

**Minutes of the Zoning Board of Appeals Meeting
Town of Richland
1 Bridge St, Pulaski, NY 13142**

DATE: Tuesday, August 20, 2024

PLACE: H Douglas Barclay Courthouse

ZONING BOARD MEMBERS PRESENT: Marshall Minot, Timothy Crouch, Swaitoslav Kaczmar, Chuck Deaton, and Joe Skotnicki.

OTHERS IN ATTENDANCE: John Howland, Catherine Spinney, Larry Atkinson, George Barclay, Robert Jeffery, Laura Pacyon, Joe Kirsch, Steve Olson.

CALL TO ORDER: The meeting was called to order at 6:35 p.m. with Chairman Minot.

VARIANCE APPLICATION:

Application #24-61 submitted by Lucas Andrade River View Dr. The applicant would like to split 1 property into 2 properties. Mr. Howland mentioned that the applicant resides out of state. Mr. Olson was present to speak on behalf of the plan that they are presenting. The owner plans to keep one of the lots for himself and sell the other lot to his adjoining neighbor. During the discussion, the board considered granting the variance with conditions because they were worried that once the lot was divided, someone might try to buy it and build on it. Mr. Olson commented that he wouldn't want that to happen because the area is already quite cramped, and they don't need another dwelling on that lot.

The SEQR was reviewed by the board and completed by Chairman Minot. The board discussed the project. **A motion was made by Deaton and seconded by Kaczmar to declare it a negative declaration for SEQR and allow the chairman to sign as such. In roll call vote members as follows: Minot, yes, Deaton, yes, Kaczmar, yes, Crouch, yes, and Skotnicki, yes. All members were in favor with a vote of "Yes".**

A motion was made by Crouch and seconded by Skotnicki to deem the application complete and schedule a public hearing for September 17, 2024. In roll call vote members as follows: Minot, yes, Deaton, yes, Kaczmar, yes, Crouch, yes, and Skotnicki, yes. All members were in favor with a vote of "Yes".

DISCUSSION USE VARIANCE:

Owner Laura Pacyon of 1244 Co Rt 28 approached the board to request a use variance that would allow her brother, a disabled veteran, to continue living in a camper on her property. The board was informed that the parcel does not meet the requirements for a campground. Mr. Atkinson offered some resources that could potentially help, and the board suggested utilizing the existing structure to make an addition to the current dwelling. The

owner is going to meet with Mr. Howland in the next couple of weeks to discuss the required paperwork.

A motion was made by Deaton and seconded by Crouch to approve the July 15, 2024; minutes as submitted. All members were in favor with a vote of "Yes".

DISCUSSION OF CAMPGROUND/MINOR SUBDIVISION:

John Howland informed the board about a new application from property owner Mr. Carlson regarding the subdivision of land on Canning Factory Road. Carlson plans to divide the property into 5 lots, reserving 38 acres for a campground and subdivide the remaining land into 4 residential lots. The discussion primarily centered on the application of special use permits to the entire property.

The Meeting was adjourned at 7:15 pm.

Respectfully submitted by:
Catherine Spinney