

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

**DATE:** Monday, March 15, 2021

**PLACE:** H Douglas Barclay Courthouse, Grand Jury Room

**BOARD MEMBERS PRESENT:** Ronald Novak, Joe McGrath, Jon Goodsell, Brian Leary, David Scott, and Alternate Craig Sternberg

**OTHERS IN ATTENDANCE:** John Howland, Julie Peterson, Jared Lusk, Ken and Nancy Booth, Yvette Coomey, Joseph Harris, Michael Lasell, Aaron and Brenda Walter, and Sinlatoslav Kaczmar

**CALL TO ORDER:** The meeting was called to order by Mr. Novak at 7 p.m.

Chairman Novak opened the meeting welcoming the newly appointed Planning Board member David Scott. Mr. Novak also informed the board that after some research, that it was determined the missing items from the zoning law were only missing from the copies that the board received due to a clerical error. The correct law was submitted to and filed with the state.

**Site Plan Application # 20-70 submitted by Blue Sky Tower LLC for Joseph & Paula Harris located at 4551 St. Rt. 13. Site plan for the construction of a 180' telecommunication tower. Variance issued February 16, 2021 by the ZBA.** Jared Lusk with Nixon Peabody addressed the board. Mr. Lusk presented details as to why the water tower location for the tower was not a viable option for the tower location to the zoning board. The zoning board granted the requested use variance and previously granted the negative declaration for SEQR purposes. ***A motion was made by Joe McGrath and seconded by Brian Leary to approve site plan application 20-70 as submitted. In a roll call vote, members voted as follows: McGrath, yes; Scott, yes; Leary, yes; Goodsell, yes; Novak, yes.***

**Letter from J&R Outdoors Inc. 4585-89 St. Rt. 13. Requests approval for the transfer of the fish cleaning license. Formally Sonny's Expedition.** This was previously approved at the last meeting pending submission of a formal request from the business owner. The letter that was received was read aloud to the board.

**Amended Site Plan Application #21-08 submitted by Lady Booth 6100 LLC located at 7116 St. Rt. 3. Relocation of existing ice cream service area to new 10 x 24 building.** Mr. Novak inquired about the distance from the SE corner of the proposed 10 x 24 building to the property pin nearby. The drawing that was submitted, it appears that the parking is not on their property and that the view of flow-through traffic would be obstructed. Mrs. Booth states the only traffic that flows through is the tractor trailers during drop off, they have not experienced any issues. Mr. Howland says the first 300' from the center of Route 3 is zoned commercial property. According to section 462 there is a 20' rear setback and 20' side yard requirement, as opposed to 50', from the property line which is acceptable. Mr. Novak would like to see a No Through Traffic sign. ***A motion was made by Jon Goodsell and seconded by Brian Leary to approve application 21-08 pending submittal of an amended site plan showing parking spots 9-14 placed on their own property and shows the 2 existing parking spots in front of the restaurant. In a roll call vote, members voted as follows: McGrath, yes as it meets all of the requirements of section 503; Scott, yes; Leary, yes; Goodsell, yes; Novak, yes.***

**Letter with preliminary approval from NYS DOT for the changes at the Pines golf course at 6919-27 St. Rt. 3.** Mike Lasell reviewed the DOT entrance that was approved with the board, the lower entrance is the safest entrance with the other 2 entrances now removed. Flashing cautions will be placed for added protection. ***A motion was made by Joe McGrath and seconded by Brian Leary to approve the revised site plan that meets DOT requirements. In a roll call vote, members voted as follows: McGrath, yes as it meets all of the requirements 1-10 of section 503; Scott, yes; Leary, yes; Goodsell, yes; Novak, yes.***

**Special Permit & Site Plan Application # 21-04 & 05 submitted by Selkirk Lighthouse Marina located at 812-28 Co. Rt. 5 for a special permit & site plan for the construction of Restaurant/Tavern. 2 Pavillions. Addition to existing marina building. 6-unit Lodge. Located in an RR zone.** Mike Lasell presented the plan for the proposed project to the board. ***A motion was made by Joe McGrath and seconded by Brian Leary to deem the application complete and to schedule the public hearing for April 19, 2021. In a roll call vote, members voted as follows: McGrath, yes; Scott, yes; Leary, yes; Goodsell, yes; Novak, yes.***

The board reviewed the decommissioning plan that was submitted by OYA Solar. ***A motion was made by Brian Leary and seconded by Joe McGrath to approve the OYA Solar decommissioning plan. In a roll call vote, members voted as follows: McGrath, yes; Scott, yes; Leary, yes; Goodsell, yes; Novak, yes.***

An updated copy of the zoning law, maps, and a new contact list for board members was distributed to the board. John informed the board that the town board is concerned about campers throughout the town on vacant lots. They would like to devise a local law or establish an ordinance prohibiting campers on vacant property. Members of the planning board are going to research local laws that other townships have adopted regarding this issue to discuss at the next meeting.

***A motion was made by Joe McGrath and seconded by Brian Leary to approve the minutes from February 15, 2021 with an amendment to page 2. All members were in favor with a vote of "AYE." A motion was made by Joe McGrath and seconded by Brian Leary to enter into executive session for a personnel issue at 9:22 p.m.***

The next Planning Board meeting will be held on Monday April 19, 2021 at 7 p.m.

Respectfully submitted by:  
Julie Peterson  
Clerk