

H. DOUGLAS BARCLAY COURTHOUSE

1 BRIDGE STREET

PULASKI, NEW YORK 13142

JULY 16, 2014

The Town Of Richland Planning Board met at the H. Douglas Barclay Courthouse on Wednesday July 16, 2013.

Planning Board members present, Brian Leary, Ronald Novak, Melvyn Minot, Dave Shipway and alternate Don Merritt. Also present CEO/ZEO John Howland and Gloria Higby, Clerk. Members from the public Garrett Brancy, Andy Leonello, Stephen Sutter, Doug Barclay and Mike Lasell.

The meeting was called to order at 7:31pm by Brian Leary. A motion was made by Melvyn Minot to appoint Don Merritt to fill in for Joe McGrath and was seconded by Dave Shipway.

1st order of business Special Permit Application #14-37 from Steve Sutter 817 Co. Route 3 for a 17" front yard waiver to construct an 8 x10 residential accessory structure. Basically Mr. Sutter that this was the only spot he could put it and there were no neighbors all the way to the end. Ron Novak read the **SEQR** form. Mr. Minot made a motion to declare a negative declaration and was 2nd by Don Merritt.

Roll Call: Mr. Leary – yes, Mr. Novak – yes, Mr. Minot - yes, Mr. Shipway – yes and Mr. Merritt – yes.

Mr. Novak made a motion to deem the application complete and schedule a public hearing On August 20, 2014 at 7:30pm and was 2nd by Mr. Minot.

2nd order of business Site Plan Amendment Public Hearing. Application #14-38 from Dennis Palmer 7753-55 State Rt.3 for an amendment to existing commercial business. Applicant would like to construct two (2) 20' x 122' vendor booth/storage buildings and a 20' x 30' bathhouse.

A motion was made to open the public hearing at 7:50pm. A motion was made by Mr. Minot to close the public hearing at 7:55pm because no one came for the hearing, and was 2nd by Mr. Merritt.

SEQR was read by Mr. Novak. Mr. Minot made a motion to declare a negative declaration and was 2nd by Mr. Minot.

Roll Call: Mr. Leary – yes, Mr. Novak – yes, Mr. Minot – yes, Mr. Shipway – yes and Mr. Merritt – yes.

Mr. Novak deemed the application complete and scheduled a public hearing on August 20, 2014. Mr. Novak had some concerns about the parking and how he plans to accommodate enough handicap spots for the amount of people.

A motion was made to approve the site plan for a bath house and accept the site plan as submitted and table the rest of the site plan until more information about parking, visual barrier for existing camp sites. Mr. Novak made the motion and was 2nd by Mr. Minot.

Roll Call: Mr. Leary – yes, Mr. Novak – yes, Mr. Minot – yes, Mr. Shipway – yes and Mr. Merritt – yes.

3rd order of business Site Plan Application #14-34 from Douglaston Manor 4259 St. Rt. 13 for a site plan approval for the construction of a fisherman's parking lot located at St. Rt. 13.

Garret Brown Manager of the Salmon River new fisherman's parking lot. He stated that they do not have access to the south side of the river with limits the amount of river the customers can use. They would be adding 62 parking spaces, portable toilets and a shack for staff purposes.

SEQR was read and filled out by Ron Novak. A motion was made by Mr. Minot to deem the application complete and was seconded by Mr. Merritt.

Roll Call: Mr. Leary – yes, Mr. Novak – yes, Mr. Minot – yes, Mr. Shipway – yes and Mr. Merritt – yes.

A motion was made to approve the site plan with approval from the State DOT and conditions for the road and the gate by Mr. Novak and seconded by Mr. Shipway.

Roll Call – Mr. Leary – yes, Mr. Novak – yes, Mr. Minot – yes, Mr. Shipway – yes and Mr. Merritt- yes.

4th order of business Subdivision Application #14-36 from Andrew Leonello – NGM Properties LLC for a major sub-division located on St. RT. 13, Halsey Road and Towne Road. Mr. Leonello purchased 154 acres of land on Route 13, Halsey Road and Towne Road that was recently logged. He would like 6 lots possibly 7 lots for housing with a 200ft frontage. A discussion of all requirements needed by the DEC Wildlife, Flood Plan, State and Federal Wetlands, Wildlife protected species.

A motion was made to accept the Site Plan Conference Map with changes and schedule a public hearing for August 20 2014. Motion made by Mr. Minot and 2nd by Mr. Shipway.

5th order of business, Site Plan Violation David Conn 5196 US Rt 11. Discussion about hearing to revoke site plan approval from June 18, 2008. A motion was made by Mr. Novak to let the Supreme Court handle this and was seconded by Mr. Merritt.

A motion was made by Mr. Minot to accept the minutes from the June 18, 2014 meeting and was seconded by Mr. Novak.

A motion was made by Mr. Minot to close the meeting at 9:42 pm and was seconded by Mr. Novak.

Next meeting August 20, 2014 at 7:30pm

Respectfully submitted,

Gloria Higby, Clerk.