

TOWN OF RICHLAND  
H. DOUGLAS BARCLAY COURTHOUSE  
1 BRIDGE STREET  
PULASKI, NY 13142  
August 20, 2014

The Town of Richland Planning Board held a meeting at the H. Douglas Barclay Courthouse on Wednesday August 20, 2014 at 7:30 PM. Planning Board Members present were Chairman J. McGrath, B. Leary, R. Novak, M. Minot and Alt. D. Merritt. Also present were CEO/ZEO J. Howland and 9 members the public.

Chairman McGrath opened the Town of Richland Planning Board meeting at 7:30 PM. Motion Leary and 2<sup>nd</sup> by Minot to appoint D. Merritt as an active member for tonight's meeting.

First on the agenda was a special permit application # 14-37 submitted by Steve Sutter 817 Co. Rt. 5 for a 17' front yard waiver for an 8' x 10' residential accessory structure. Motion Novak 2<sup>nd</sup> Minot to open public hearing. No one present for public hearing. Motion Minot 2<sup>nd</sup> Merritt to close public hearing. Applicant Steve Sutter explained that he would like place the shed directly behind his fence. If he moved it back it would be in the middle of his lot and could block view of water on his neighbors. After no comments Motion Novak 2<sup>nd</sup> Merritt to approve the special permit. All members in favor. Motion Merritt 2<sup>nd</sup> McGrath to approve site plan as presented. All members in favor.

Next order of business was a public hearing for application #14-36 submitted by Anthony Leonello-NGM Properties LLC for approval for a major subdivision of a 154+- acre lot into 6 lots with proposed lot#1 needing a waiver because the lot does not meet the 200' minimum frontage as required in the subdivision law. Notices were sent out to neighboring properties. Motion Novak 2<sup>nd</sup> Minot to open the public hearing. Neighbors Barb Munger and Ken Snyder were present and wanted to see the map and understand where exactly the subdivisions are in relationship to their property. David Bardon surveyor for the project explained intentions and answered questions of the subdivision to the board and public present. Proposed lot# 1 requires a waiver because the frontage is only 180' and not 200' as required. . There is a property owned by Ms. Kuehl that is between lots #1 and #2. Ms. Kuehl stated that she did not have an issue with granting the waiver. Motion by Merritt to approve 20' waiver for lot one. Roll call vote was Minot no, Novak no, McGrath no, Leary no and Merritt yes. The board expressed concern of setting a precedence when there are other ways to make lot# 1 compliant with the subdivision law. A motion was made by Merritt and 2<sup>nd</sup> by Novak to approve the major subdivision. All members voted in favor. Motion Minot 2<sup>nd</sup> by Leary to approve site plan as long as all lots have 200' frontage. All members in favor.

Next order of business was application #14-38 submitted by Dennis Palmer 7753-55 St. Rt. 3 for construction of a 20 x 30' bathhouse and 2- 20' x 122' vendor/storage buildings. The board reviewed the application at the July 16, 2014 PB meeting. The board requested a more thorough detail of the parking and the buffer zone between neighboring

properties. Mike Lasell engineer for the project submitted new site plan showing ample parking and the planting of pine trees along the neighbor's property lines. Mr. Lasell also showed on the new site plan a proposed 24 x 60' building to be located on the north side of property to sell ice cream out of the building. The building was an older modular home. Motion Leary 2<sup>nd</sup> by Minot to approve the new site plan but not for the proposed new 24 x 60 building. All members in favor. The PB would like the applicant to construct a new building along the Rt. 3 corridor instead of installing an older looking building.

Next on the agenda was application #14-34 from Douglaston Manor 4259 St. Rt. 13 for the construction of a fisherman's parking lot. The application was approved at the July 16, 2014 as long as any required changes from the NYS DOT were adhered to. As of tonight's meeting the board has not received a response from DOT. Mr. McGrath was not present at the July 16<sup>th</sup> meeting but voiced some concern about the fisherman's parking lot on Co. Rt. 5 was not in compliance with the site plan that the board approved for the welcome center. Mr. Lasell showed Mr. McGrath the detail on how the parking lot was going to be constructed according to required specifications. ZEO Howland stated he would look into this matter.

Next order of business was discussion on extending the RR-3 district from Rt. 3 to Lake Ontario. The board's position was to let the interested parties pursue the zone change and not the planning board.

The July 16, 2014 minutes were approved by a motion by Minot and 2<sup>nd</sup> by Leary. On a motion by Leary and 2<sup>nd</sup> by McGrath the meeting was adjourned at 9:32 pm.

Next Planning Board meeting October 15, 2014

J. Howland  
Acting Secretary