

**TOWN OF RICHLAND**  
**H.DOUGLAS BARCLAY COURTHOUSE**  
**1 BRIDGE STREET**  
**PULASKI, NY 13142**  
**October 21, 2014**

The Zoning Board met at the H. Douglas Courthouse on Tuesday, October 21, 2014 at 6:30pm.

Members present Marshall Minot, George Harding, Charles Deaton and Bill Hollis. Also present, CEO/ZEO John Howland and Gloria Higby, Clerk. Members present from the public, Don Merritt, Freeman and Gloria Cole, David Schmidts, John Skilinski, Nancy Marsh, and Nate and Aimee Hall.

The meeting was called to order at 6:32pm by Chairman Marshall Minot.

1<sup>st</sup> order of business Area variance application #14-57 submitted by Nancy Marsh at 444 Manwaring Road for a 25' front yard and 10' side yard wavier for the construction of a 32' x 50' side yard wavier for the construction of a 32' x 50' residential pole barn.

Public hearing was opened at 6:36pm. John Skilinski explained to the board what they were doing. John Fox had no problem with the placement on where the pole barn on its location. Five letters were sent out and there were no problems from the neighbors. Public hearing was closed tag 7:40pm.

With no problems and all the criteria has been met a motion was made by Mr. Deaton and seconded by Mr. Harding.

Roll Call: Mr. Minot - yes meets all criteria and finds no problems with his request.

Mr. Harding – yes, Mr. Deaton – yes and Mr. Hollis – yes.

2<sup>nd</sup> order of business Use Variance Application #14-68 by Robert Rude/Nathan and Aimee Hall 4580 US Route 11 for an agricultural in a R-A zone. The applicant has only 1 acre lot.

Aimee Hall explained to the board what they would like to do. She explained about the animals being her sons pets and it was therapy for her son to have these animals. The animals were no longer on this property and being kept at an Amish neighbor friend.

**SEQR** was read by Mr. Minot and a motion was made by Mr. Deaton to determine a **NEGATIVE DECLARATION** and was seconded by Mr. Hollis.

Roll call – Mr. Minot – yes, Mr. Deaton – yes, Mr. Harding – yes, and Mr. Hollis – yes.

Mr. Harding made a motion to deem this application complete and schedule a public hearing on November 18, 2014 at 630 pm.

Roll Call: Mr. Minot – yes, Mr. Deaton – yes, Mr. Harding – yes and Mr. Hollis – yes.

A motion was made by Mr. Deaton to accept the minutes with a correction and was seconded by Mr. Hollis.

All in favor “AYE”

With no further business, the meeting was closed at 7:36pm

Next meeting November 18, 2014 at 6:30pm

Respectfully submitted

Gloria Higby, Clerk

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November 18, 2014

The Town of Richland Zoning Board of Appeals held a meeting at the H. Douglas Barclay Courthouse on Tuesday November 18, 2014 at 6:30 PM. Members present for the Zoning Board of Appeals were Chairman Marty Minot, Charles Deaton, George Harding. Also present were CEO/ZEO J. Howland and there were 5 members of the public.

First order of Business was a public hearing for application #14-68 submitted by Nathan and Ammie Hall of 4580 US Rt. 11 for a use variance to operate an agricultural use on a 1 acre parcel of land that they are purchasing on a land contract. The towns zoning requires 4 acres to have an agricultural use. Chairman Minot explained that there are 4 requirements that need to be met before a use variance can be issued as discussed at the October 21<sup>st</sup> meeting. Mrs. Hall supplied data about 2 other houses for sale in the area with more than 4 acres. She stated that the price for these homes is a lot more than they are purchasing their home for. Chairman Minot opened the floor for public comment. Gloria Cole who is the neighbor to the North of subject property stated that she and her husband did not have a problem of the Hall's having the animals as long as the animals are controlled to stay on their own property. Public hearing was closed. Board member Harding has concerns that all 4 criteria of the variance cannot be met and is concerned about controlling the animals. Chairman Minot stated that the board can place conditions and have the application expire in 1-3-or 5 years and have to be reviewed and renewed. There was much more discussion on this matter. Motion Harding and 2<sup>nd</sup> by Deaton to postpone vote until the December 17<sup>th</sup> meeting and request more information.

