

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

DATE: Monday, August 21, 2023

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Joe McGrath, Brian Leary, Tom King, and Alternate Robert Jeffery

OTHERS IN ATTENDANCE: Attorney, Graham Seiter, Julie Peterson, Mike Lasell, Timothy Crouch, Virginia Marczak, Gordon Woodcock, Joe Hins, Doug Dore, Steve and Kathy Sutter, Abe and Kathleen Ellis, Sara Barclay, Jack and Pat Podrazil, Kurt Mosher, Robert Wart, Gary Estes, Mike and Kate Barnell, Crystal Myers, Jeff Edick, Rebekah Alford

CALL TO ORDER: The meeting was called to order at 7:01 p.m. with Chairman McGrath leading in the Pledge of Allegiance.

SITE PLAN APPLICATION:

Application 23-48. Site plan application for Crystal Myers from 243 Main St., site plan approval for new 32 x 50 accessory use building. New building meets required setbacks. Chairman McGrath asked Ms. Myers to explain her project to the board. She would like to remove her existing garage and replace it with a bigger garage to use for storage. Chairman reviewed the short form SEQR. ***A motion was made by King and seconded by Leary to authorize the Chairman to sign this as a negative declaration. In a roll call vote, members voted as follows: Leary, yes; King, yes; McGrath, yes; and Jeffrey, yes. A motion was made by Leary and seconded by King to open the public hearing at 7:04 for application 23-48. All members were in favor. A motion was made by Leary and seconded by King to close the public hearing at 7:06. All members were in favor. A motion was made by Leary and seconded by King to approve the submitted site plan for application 23-48. In a roll call vote, members voted as follows: Leary, yes; King, yes; McGrath, yes; and Jeffrey, yes.***

SPECIAL PERMIT AND SITE PLAN APPLICATION:

Application 23-34 & 23-35. Special permit and site plan submitted by Marat Galstyan/Pivot Solar for the construction of a 3.5 MW commercial solar farm located at 4347 US Rt. 11. Attorney Seiter reviewed the long form SEQR. ***A motion was made by Leary and seconded by King to deem the application complete, schedule the public hearing for September 18, 2023, and to send it to the County. In a roll call vote, members voted as follows: Leary, yes; King, yes; McGrath, yes; and Jeffrey, yes.*** Joe Hans and Gordon Woodcock from Pivot Solar reviewed some updated changes with the board and are hoping to hear back from the Army Corps of Engineers before the public hearing.

SPECIAL PERMIT AND SITE PLAN APPLICATION:

Application 23-18 & 23-19. Special permit & site plan submitted by Selkirk Lighthouse & Marina 812-28 Co. Rt. 5. Special permit & site plan were approved in 2021. Change of use from pavilion to restaurant/tavern. Continuation of the June 20 & July 17, 2023 meeting. Prior to the public hearing, Chairman McGrath asked Engineer Mike Lasell to present the updated site plan to the board. Mr. Lasell states that they have added some additional pavement and have defined it on the plan, it now shows the latest dock layout, the shape of the pavilion has changed, it has gone down in square footage from the original pavilion. Since the last meeting Mr. Barnell has rethought the process and has decided not to pursue having the enclosed pavilion be a restaurant/tavern. At this point he is seeking an amended site plan as opposed to a special use permit. The Chairman states that this building was built according to the 2021 specifications for an open pavilion, which it is not. Now you are asking for a different use than what was originally proposed. The reconstruction permit has been withdrawn. They are now seeking an amended site plan. The board reviewed the amended site plan and had discussion. ***A motion was made by Leary and seconded by King to schedule a public hearing for an amended site plan for applications 23-18 & 23-19 for September 18, 2023. All members were in favor.***

VARIANCE APPLICATION:

Variance application 23-49 submitted by Thomas Martin 48 N Ramona Beach Rd. for a 5' side yard waiver for the construction of a 25' x 35' garage with 2nd story dwelling. ***A motion was made by King and seconded by Leary to give a positive recommendation to the ZBA for this application. All members were in favor.***

Variance application 23-50 submitted by Thomas Martin 45 N Ramona Beach Rd. 5' side yard waiver. Applicant would like to demolish existing camp and construct a new 25' x 55' single family dwelling. ***A motion was made by King and seconded by Leary to give a positive recommendation to the ZBA for this application. All members were in favor.***

A motion was made by Leary and seconded by King to approve the July 17, 2023 minutes. All members were in favor.

The meeting was adjourned at 8:30 pm.

Respectfully submitted by,
Julie Peterson