

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

DATE: Monday, December 18, 2023

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Brian Leary, Tom King, Jon Goodsell, and Alternate Robert Jeffery

OTHERS IN ATTENDANCE: Timothy Crouch, John Howland, Justin Sharlow, Jeff Edick, Maggie Rathje

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

SPECIAL PERMIT AND SITE PLAN APPLICATION:

Application #23-66 & 67 submitted by Justin Sharlow 7365-69 State Route 3 for a special permit and site plan application to reopen an existing retail store and 3-unit motel. ***A motion was made by Goodsell and seconded by King to open the public hearing at 7:01 p.m. All members were in favor with a vote of Yes.*** Justin Sharlow explained the project to the board and what he intends to do. Maggie Rathje asked Mr. Sharlow what type of retail store it will be. It will be a liquor store. Tom King stated that he would like to see a better site plan that defines things more clearly with the trees, parking spaces, and the signs. Mr. Sharlow stated that the DOT did not have any concerns when he talked to them as it was already an existing business and the sign was ok as long as it wasn't in the State ROW. Mr. Howland informed them that the trees were already there and that the plan isn't exactly to scale where it shows the sign. He received a letter back from the DOT stating that although the existing access to Route 3 does not meet current design standards, the department will not require any modification at this time. As discussed, the site will re-open and remain its previous use of apartments and a small retail shop. Changes in use or significant alterations to the site in the future would require the access to be brought into current standards, including delineating the driveway to a standard width and layout. The 239 review, recommends approval for the project. ***A motion was made by Jeffrey and seconded by Goodsell to close the public hearing at 7:09 p.m. All members were in favor with a vote of Yes. A motion was made by Goodsell and seconded by Jeffery to approve special permit application # 23-66 under the conditions that he completes another site plan delineating the angled parking spaces and that the sign is outside the DOT ROW. In a roll call vote members voted as follows: Leary, yes; Goodsell, yes; King, yes; Jeffery, yes. A motion was made by Goodsell and seconded by Jeffery to approve site plan application 23-67 with the same conditions as the special permit. In a roll call vote members voted as follows: Leary, yes; Goodsell, yes; King, yes; Jeffery, yes.***

VARIANCE APPLICATION:

Application 23-64 submitted by Donald Clark 803-805 Co. Rt. 5. Applicant would like to place a 12 x 20 prefab shed and requires a 10' front yard waiver. Mr. Howland explained that the applicant would like to move a shed that his sister gave him onto his property. It was sent to the County and they feel that no significant impact is involved. ***A motion was made by King and seconded by Goodsell to give a favorable recommendation to the ZBA for variance application 23-64. In a roll call vote members voted as follows: Leary, yes; Goodsell, yes; King, yes; Jeffery, yes.***

A motion was made by Goodsell and seconded by Jeffery to approve the November minutes as submitted. All members were in favor with a vote of yes.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted by,
Julie Peterson