

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

**DATE:** Monday, October 26, 2021

**PLACE:** H Douglas Barclay Courthouse

**BOARD MEMBERS PRESENT:** Joe McGrath, David Scott, Brian Leary, Jon Goodsell

**OTHERS IN ATTENDANCE:** John Howland, Julie Peterson, Mike Lasell, Avetik Amyan, Josh Smith

**CALL TO ORDER:** The meeting was called to order at 7 p.m. with Acting Chairman, Joe McGrath leading in the pledge of allegiance.

Chairman McGrath sincerely apologized to all parties that the board was unable to hold the meeting last week due to lack of a quorum.

**SPECIAL PERMIT & SITE PLAN APPLICATION 21-63 & 21-64.** Special permit and site plan submitted by Avitek Amyan for a retail store at 4347 US Rt. 11. Old Trust Nursery. ***A motion was made by Dave Scott and seconded by Jon Goodsell to open the public hearing at 7:01 p.m. All members were in favor with a vote of "AYE."*** There was no public comment. ***A motion was made by Jon Goodsell and seconded by Dave Scott to close the public hearing at 7:02 p.m. All members were in favor with a vote of "AYE."*** Engineer Mike Lasell updated the board on the requests from the DOT since the last meeting. The DOT said that they want absolutely nothing in the right of way, which means that the current sign needs to be moved. Chairman McGrath states that all that is allowed is 16 square feet for signage. The issues before the board are the illuminated sign in a residential district, the size of the sign, and the size of the canopy sign; this adds up to over 32 sq. ft. The board has looked at this very closely, realizes it is an issue, and feels that mitigating circumstances would allow the existing sign to stay as it is as long as it remains illuminated during the winter months. This sign has served as a beacon to residents during inclement weather for many years. Mr. Howland clarified with the chairman that he is allowing the existing sign to stay and is granting approval for the 2 x 12 sign to be put up. ***A motion was made by Brian Leary and seconded by Jon Goodsell to approve special permit 21-63. In a roll call vote, members voted as follows: McGrath, yes, under section 313, standards to allow special uses, the board has thoroughly discussed 1-5 and found no reason not to issue the special permit; Leary, yes; Scott, yes; Goodsell,***

**yes. A motion was made by Brian Leary and seconded by Dave Scott to approve site plan 21-64 for a retail store at 4347 US Route 11. In a roll call vote, members voted as follows: McGrath, yes, under section 503 conditions for a site plan approval, he feels the board has thoroughly discussed items 1-10 and feel that the site plan is approved and will meet all the conditions of section 503; Leary, yes; Scott, yes; Goodsell, yes.**

**Application 20-40 submitted by Omni Navatis Holdings for amended site plan at South solar project at 1388 Co. Rt. 41. Amendment for relocation of plantings and panel location. CEO/ZEO Howland informed the board that the Omni representative, Pete, is not going to make it to the meeting, but is available by phone if they have any questions. The amendment that they are requesting is for the South project, they are requesting that the fence on the South border be moved from the existing 142' to 50' from the property line, and that the fence at the rear of the property be changed from 75' to 50' at the rear setback, all panels will remain in the same location. The screening is broken up around the wetlands to avoid permanent disturbance to the wetlands so there will be some spots without trees. A motion was made by Dave Scott and seconded by Jon Goodsell to open the public hearing for Application 20-40 at 7:24 p.m. All members were in favor with a vote of "AYE." A motion was made by Jon Goodsell and seconded by Dave Scott to close the public hearing at 7:25 p.m. All members were in favor with a vote of "AYE." A motion was made by Jon Goodsell and seconded by Dave Scott to approve the amended site plan as submitted for application 20-40 Omni Navatis Holdings. In a roll call vote, members voted as follows: McGrath, under careful review of section 503 the board has addressed any issues this site plan may have, therefore, votes yes; Leary, yes; Scott, yes; Goodsell, yes.**

**A motion was made by Dave Scott and seconded by Brian Leary to approve the minutes from the September 20, 2021 meeting. All members were in favor with a vote of "AYE."**

CEO/ZEO Howland informed the board that they received a letter stating that Craig Sternberg will no longer be an Alternate for the Planning Board.

**A motion was made by Dave Scott and seconded by Brian Leary to adjourn the meeting at 7:30 p.m. All members were in favor with a vote of "AYE."**

Respectfully submitted by:  
Julie Peterson  
Clerk