

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

**DATE:** Tuesday, September 19, 2023

**PLACE:** H Douglas Barclay Courthouse

**ZONING BOARD MEMBERS PRESENT:** Marshall Minot, Swiatoslav Kaczmar,  
Timothy Crouch

**OTHERS IN ATTENDANCE:** John Howland, Thomas and Peg Martin

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

**PUBLIC HEARING:** *A motion was made by Crouch and seconded by Kaczmar to open the public hearing at 6:32. All members were in favor.* There was nobody here for public comment. *A motion was made by Crouch and seconded by Kaczmar to close the public hearing at 6:33. All members were in favor.*

**VARIANCE APPLICATION:**

Variance application 23-49 submitted by Thomas Martin 48 N. Ramona Beach Rd. 5' side yard waiver for the construction of a 25' x 35' garage with 2nd story dwelling.

Variance application 23-50 submitted by Thomas Martin 45 N. Ramona Beach Rd. 5' side yard waiver. Applicant would like to demolish existing camp and construct a new 25' x 55' single family dwelling.

The Chairman asked the applicant to review the letter that was submitted by his neighbor. The applicant understands his concerns and has a good relationship with him and promises to address them. John Howland would like documentation of how it is going to be, drainage, french drains, etc. Mr. Martin accepts responsibility to take his neighbors request for a grading solution that does not impact their property, both neighbors. The board and the applicant had a lengthy conversation regarding the septic options. The chairman reviewed the criteria for an area variance with the board. ***A motion was made by Crouch and seconded by Kaczmar to approve area variance application 23-49 with the additional condition of no more than 5 bedrooms between 45 and 48 N. Ramona Beach Rd. without approval from the Oswego County Health Department for the septic system. In a roll call vote members voted as follows: Minot, I am in favor of the area variance, it meets all five criteria***

***provided by the state, he approves; Crouch, yes; Kacmar, yes. A motion was made by Kaczmar and seconded by Crouch to approve variance application 23-50 with the additional conditions of no more than 5 bedrooms total for 45 and 48 N. Ramona Beach Rd. without approval from the OCHD for the septic system and provide a design showing proper drainage to not impede neighbors properties. In a roll call vote members voted as follows: Minot, after review of the application and discussion with the board, finds that it satisfies all five conditions of an area variance and he approves; Crouch, yes; Kacmar, yes.***

***A motion was made by Crouch and seconded by Kaczmar to approve the Zoning Board minutes from August 22, 2023 as submitted. All members were in favor.***

The meeting was adjourned at 7:10 pm.

Respectfully submitted by:  
Julie Peterson