

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

**DATE:** Tuesday, September 17, 2024

**PLACE:** H Douglas Barclay Courthouse

**ZONING BOARD MEMBERS PRESENT:** Swaitoslav Kaczmar, Chuck Deaton, and Joe Skotnicki.

**OTHERS IN ATTENDANCE:** John Howland, Catherine Spinney, and Pat & Ron Spicer.

**CALL TO ORDER:** The meeting was called to order at 6:31 p.m. by Mr. Deaton acting Chairman.

**PUBLIC HEARING:**

**VARIANCE APPLICATION:**

Application #24-61 **A motion was made by Kaczmar and seconded by Skotnicki to open the public hearing at 6:32 p.m. All members were in favor.** The application was submitted by Lucas Andrade of River View Rd. The applicant would like to split one property into two properties. Mr. Howland mentioned that the applicant resides out of state. There was a lengthy discussion regarding the types of lot sales permitted with this variance, due to limited space in the area. **A motion was made by Skotnicki seconded by Kaczmar to close the public hearing at 6:53 p.m. All members were in favor.**

**Public Comment:**

Mrs. Spicer was concerned that if this variance was given someone would buy it and build on the lot. Mrs. Spicer also had questions about what he could do with the lot after he was granted the variance. Mr. Howland said that there would be a condition with the variance that he has to sell it to another adjoining property owner and they have to combine it with their current lot. There was also mention that the owner next to the applicant was interested.

**VARIANCE APPLICATION:**

Application #24-61 was submitted by Lucas Andre from River View Rd. **A motion was made by Kaczmar and seconded by Skotnicki to postpone the application request until the board receives additional information from the applicant regarding the plans for the second lot.**

**A motion was made by Kaczmar and seconded by Skotnicki to approve the August 20, 2024; minutes as submitted. All members were in favor with a vote of "Yes".**

The Meeting was adjourned at 7:05 pm.

Respectfully submitted by: Catherine Spinney

