

TOWN OF RICHLAND  
H. DOUGLAS BARCLAY COURTHOUSE  
1 BRIDGE STREET  
PULASKI, NY 13142

The Town of Richland Zoning Board of Appeals held a meeting at the H. Douglas Barclay Courthouse on Tuesday April 18, 2023. Board members present were Chairman Marty Minot, Jamie Foster, Swaitoslav Kaczmar, Tim Crouch and Charles Deaton. Also present were CEO/ZEO J. Howland and 5 people from the public.

Chairman Minot opened the Town of Richland Zoning Board of Appeals meeting at 6:32 PM.

The first order of business was a public hearing for permit # 23-03 submitted by Patrick Corbett & James Blais located at 4596 St. Rt. 13 for an area variance to sub-divide 1 parcel into 2. Motion by Foster 2<sup>nd</sup> by Crouch to open public hearing. All in favor. No one was at the meeting from the public. Motion by Foster 2<sup>nd</sup> by Deaton to close the public hearing. All in favor. Board discussion. Minot spoke about the existing lot and how about 25% of the lot was taken by the DOT when they replaced the bridge. Foster stated that he was in favor but did not want any commercial business there if approved. Kaczmar- agrees 2 cabins with no rental use of the cabins. Deaton- been in family for a long time and is OK with approval. Crouch-agreed with all comments. Board discussed some conditions that should be placed on the approval. Motion by Foster 2<sup>nd</sup> Crouch to approve the variance with the following conditions:

1. DOT approval for the installation of a driveway.
2. No commercial business including short term rental for the cabins.
3. Subdivision must be filed with county and copy provided to ZEO.

Minot went over the 4 criteria for approval for the area variance. Roll call vote. All members in favor.

Next order of business was area variance # 23-07 submitted by The Town of Orwell/Eric Pappa for a sub-division approval from section 571 of the zoning ordinance. David Powers from B&L explained to the board that the Town of Orwell would like to buy a 120 x 180' section from Eric & Connie Pappa. The property would be used for a pumping station so the Town of Richland can pump water to the Town of Orwell. They only need room for a 14 x 18 pump station building. Mr. Powers gave an updated site plan showing the fencing, building location and plantings as required by section 571. Short form SEQR was completed. Motion by Foster 2<sup>nd</sup> by Kaczmar to declare a negative declaration. Roll call vote. All members in favor. Motion by Foster 2<sup>nd</sup> Crouch to deem application complete and schedule a public hearing for May 16<sup>th</sup>. Roll call vote. All in favor.

Motion by Deaton. 2<sup>nd</sup> by Crouch to approve minutes from the March 21, 2023, meeting. All members in favor.

Discussion about the proposed zoning book changes from the December 2022 and the January 2023 meeting. Changes were reviewed by the planning board with comments. ZBA had some new and added comments.

Meeting was adjourned at 8:15 pm.

J. Howland