

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

DATE: Tuesday June 18,2024

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Joe McGrath, David Scott, Jon Goodsell, and Robert Jeffery

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

OTHERS IN ATTENDANCE: John Howland, Catherine Spinney, Larry Atkinson, Yvette Scott, Joseph Hughes, Anna Hessford, Jeff Edick, Collin Jones, Jeff Twirry.

CALL TO ORDER: The meeting was called to order at 6:32 p.m. with Chairman McGrath leading in the Pledge of Allegiance.

PLANNING BOARD

VARIANCE APPLICATION:

Application 24-29 & 24-30 Use variance application and site plan was submitted by Bell Atlantic System LLC/ Town of Richland located on Co. Rt. 2. The planning board needs to make a recommendation to the ZBA. **A motion was made by Goodsell and second by Scott to give a positive recommendation to have the ZBA for a public hearing. In roll call vote, members as follows: McGrath,yes, Jeffery, yes,Goodsell, yes,Scott yes.**

ZBA:

PUBLIC HEARING

A motion was made by Kaczmar and second by Deaton to open the public hearing at 6:40 p.m. All members were in favor with a vote of yes. There was no public comment.

A motion was made by Deaton seconded by Kaczmar to close the public hearing at 6:50 p.m. All members were in favor.

VARIANCE APPLICATION:

Application 24-29 & 24-30 Use variance application and site plan was submitted by Bell Atlantic System LLC/ Town of Richland located on Co. Rt. 2 where the well field is located. Collin Jones from Verizon was present to answer questions and address any concerns from May's meeting. Chairperson addressed some questions from the last meeting and received some answers in regards to yes it would be a taxable lot and there could be a light placed if the planning board requires it. The board discussed locations the size of the tower and what impact it would have on the community. **A motion was made by Crouch and seconded by Kaczmar to approve the area variance. In roll call vote members as**

follows: Minot yes, Crouch, yes, Deaton, yes, Kaczmar, yes, and Skotnnicki yes. All members were in favor.

PLANNING BOARD:

SITE PLAN:

Application 24-29 & 24-30 Use variance application and site plan was submitted by Bell Atlantic System LLC/ Town of Richland located on Co. Rt. 2. The board discussed the requirements of complying with the FAA with the lighting and making sure that the decommissioning is covered with a bond that will increase by two percent annually. **A motion was made by Jeffery and second by Goodsell to approve special permit 24-29 & 24-30 with conditions. Conditions are to comply with FAA lighting and acceptable and the decommissioning bond that covers inflation. In roll call vote, members as follows: McGrath, yes, Jeffery, yes, Goodsell, yes, Scott yes.**

Application #24-45 & 46 Submitted by Joe Hughes and Anna Hesford 174 Co. Rt. 62. Special permit & site plan for four unit lodge. Plans to have a four unit energy efficient lodge. There are two preexisting structures on the property as well.

The SEQR was reviewed by the board and completed by Joe McGrath. The board discussed the project. A motion was made by Scott and seconded by Jeffery to declare it a negative declaration for SEQR and allow the chairman to sign as such. In roll call vote, members as follows: McGrath, yes, Jeffery, yes, Goodsell, yes, Scott yes. A motion was made by Jeffery and second by Goodsell to deem the application complete and schedule a public hearing for July 15th. In roll call vote, members as follows: McGrath, yes, Jeffery, yes, Goodsell, yes, Scott yes.

AMENDING SITE PLAN:

Application 24-02 & 24-03 Woody's Tackle fish cleaning station. The building needs to be moved forty feet east to accommodate the existing septic system. Chairman no public hearing is required. **A motion was made by Scott and seconded by Jeffery to approve the amendment. In roll call vote, members as follows: McGrath, yes, Jeffery, yes, Scott, yes, and Goodsell, yes.**

A motion was made by Goodsell and seconded by Jeffery to accept resignation of Brian Leary from the planning board.

A motion was made by Goodsell and seconded by Scott to appoint Robert Jeffery as a permanent member.

A motion was made by Jeffery and second by Scott to approve the Planning board May 20, 2024 Planning board minutes as submitted. All members were in favor.

A motion was made by Deaton and seconded by Kaczmar to approve the May 21, 2024 ZBA minutes with changes about impact of the cell tower. John Howland said he would make those corrections. All members were in favor.

**AMENDED SITE PLAN:
LIGHTHOUSE COMPLIANCE:**

Lighthouse on Co. Rt. 5 has removed the siding to comply with the original open pavilion permit; the board did not feel like he was in compliance until he removed the horizontal slats. The board felt like he was in compliance with the width for the right away to navigate around Lighthouse landing. **A motion was made by Scott and seconded by Jeffery to send a letter to the applicant to remove horizontal slats to be in compliance with the original permit . In roll call vote, members as follows: McGrath, yes, Jeffery, yes, Scott yes, and Goodsell, yes.**

DISCUSSION OF MORATORIUM:

John Howland notified the boards that the moratorium for the campgrounds will run out August 8, 2024. Discussed making a bigger buffer from the road to conceal the campground from the public view. There was a lengthy discussion about what the town should allow for campgrounds and possible changes to the zoning law. Chairman McGrath would like to implement a minimum 10 acreage and minimum of 10 campers, which would involve the health department and DEC. Board ended discussion and will discuss it again at a later meeting.

The Meeting was adjourned at 8:02 pm.

Respectfully submitted by:
Catherine Spinney