of the parcels. Attorney Seiter will get a copy of the decommissioning agreement from the County.

**LEGISLATIVE REPORT:** Supervisor Krupke gave the Board the latest figures of COVID 19 exposure in Oswego County. Residents can look to the County Website for testing sites and locally, the Pulaski Urgent Care does testing by appointment.

**WATER REPORT:** Superintendent Sternberg is here to give his report and a copy was distributed to the Board. The new water district is making progress. The contractor is on County Route 28 fixing the area around the Railroad Crossing. The plow has been installed on the new water truck.

The WindMill that is located on the Well Field property in Richland has been the subject of ongoing maintenance and it has not been productive. Jim Soule from Scriba Electric can cut the cables and decommission it. There is an internet connection in the windmill. Mr. Sternberg would like to move it to the building that is there. Attorney Seiter suggests that the Town send a letter to the NYS Environmental Development Commission to advise that the Town would like to decommission the turbine because of the costs. It was a collective opinion among the Board that the turbine should be shut down. ***A motion to start the steps in decommissioning of the Wind Turbine on the Well Fields in Richland was made by Councilwoman Haynes and seconded by Councilwoman Gilson. In a roll call vote, all were in favor with a vote of AYE***”.

**BUILDINGS AND GROUNDS & RICHLAND PARKS:** The Haldane Center Ice Rink is up and running with no complaints. Everything else is closed down and quiet. The photocells on the lights outside have gone bad. Supervisor Krupke gave Mr. Sternberg permission to get them replaced, along with the Heat tape on the roof. The garage has been cleared out and at some time there will be a small office and storage over the winter. There is an electric meter at the Skate Park that has been on and the Town has been paying about \$20 per month for it. At this time it's been turned off. The dumpsters have been turned to an “on call “basis instead of having them emptied each month. There have been no Board meetings due to Covid. Richland Park has had light activity. At the Highway Garage, an RFP request for bids for Labor only. Three bids were received for the materials. The steel is 26 gauge steel that has a lifetime warranty on it. Mr Sternberg reached out to 5 contractors and received 3 bids back for Labor. Bids will be opened on December 17th . Still would like to get a camera system in the spring.

**DOG REPORT:** No report.

**HIGHWAY REPORT:** No report.

**SUPERVISOR REPORT:** A motion to accept the Supervisors report for October 2020 was made by Councilwoman Haynes and seconded by Councilman Goodsell. In a roll call vote, all were in favor with a vote of “AYE”.

**COMPREHENSIVE PLANNING BOARD MINUTES/UPDATES:** The Board would like to appoint Robin Phillips to this board. A motion to appoint Mrs. Phillips as a permanent member to the board. This motion was made by Councilman Yerdon and seconded by Councilwoman Gilson. In a roll call vote, all were in favor with a vote of “AYE”. The Comp Board has a final draft and will email it to the Board. If anyone has any questions they can email Jan Tighe or Robin Ford. Councilman Yerdon feels the owners of the new development up near the High School will do a good job vetting people that will be moving in. Supervisor Krupke felt the same.

**JUSTICE REPORTS:** Judge Congers Adjustment report was presented to the Board. With no discussion, a motion to accept Judge Conger's report was made by Councilwoman Gilson and seconded by Councilwoman Haynes. In a roll call vote, all were in favor with a vote of "AYE".

**WARRANT OF BILLS:** *A motion to accept Abstract # 12 was made by Councilman Yerdon and seconded by Councilman Goodsell. With no discussion, and in a roll call vote, all were in favor with a vote of "AYE".*

**RESOLUTION:** to Adopt LGS-1 . A motion to accept the resolution to adopt the new LGS-1 retention schedule. *This motion was made by Councilman Goodsell and seconded by Councilwoman Haynes. In a roll call vote all were in favor with a vote of "AYE". Also a motion to dispose of records in the Archives building. The listing is available in the Town Clerk's office. This motion was made by Councilwoman Haynes and seconded by Councilwoman Gilson . In a roll call vote, all were in favor with a vote of "AYE".*

**TOWN BOARD MINUTES:** *Motion to accept Minutes from November 10th, November 17 and the Town Clerks report for November was made by Councilman Yerdon and seconded by Councilman Goodsell. In a roll call vote, all were in favor with a vote of "AYE".*

**BONADIO:** Every year the Bonadio Group has audited the Towns finances. This year this group has increased their fee by \$6000. Supervisor Krupke has a call into the office to speak to someone. At this late date, it will be hard to put out a RFP for this service. With the Boards permission, Supervisor Krupke would like to hire Bonadio to work at an hourly rate to help with AUD reports, journal entries and other things. Hopefully they will be reasonable with the rate. The Public Hearing will be on December 17th at 11:00 to expend the money and to award the bid to repair the Roof at the Highway Cold Storage Building.

**CEMETERY UPDATES:** No updates

**TOWN HISTORIAN REPORT:** No report.

**MISCELLANEOUS BUSINESS:** End of the year meeting on December 29 or 30th to do budget transfers and pay 2020 bills. Supervisor Krupke received an email from Phil Church shared services meeting virtually. The meeting will be Friday December 11 from 5:30-6:30 pm. Anyone that would like to sit in on the meeting, Supervisor Krupke can forward the email for the link Applications for the vacancy on the Water Board have been received. There were 2 applications. *After a brief discussion, a motion to appoint Robert Goodsell to the Town of Richlands Water Board was made by Councilman Yerdon and seconded by Councilwoman Gilson. In a roll call vote, all were in favor with a motion of "AYE".*

**NEXT TOWN BOARD MEETING: January 12, 2021 at 6:00pm**

**MEETING ADJOURNED:** With no other business to discuss at this time, ***A motion to adjourn was made by Councilman Yerdon and seconded by Councilwoman Haynes. In a roll call vote, all were in favor with a vote of "AYE". 7:58pm***

Respectfully submitted by

Millie Newcomb  
Town Clerk