

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

DATE: Tuesday, January 18, 2022

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Joe McGrath, David Scott, Brian Leary, Jon Goodsell (arrived at 6:41 p.m.)

ZONING BOARD MEMBERS PRESENT: Marshall Minot

OTHERS IN ATTENDANCE: John Howland, Julie Peterson, Tom King, Aimee Fanara, and Donna Gilson (arrived at 6:45 p.m.)

CALL TO ORDER: The meeting was called to order at 6:30 p.m.

PLANNING BOARD:

A motion was made by Dave Scott and seconded by Brian Leary to re-appoint Jonathan Goodsell to the Planning Board. All members were in favor, with a vote of "AYE." A motion was made by Dave Scott and seconded by Brian Leary to appoint Tom King as a new member to the Planning Board. All members were in favor, with a vote of "AYE." A motion was made by Dave Scott and seconded by Brian Leary to appoint Donna Gilson as an Alternate for the Planning Board. All members were in favor, with a vote of "AYE." Acting Chairman Joe McGrath asked for nominations for a new Planning Board Chairman, as former Chairman Ron Novak has resigned. ***A motion was made by Dave Scott and seconded by Tom King to nominate Joe McGrath as Chairman for the Planning Board. All members were in favor, with a vote of "AYE."***

SUB-DIVISION WAIVER: Application 21-79 submitted by Vincent Lobdell 3654 State Route 13. Sub-division waiver to split one parcel into 2 parcels. Waiver is for a 52.75' front yard waiver for lot 1 and 31.85' front yard waiver for lot 2. Mr. Lobdell would like to do this as he would like to put living quarters in the upstairs of his new garage and you can't have two dwellings on the same lot. The only option that would allow this is for him to sub-divide the parcel and obtain a waiver. ***A motion was made by Dave Scott and seconded by Brian Leary to approve a 52.75' front yard waiver for lot 1 and a 31.85' front yard waiver for lot 2 for Vincent Lobdell at 3654 State Route 13. In a roll call vote, members voted as follows: Leary, yes; Scott, yes; King, yes; and McGrath, yes, according to the subdivision law, the planning board has the authority to waiver down to 120 yards for front yard conditions.***

AMENDED SITE PLAN: Omni Navatis/Atkinson Co Rt 41. Amended site plan to move the set-back from 75' to 50' for the rear line on the North solar farm. Same as approved for the South farm in October 2021. Mr. Howland explained the request to the board and showed them the changes on the site plan. ***A motion was made by Brian Leary and seconded by Dave Scott to amend the site plan for the County Route***

41 Omni Navitas project on the Atkinson farm from the original 75' to 50' conditional upon them supplying Mr. Howland a new set of drawings indicating the change, both on the North and the South projects. In a roll call vote, members voted as follows: Leary, yes; Scott, yes; Goodsell, yes; King, yes; and McGrath, yes.

ZBA:

The first order of business for the ZBA is to appoint a Chairman, however, there isn't a quorum present so this cannot be done.

Members present reviewed a map for a possible subdivision on Towne Rd. for Mr. Glenister. The lot was separated when Interstate Rt. 81 was constructed. There was some discussion regarding the lack of 200' of road frontage on the 3.3 acres. Mr. Minot suggests telling the gentleman that there are no guarantees, however, the general consensus of the board at this point is that something can be done as it is better use of the land.

PB/ZBA:

Another order of business is to have a joint discussion and review the zoning and planning recommendations from Attorney Pavia for the comprehensive planning board. Donna Gilson states that this is the final copy for approval after it was reviewed and updated by the attorney and is different from the others they may have looked at. These are ideas and suggestions in changing the zoning language and looking towards the future goals for our Town. The Comprehensive Plan was adopted by the Town Board, presented, are the changes and revisions since its' adoption a few years ago. These revisions remove some of the gray areas that are in the current zoning laws. The Town Board put money in the budget this year to hire a firm to relook at the zoning. In the near future the board will be revisiting the zoning ordinance. The Zoning and Planning board would like to thank the Town Board for pledging the funds to clean up the zoning laws.

The Town Board approved pay for Alternate board members. John Howland informed the board that the Town of Richland has opted out of the cannabis law. There will be a virtual SEQR training on January 26th at 11 a.m. He will give anyone interested the link to log in. The Tug Hill training will be held at Turning Stone this year on Tuesday, April 19, 2022, mark the training that you would like to attend and return to Julie or John to get registered.

A motion was made by Dave Scot and seconded by Jon Goodsell to approve the October Planning Board minutes as submitted. All members were in favor, with a vote of "AYE."

A motion was made by Dave Scott and seconded by Brian Leary to adjourn the meeting at 7:50 p.m. All members were in favor, with a vote of "AYE."

Respectfully submitted by:
Julie Peterson
Clerk