

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

DATE: Monday, January, 17, 2023

PLACE: H Douglas Barclay Courthouse

PLANNING BOARD MEMBERS PRESENT: Joe McGrath, David Scott, Brian Leary, Jon Goodsell, and Tom King

ZONING BOARD MEMBERS PRESENT: Marshall Minot and Swiatoslav Kaczmar

OTHERS IN ATTENDANCE: John Howland, Julie Peterson, Mike Lasell, Yvette Scott, Lori and Roger Holt, Timothy Crouch, and Robert Jeffery

CALL TO ORDER: The meeting was called to order at 6:35 p.m. with Chairman McGrath leading in the Pledge of Allegiance.

Special Permit & Site Plan:

Planning Board: 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. Mike Lasell presented the drawings for the proposed campground and the details of the project to the board. The 7 park models (tiny homes) are from Zook cabins in Pennsylvania. The septic will have screening so it would not be visible from the road. The RV sites will be full hookup sites. The 4 cabins will not have sewer, they will have water and electricity. This plan will not affect the wetland. The existing house and barn will stay. The campground will only be 5 acres of the 60+ acres. ***The board completed the SEQR and with a motion by King and seconded by Scott declared a negative declaration and authorized the Chairman to sign. All members were in favor, with a vote of 'AYE.' A motion was made by Leary and seconded by Scott to deem the application complete and to schedule a public hearing for Monday, February 20, 2022. In a roll call vote, members voted as follows: King, yes; Scott, yes; Goodsell, yes; Leary, yes; McGrath, yes.***

Mr. Lasell presented an idea from Mr. and Mrs. Holt from State Route 13 near East Woods Rd. They are looking for feedback and opinions from the board on what category it would fall under in our zoning definitions, camp, cabin, campground, campsite, or lodge. They are proposing a rentable cabin behind their home. After feedback from the board, Mr. Lasell will proceed with doing it as a campground.

Zoning board member Swiatoslav Kaczmar would like to share several suggestions he has with the board. Chairman McGrath gave him the floor. There was a great deal of discussion regarding his suggestions.

Mr. Kaczmar will put his suggestions into the zoning law and have Mr. Howland send them to all board members for review.

The board proceeded with reviewing and discussing the Zoning Law.

The following are some of the proposed changes from the board:

- Clarify camp, cabin, campsite, lodge definitions
- Camp-has to have 5 or more acres, built for personal use only, not to be rented, one-wooden structure.
- Define Group Home-referenced in the law but isn't defined anywhere
- Define Mobile Home
- Motel definition-remove tourist cabins
- Define RV
- Define Shelter
- Define Storage Unit Building
- Flood or Flooding- remove the word severe
- Garage Commercial definition- the term major or minor
- Combine Garage Commercial and Repair and Service
- Hospital-change terminology of insane
- Define Animal Hospital
- Personal Service-NYS registered occupations should say licensed
- Professional Residence Office - also should say licensed?
- Religious Institution-add Mosque
- Residential Use - delete professional residence-office and mobile home
- Structural Alteration-delete, addressed under the building code
- Add a definition and zoning regulations for electric charging stations
- Add a definition for a sportsman club, shooting range, or private club with shooting activities

There was discussion on electric charging stations. Board members agree that a definition and zoning restrictions need to be added to the zoning law for them.

A motion was made by King and seconded by Leary to approve the December 19, 2022 minutes. All members were in favor, with a vote of 'AYE.'

A motion was made by Scott and seconded by Leary to adjourn the meeting at 9:20 p.m. All members were in favor, with a vote of 'AYE.'

Respectfully submitted by
Julie Peterson