

**TOWN OF RICHLAND  
H. DOUGLAS BARCLAY COURTHOUSE  
1 BRIDGE STREET  
PULASKI, N.Y. 13142**

March 18, 2014

The Town of Richland Zoning Board of Appeals met at the H. Douglas Barclay Courthouse on Tuesday, March 18, 2014.

Zoning Board members present George Harding, Kerry LaVere, Charles Deaton and Bill Hollis. Also present CEO/ZEO John Howland and Gloria Higby, Clerk. Members from the public were Don Merritt, Melanie Gigliotti and Joe Lindovski.

The meeting was called to order by George Harding at 7:30pm.

1<sup>st</sup> order of business Application #14-03 Joe and Tracey Lindovski at 1456 Co. Rt. 48 for a **Use Variance** to have an agricultural use in an RA zone. The property is 2.39 acres and it requires 4 acres for agricultural use. Mr. Lindovski is putting a double wide on the property and would also like to have chickens and three sheep.

Mr. Harding stated that a Use Variance was one of the toughest variance to get and that Mr. Lindovski did not fit any of the criteria for a Use Variance. Mr. Howland gave the definition of a Use Variance asking to do something that zoning does not allow. Area Variance they are asking to do something but they don't meet the setbacks.

**SEQR** form was filled out by George Harding and a motion was made by Kerry LeVere to determine a **Negative Declaration** and was seconded by Bill Hollis.

Roll Call Mr. Harding – yes, Mr. Deaton – yes, Mr. LeVere – Yes and Mr. Hollis - yes

Motion was made by Mr. Harding to deem the application complete and to schedule a public hearing on April 15, 2014 at 6:30pm.

Roll Call Mr. Harding – yes, Mr. Deaton – yes, Mr. LeVere – yes and Mr. Hollis – yes

Next order of business Application #14-05 from Ryan Gigliotti at 3174 Co. Rt.2 for a 21' side yard wavier for the const. of a 30' x 53' garage and a 12' x 30' lean-to-addition in a RA2 zone. Melanie spoke on behalf of her husband Ryan stating that they would like to build a garage for storage on an existing foundation. This would be a 3 stall garage maybe having only one door.

SEQR form was filled out by George Harding and a motion was made by Kerry LeVere to determine a **Negative Declaration** and was seconded by Charles Deaton.

Roll Call – Mr. Harding – yes, Mr. Deaton – yes, Mr. LeVere – yes and Mr. Hollis – yes

Charles Deaton made a motion to deem the application complete and schedule a public hearing on April 15, 2014 at 6:30pm. Was seconded by Bill Hollis.

All in favor "AYE"

Comprehensive Plan on April 3, 2014 at 7:00 pm upstairs in court house. Were asked that all Zoning and Planning Board members attend.

Next order of business a time change for all the meetings will now be at 6:30 pm.

Minutes of the January 21, 2014 Joint Planning and Zoning Board were read by George Harding. A motion was made by Kerry LeVere to accept the minutes as read and was seconded by Charles Deaton.

Other business Shawn Doyle announced at the March Town Board meeting that a person is buying the old Lighthouse property. The person that bought it would like to open the bait shop and a restaurant. Since the property has lost its conforming use multiple variances would be required to re-open these businesses. Shawn mentioned that maybe changing the zoning down to the Lighthouse might be a possibility. Conditions were never met by the previous owners but this would be new variances with the new owners.

With no further business Kerry Levere made a motion to adjourn the meeting at 8:20 and was seconded by Bill Hollis.

Next meeting April 15, 2014 at 6:30pm.

Respectfully submitted

Gloria Higby/Clerk