

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

DATE: Tuesday, March 21, 2023

PLACE: H Douglas Barclay Courthouse

ZONING BOARD MEMBERS PRESENT: Marshall Minot, Swiatoslaw Kaczmar, Charles Deaton, and Timothy Crouch

OTHERS IN ATTENDANCE: John Howland, Julie Peterson, Patrick Corbett

CALL TO ORDER: The meeting was called to order at 6:30 p.m. with Chairman Minot leading in the Pledge of Allegiance.

Variance Application:

Application 23-03 for variance application submitted by Patrick Corbett located at 4596 St. Rt. 13 to subdivide 1 parcel into 2 parcels. Chairman Minot asked Mr. Corbett to explain his project to the board and to convince the board why they should not comply with the zoning law. Mr. Corbett states the reason is that he can't build 2 structures on one parcel according to the town, you can only have one service per National Grid, and one meter pit for water. They would like to each have their own utilities, own septic, and be allowed to put 2 structures on the property. They plan to have a shared driveway. John Howland explained to the board that the project meets all the setback requirements. A survey that was submitted was recorded at the County Clerk's office in October of 1970 by his cousin, this shows that the property has belonged to the family for quite some time and before the bridge was done, which reduced the size of their property by approximately a third. He has no intentions of renting the property out. The board can place restrictions on it when granting the permit. The SEQR was completed by the board, read by Chairman Minot. ***A motion was made by Deaton and seconded by Crouch to declare it a negative declaration for SEQR. In a roll call vote members voted as follows; Deaton, yes; Crouch, yes; Kaczmar, yes; and Minot, yes. A motion was made by Deaton and seconded by Crouch to deem the application complete and to schedule a public hearing for April 18th. In a roll call vote members voted as follows; Deaton, yes; Crouch, yes; Kaczmar, yes; and Minot, yes.***

A motion was made by Kazmar and seconded by Crouch to accept the February minutes as submitted. All members were in favor, with a vote of "AYE."

Swat questioned what the objective of the zoning book is and what we would like it to accomplish. Mr. Minot explained that the intent is to have the town more organized 100 years from now than it is today. Keep in mind that it is the Planning board's function, the ZBA is only involved to offer input and expertise from their experience over the years. Any changes would be done by the Town board and implemented by the Planning board. Mr. Kaczmar wants to know what the goal is and what they want to accomplish. He would be happy to review it and suggest changes but doesn't want it to be a wasted effort if it doesn't meet the goals of the boards. Mr. Minot explains that this is tough, as things change over time. It should be an attainable goal for the future. The Zoning Law is supposed to be a furtherance of the Comprehensive Plan. Swat feels that not much of our Comprehensive Plan is reflected in the Zoning Law. It is scattered. We should establish business zones, where we want to see businesses developed. Mr. Minot states that we did that once and it didn't work. There was discussion on section 313 regarding the 5 criteria for a special use permit.

A motion was made by Deaton and seconded by Minot to adjourn the meeting at 7:56 p.m. All members were in favor, with a vote of "AYE."

Respectfully submitted by:
Julie Peterson