

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

**DATE:** Monday, March 18, 2024

**PLACE:** H Douglas Barclay Courthouse

**PLANNING BOARD MEMBERS PRESENT:** Tom King, Dave Scott, Robert Jeffery

**OTHERS IN ATTENDANCE:** Timothy Crouch, John Howland, Jeff Edick, Mike Fiumano, James Cornell, Robert Landphere, Jessica Landphere, Karen Ashley, Yvette Scott, Donna Gilson, Swiat Kaczmar, Robin and Cassidy Philips

John Howland informed those in attendance that we had a unique situation tonight. The Chairman is absent, the Assistant Chairman is absent, and the next in line, Jon Goodsell is absent. Tom King will act as the Chairman tonight and Mr. Howland will run the meeting.

**CALL TO ORDER:** The meeting was called to order at 7 p.m. with John Howland leading the Pledge of Allegiance.

**PUBLIC HEARING:**

***A motion was made by Scott and seconded by King to open the public hearing at 7:02 p.m. All members were in favor with a vote of yes.*** Karen Ashby explained her project. John Howland summarized the 239 Review and approval was recommended. John had a concern regarding signage as there is a problem with signs on that corner every year. Karen stated that there would be no signs down near the corner. Another concern was cooler storage for the carcasses. Karen stated that there will be a cooler along one whole end to store the carcasses. If the current septic system does not work, she will put in a new septic for the fish cleaning station. John stated that tonight will be for the zoning, she will not get the approval for the building and the fish cleaning station until she complies with the stuff and the new septic is in and it has to go through Oswego County. Robert Landphere inquired as to how big the walk in cooler was going to be. Karen said it will be 10' x 15'. Mr. Landphere presented photos of 2 days' worth of guts and stated that she would need double that amount of cooler space. Karen stated that she has the gut situation taken care of, if she has to take them daily, she will. ***A motion was made by Jeffrey and seconded by Scott to close the public hearing at 7:09 p.m. All members were in favor with a vote of yes.***

**SPECIAL PERMIT AND SITE PLAN APPLICATION:**

Application 24-02 & 24-03. Woody's Tackle Inc. 7394 St Rt 3. Special permit & site plan for fish cleaning station. The board discussed the proposed building and reviewed their concerns with Ms. Ashby. ***A motion was made by Jeffrey and seconded by King to approve special permit 24-02 with conditions. Conditions are no extra signs allowed that are not on approved site plan, obtain approval for the septic systems, and address carcasses once capacity is reached. In a roll call vote members voted as follows: King, yes; Jeffery, yes; and Scott, yes. A motion was made by Scott and seconded by Jeffrey to approve site plan 24-03 with the same conditions as the special permit. In a roll call vote, members voted as follows: King, yes; Scott, yes; and Jeffrey, yes.***

Application 24-09 & 24-10. Submitted by James Cornell 7512 St Rt 3 for a motel. Special permit & site plan to convert the existing downstairs area into 4 rental rooms. Mr. Howland asked Mr. Cornell to explain what he has now and what he would like to do. His plan is to turn it into a lodge and a tackle shop. He is working with the state to try and make the driveway a U shaped driveway, to make it safer. Tom King reviewed the SEQR with the board. ***A motion was made by Scott and seconded by Jeffery to declare it a negative declaration for SEQR and allow the Chairman to sign as such. In a roll call vote, members voted as follows: King, yes; Scott, yes; and Jeffery, yes. A motion was made by Jeffery and seconded by Scott to deem the application complete and schedule a public hearing for Monday, April 15th. In a roll call vote, members voted as follows: King, yes; Scott, yes; and Jeffery, yes.***

Application 24-11 & 24-12. Submitted by Cassidy Philips from 119 Ivens Rd for a special permit & site plan to operate a service business. Dog grooming business. Cassidy would like to convert the porch into a dog grooming salon. Operating hours will be by appointment. The home is currently occupied by her brother. The plan is to use the existing residence septic. The porch entrance is level to the ground/slab, there is no step. Tom King reviewed the SEQR with the board. ***A motion was made by Scott and seconded by Jeffery to declare it a negative declaration for SEQR and allow the Chairman to sign as such. In a roll call vote, members voted as follows: King, yes; Scott, yes; and Jeffery, yes. A motion was made by King and seconded by Jeffery to deem the application complete and schedule a public hearing for Monday, April 15th. In a roll call vote, members voted as follows: King, yes; Scott, yes; and Jeffery, yes.***

***A motion was made by Scott and seconded by Jeffery to approve the February 20, 2024; minutes as submitted. All members were in favor with a vote of yes.***

John confirmed with everyone that their paperwork for attendance at the Tug Hill training. He also asked that they review the zoning book and the changes that were suggested by Swiat.

John reviewed everyone's thoughts from the last discussion on campgrounds. Nobody wants to see the one or two campers on a campsite, one option was to make it a 10 or 20 acre parcel minimum, or to make it x number of campsites so they have to obtain approval from the DEC and the County Health Department. Ultimately it is up to the board and what they want. Lastly, we could make it a variance. Currently, there is a large portion of our town where campgrounds are allowed, maybe we should look at restricting the zones in which they are allowed. Also, looking at people that are purchasing land and putting an RV on them. Should we allow it without having a well, power, septic, porch, etc. to be taxed accordingly and for sanitation purposes? Should we put restrictions on year round living in campers? Discussion was had regarding short term rentals, Air BNB's, VRBO's. Robert Jeffery asked if there is currently a code prohibiting year round living in a camper? John stated that if there is one person living in the camper, it is a campsite and that is only allowed in an RR zone, which is the Route 3 corridor. Mr. Jeffery feels that we need to crack down on them now or things are going to get worse. Mr. Howland mentioned his presentation regarding the 9 places that were in violation at the last board meeting and that the board did not make any motions to take any action. Donna Gilson stated that the board would like to review and discuss it further before making any decisions. Mr. Howland stated that these properties have been in violation for 5 years. Donna stated they need to decide if they want to move on all of them now or just some of them now and the rest at a later date and assured him that action will be taken. There will be discussion with the Attorney on how to proceed. Donna also mentioned the possibility of increasing permit

costs to assure the funds are there to take care of these properties. John stated that if the Town does take action and has to clean up a property, it goes on the owners' taxes and has to be paid when they pay their taxes. The Town is not out the money in the end.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted by,  
Julie Peterson