

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

DATE: Monday, February 15, 2021

PLACE: H Douglas Barclay Courthouse, Grand Jury Room

BOARD MEMBERS PRESENT: Ronald Novak, Joe McGrath, Jon Goodsell, Brian Leary, and Alternate Craig Sternberg

OTHERS IN ATTENDANCE: John Howland, Julie Peterson, Mike Lasell, Brenda Walter, Aaron Walter, Heidi Seyer, John and Betty Zeigler, Rob Campany

CALL TO ORDER: The meeting was called to order by Mr. Novak at 7 p.m.

A motion was made by Joe McGrath and seconded by Craig Sternberg to appoint Ronald Novak as the Planning Board Chairman for 2021. All members in attendance were in favor. A motion was made by Jon Goodsell and seconded by Brian Leary to add the Alternate, Craig Sternberg, to the board for tonight's meeting. All members were in favor with a vote of "AYE." A motion was made by Joseph McGrath and seconded by Jon Goodsell to open the public hearing for application 21-01 submitted by David & Brenda Walter - Route 3 Recreation Inc. located at 6919-27 State Route 3 (Pines golf course) for a special permit & site plan for the construction of a 153-unit campground, 9-hole golf course, restaurant-tavern, and 2 30 x 100 accessory use storage buildings located in an RR zone. All members were in favor with a vote of "AYE." Chairman Novak asked the engineer, Mike Lasell, to explain the project and to provide an explanation for the 3 alternative entrances prior to public comments. Mr. Lasell states that the SEQR has been completed, and they have heard back from the DOT, DEC, and SHIPO has signed off on it. They have redesigned things since the last meeting. The storage buildings have been moved back to create better internal traffic flow and to screen them better from the road. As of right now the only spot that the site distance requirements can be met is at the Calkins Rd. entrance. He also mentioned the possibility of reclaiming the abandoned road at the end of Calkins Rd. and coming out on Partrick Dr., but this option is out, as the land has gone back to the surrounding land owners. The final option would be entering from Hager Dr., but this does not seem possible as there is a significant incline to the parking lot and is very wet land, and he doesn't own any property on that road. The DEC letter states that there are no DEC wetlands on site, the project would not disturb the listed species, there are a couple stormwater

management areas and key spots. The DOT stated that the access needs to be brought up to current minor commercial standards and did not mention Calkins Dr. He feels that is because it is a Town owned road. A neighbor to the property, John Zigler, expressed his safety concerns regarding the entrance to the property and the number of accidents on that stretch of road. Mr. Lasell says that the DOT will be heavily involved in this decision process. There was a lengthy discussion concerning the entrance and egress issues for the campground. ***A motion was made by Joe McGrath and seconded by Brian Leary to close the public hearing. All members were in favor with a vote of "AYE." A motion was made by Joe McGrath and seconded by Craig Sternberg to approve special permit application 21-01 pending DOT approval. In a roll call vote, members voted as follows: Goodsell, yes; Leary, yes; Sternberg, yes; McGrath, yes; Novak, yes. A motion was made by Joe McGrath and seconded by Craig Sternberg to accept site plan 21-02 as submitted with the condition that no operation can begin without DOT approval for the area in front of the restaurant and an entrance and egress for the RV Park. In a roll call vote, members voted as follows: Goodsell, yes; Leary, yes; Sternberg, yes; McGrath, yes; Novak, yes.***

Modification to the site plan for OYA/Gray solar for tree planting. Rob Company explained to the board that the berm that was originally proposed can not be put in a wetland area, the DOT states that it would affect the drainage on the site. A portion of the fence that faces Route 3 will be extended and additional trees will be planted in place of the berm. The board would like to ask OYA to consider extending the vegetation down to the pole cluster. ***A motion was made by Craig Sternberg to approve the revised screening plan contingent upon extending the screening as needed to the western most point on the pole cluster, and that the vinyl coating on the fence will be black, the motion was seconded by Brian Leary. In a roll call vote, members voted as follows: Goodsell, yes; Leary, yes; Sternberg, yes; McGrath, yes; Novak, yes.*** The board will table the decommissioning plan to the next board meeting to allow time to review.

Special permit and site plan application 21-04 & 21-05 submitted by Selkirk Lighthouse Marina located at 812-28 County Route 5 for a special permit & site plan for the construction of restaurant/tavern, 2-pavilions, addition to existing marina building, 6-unit motel, located in an RR zone. Mike Lasell gave a presentation of the proposed project. The board discussed how to correct the permitted uses that are missing from the zoning law. Mr. Novak read and completed the SEQR application. ***A motion was made by Joe McGrath and seconded by Brian Leary to declare application 21-04 a negative declaration, and authorize the Chairman to***

sign as an unlisted action. In a roll call vote, members voted as follows: Goodsell, yes; Leary, yes; Sternberg, yes; McGrath, yes; Novak, yes.

Site plan application 20-70 submitted by Blue Sky Tower LLC for Joseph & Paula Harris located at 4551 St. Rt. 13. Site plan for the construction of a 180' telecommunication tower. Review and comments only. ZBA meets Tuesday February 16th for the variance. Site plan for the project will be reviewed at the March 15th meeting. Report from engineer showing why tower needs to be where it is located and not on town water tower. The board received information from the attorney showing that the coverage needed would not be reached by putting it on the water tower and that the coverage could only be reached by placing it at the proposed site.

Sonny's-Steelhead Expedition located at 4585-4589 St. Rt 13, the property is being sold and the buyers have run the fish cleaning station for the past 4 years and need approval for transfer of the fish cleaning license. If the board will allow it, they can operate under the existing license until June 30th, and then on June 30th he would have to submit an application. Mr. Novak would like to see a letter with a formal request for the transfer of the license. ***A motion was made by Joe McGrath and seconded by Craig Sternberg to approve the request for the transfer of the fish cleaning license until June 30th pending a formal letter requesting such. In a roll call vote, members voted as follows: Goodsell, yes; Leary, yes; Sternberg, yes; McGrath, yes; Novak, yes.***

A motion was made by Craig Sternberg and seconded by Joe McGrath to approve the January 18, 2021 planning board minutes. All members were in favor with a vote of "AYE." A motion was made by Joe McGrath and seconded by Craig Sternberg to adjourn the meeting at 9:37 p.m. All members were in favor with a vote of "AYE."

The next Planning Board meeting will be held on Monday March 15, 2021 at 7 p.m.

Respectfully submitted by:
Julie Peterson
Clerk