

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

DATE: Monday, April 17, 2023

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Joe McGrath, David Scott, Brian Leary, Tom King, Robert Jeffery

OTHERS IN ATTENDANCE: Raymond Page, Jeffrey Edick, Rebekah Alford, John Howland, Julie Peterson

CALL TO ORDER: The meeting was called to order at 7 p.m. with Chairman McGrath leading in the Pledge of Allegiance.

Special Permit and Site Plan:

Application #23-01 & 23-02. Special permit and site plan for ReGen Properties located at 448 Canning Factory Rd. 31-Unit campground with 20 RV sites, 7 Park models and 4 cabins.

Chairman McGrath did a recap from the previous meeting regarding this application. Initially, this application was deemed an unlisted action based on the board going through part 2 and 3 of the short form. The County Legislator then asked the board to submit it to the County for their review. Mr. Howland sent a 239 to the County for their review and their determination was that the project should be approved. Then during the Public Hearing for this permit the County Legislator then asked the board to do a further Environmental Review, for all the right reasons, the board and the Chairman said that they would. Since the last meeting, letters have been sent to all involved agencies. Unfortunately, since they have 30 days to respond, there isn't much the board could do tonight for this particular permit. ***A motion was made by Scott and seconded by King view this as an unlisted action, the Planning Board will be the lead agency, and we will do a long form Environmental Review, and will schedule a SEQR hearing for the meeting on May 15th.*** Mr. King wanted to clarify that it will be an unlisted action until the long form is completed, then at that point it could become a negative declaration. Chairman McGrath stated that if it is a negative declaration that ends the SEQR or if it is a positive declaration the board would then do a full EIS. ***In a roll call vote, members voted as follows: Leary, yes; Scott, yes; Goodsell, yes; King, yes; McGrath, yes. A motion was made to approve the March 23, 2023 joint ZBA/PB minutes as submitted. All members were in favor with a vote of "AYE."***

Mr. Howland informed the board that the Town of Orwell is going to hook into the Town of Richland water sources. The Town of Orwell would like to buy a 120' x 180' piece of property from Eric Pappa to put in a pump station. He reviewed Section 571 of the zoning law with the board, regarding public utilities. This will go before the ZBA tomorrow night to schedule a public hearing for next month, then if approved, it will come back to the Planning Board for a site plan approval.

Chairman McGrath asked the board to review and discuss the list of suggestions that were discussed at prior meetings and make decisions before moving forward on the rest of the Zoning Law.

Proposed Changes Discussed at December and January Meetings

1. Section 108 Definitions - Add Short Term Rentals
P. 115 references the definition in Section 108 and its not in Section 108
2. Add definitions for breweries and wineries
3. Clarify camp, cabin, campsite, lodge definitions
4. Camp-has to have 5 or more acres, built for personal use only, not to be rented, one-wooden structure.
5. Define Group Home-referenced in the law but isn't defined anywhere
6. Define Mobile Home
7. Motel definition-remove tourist cabins
8. Define RV
9. Define Shelter
10. Define Storage Unit Building
11. Flood or Flooding- remove the word severe
12. Garage Commercial definition- the term major or minor
13. Combine Garage Commercial and Repair and Service
14. Hospital-change terminology of insane
15. Define Animal Hospital
16. Personal Service-NYS registered occupations should say licensed
17. Professional Residence Office - also should say licensed?
18. Religious Institution-add Mosque
19. Residential Use - delete professional residence-office and mobile home
20. Structural Alteration-delete, addressed under the building code
21. Add a definition and zoning regulations for electric charging stations
22. Add a definition for a sportsman club, shooting range, or private club with shooting activities

Discussion Decisions

1. John will e-mail Attorney Pavia and have him give a definition for Short Term Rental to add to Section 108.
2. John asked if the board intends to allow breweries and wineries and if so, what zones. After discussion, the board would allow them in Commercial, RA, and RR zones, with a special permit. John will ask the attorney to provide definitions for breweries, wineries, and distilleries.
3. There was a lot of discussion on campgrounds and the definitions of campgrounds and RV Parks. The board likes the definitions that are in the new zoning law for these. Cabin is a building that is owner occupied on a single lot of record and is a stick built permanent structure.
4. A camp is land (a lot of record) upon which is located one wooden permanent cabin, excluding mobile homes, travel trailers and motorhomes, built for personal use only not to be rented. Remove has to have 5 or more acres and shelter or other accommodation.
5. Refer Group home definition to the attorney
6. John will get with Julie to define Mobile home.
7. Motel definition-remove tourist cabins - remove the sentence - the term motel includes every type of familiar establishment designated as an auto court, tourist court, tourist cabins, motel, hotel and motor lodge.
8. RV - John will define to Julie
9. Shelter- remove shelter
10. Storage unit building - John will get with Julie to define
11. Yes - remove the word severe and unusual from Flood or Flooding
12. Work with John
13. Work with John
14. Hospital-yes, change the terminology from insane to mental. For the purpose of this law it shall also include sanitarium, clinic, rest home, nursing home, and convalescent home.
15. Animal Hospital- same as hospital just pertains to animals and not humans. Work with John
16. Personal Service - remove 'and other NYS registered occupations including but not limited to,' put NYS recognized occupations.
17. Professional Residence Office - no change
18. Add Mosque to Religious Institution
19. Residential Use - yes remove
20. Structural Alteration - yes remove
21. Charging Stations - refer to the attorney for definition. Allow in RA, RR, everywhere but RC.
22. Refer to attorney for definitions

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by:
Julie Peterson