

Richland Pulaski Comprehensive Plan Committee
February 9, 2017

Present: Dawn Holynski, Chair; Shawn Doyle, Secretary,(Also Village Planning Bd. Chair), Village of Pulaski; Jodi Olson, Selena Belser; Town Representatives: Maureen Anderson, Donna Gilson, Jan Tighe, Trustee;

Absent: none from committee

Guests: Jim Tighe, Nicholas Allen, Rich Brodeur, Mike Hoyt, Chris Stewart, USDA;

Guest: Jeanie Gleisner, CNYRPDB

Dawn and Shawn introduced everyone present, Nicholas Allen is a new member of the Village Planning Board, Selena Belser replaced Bill Larrabee on this committee. Dawn recognized Bill Larrabee's time and work on this committee.

Jeannie Gleisner took over the meeting and talked about the schedule for the next few months.

Topics of zoning changes: Parking discussion: Donna feels this is too strict, Shawn agrees, Tighes---we have problems, in residential area.

Page 2-Mixed use discussion: Jeannie recommended we adopt language proposed to help develop downtown, use of second floors. Jan asked about the process, Jeannie explained this is the review. Minimum dwelling size: discussion on tiny homes. Selena, Jodi and Donna saw value in these as are being proposed. Selena said she feels we are too restrictive in not looking at things like this in our Village.

Agriculture use: Jan concerned about the expansion used by Alford farm in Sandy Creek. Shawn brought up the lot size restriction for having small farm animals. Cited Ken Leary issue where he wants chickens and is just under the lot size. Rich Brodeur town is restrictive on this, has heard they are reviewing these regulations, village only addresses dogs.

Jim Tighe: concern about Alford farm example and his concern about Richland Water source. Extension into the town of Ellisburg. Jean: NY Health butting heads now with NY Ag. Now on this.

Building heights: Discussion. On heights.

Hamlets: Fernwood and Richland better protections with the Hamlet overlays for planning. Shawn--- We need a proactive plan for Port Ontario.....Waterfront business we need to define this Kirby Coon lot and former Kohr properties are large enough to be considered for a compatible business in Selkirk Hamlet.

Good neighbor performance standard (Jan) Jean to give to Allsion to review.

Jim---on accessory buildings by special permit, he expressed concerns about abuse. Jeanie believes the registry laws will help. Jean recommends the registry take care of this, and special permit only. Donna-Amish are doing it now. Jean: enforcement is key

RR3 “Douglaston District still in” as is. Shawn said that Douglaston Manor wants the district expanded from Bishop Rd to Rte 3 north to include all of the former golf course. We need to define west side of village with this district

Historic District: Shawn explained the two districts, inner and outer. He suggested that PROP would be a good review board to begin. Donna disagrees on PROP’s role, spoke on her experience with her property and how difficult it was to get planning approval. Shawn expressed view that the type of work Donna did would be right in line with the historic district goals, and that Donna’s issues were more concerning building code interpretation and not zoning.

- Floating district: Jean talked about village edge district. Jan objected to the floating districts. Jean the details need to be worked on and can solve concerns ie: special permit
- Home business: Rich allowed now, Jean has more language that can strengthen and enhance.
- Hamlet definitions discussed
- Conservation subdivision discussion: Shaw suggested people look at Randall Arendt web sites for more information
- Affordable housing---Donna spoke on need and how we need to find places for this.
- Suggestions for screening of dumpsters.
- More intense review of solar arrays. (Dawn left and Shawn took over meeting)
- Sidewalk ordinance recommended with standards: discussion
- Shawn raised concern that we try to simplify site plans for Jefferson St. Storefronts, which evolve quickly, and are normally like use.
- Conservation Subdivision regulation summary-- road access control that limits the proliferation of curb cuts in development.

Randall Arendt cited. Jean talked about this, Concern about the common space and how it is governed: Rich Brodeur cited troubles in cul de sacs in Syracuse where the common space defaulted in tax.....Jean : tighter deeds, town owned, association owned. Sold to one or more for less if they maintain. Shawn cited salmon River Greenway covenants as a good example of how this works.

Shawn asked, are there any “Killer items” that people do not support so far. Jim Tighe concerned with proliferation of Special permits. Jan : we need to tweak this and clarify where we feel the guidelines should be. Jan: still believes floating zone will become spot zoning and is against.

Discussion on Bed and Breakfasts and tourist homes. Shawn believes we need to be more open to this, sees old fashion tourist homes like we had 30-40 years ago are a good use for the larger homes we have instead of multiple apartments. Shawn suggests standards be strict on parking and number of units. Jan “devil in details: concern about transients in our neighborhoods, Shawn stated he’d rather have higher end transients than some of the section 8 housing... Shawn...we would need square footage and detailed plans.

Maureen moved adjournment at 8:26pm, Donna seconded, all in favor, none opposed, carried.

Next meeting: Thursday Feb 9, snow date 16th. 6pm for committee, 6:30 for public. Snow memorial building.

Respectfully Submitted

Shawn Doyle, Secretary