There were no minutes available to approve.

Motion Deaton 2<sup>nd</sup> Harding to adjourn at 8:04 pm

J. Howland  
Acting Secretary

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October 15, 2014

The Town of Richland Planning Board had a meeting at the H. Douglas Barclay Courthouse on Wednesday October 15, 2014 at 7:30 PM. Planning Board Members present were Acting Chairman B. Leary, Dave Shipway, Melvin Minot and Don Merritt. Also present were CEO/ZEO J. Howland & 5 members from the public.

Acting Chairman Leary opened the Town of Richland Planning Board meeting at 7:40 PM. Motion by Minot and 2<sup>nd</sup> by Shipway to appoint Don Merritt as an active member for tonight's meeting.

First order of business submitted was a special permit application #14-67 submitted by Dale and Mary Bigelow of 227 Hager Dr. for a special permit to operate a home occupation from the existing home. Mr. Bigelow explained that he runs a tax service business. The board completed the SEQR form. Motion Minot and 2<sup>nd</sup> Merrit to declare a negative declaration and deem the application complete and to schedule a public hearing for the November 19<sup>th</sup> meeting. All in favor.

Next order of business was a use variance application application #14-68 submitted by Nathan & Ammie Hall from 4580 US Rt. 11 for a use variance to operate an agricultural use in an RA zone. Mr. & Mrs. Hall are buying the property on a land contract. A notarized letter from Robert Rude who is the owner of the property authorizing permission for the Hall's to be the applicant for all permits was acknowledged. A use variance is required because the property has only 1 acre and not the 4 required under the Town's zoning ordinance. Mr. Hall explained that he currently has 8 ducks, 4 chickens and one turkey on the property. The applicant submitted a letter from NOCHI and Upstate University stating that the animals are therapeutic for their son who was involved in an MVA in July of 2013. The planning board gave a favorable recommendation to the ZBA with the condition was that the animals are fenced in on all 4 sides. All members were in favor.

New business: Douglaston Manor and their engineer are still working with the DOT for their parking lot project on Rt. 13. No letters from DOT yet.

The board reviewed the new zoning maps submitted from the County Planning. There are some changes that need to be made. Would also like to see the railroads on the maps.

The August and September minutes were approved on a motion by Minot and 2<sup>nd</sup> by Merritt. Motion for adjournment by Merrit and 2<sup>nd</sup> Shipway to adjourn.

J. Howland  
Acting Secretary

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November 19, 2014

The Town of Richland Planning Board held a meeting at the H. Douglas Barclay Courthouse on Wednesday November 19, 2014. Planning Board Members present were Chairman Joe McGrath, Brian Leary, Dave Shipway, Melvin Minot and Don Merritt. Also present were CEO/ZEO J. Howland & 1 member from the public.

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

First order of business was a public hearing for special permit application #14-67 submitted by Dale and Mary Bigelow of 227 Hager Dr. for a special permit to operate a home occupation from the existing home. Mr. Bigelow explained that he runs a tax service business and has very few neighbors that are year round residents. There were no persons from the public in regards to the application. ZEO Howland informed the board that 19 letters were sent out to surrounding property owners and that there were no responses from neighbors. Motion by Shipway 2<sup>nd</sup> by Leary to close the public hearing at 7:37 pm. A motion by Minot and 2<sup>nd</sup> by Merritt to approve the special permit. All members in favor. A motion by Minot and 2<sup>nd</sup> by Leary to approve the site plan. All members in favor.

The October 15, 2014 minutes were approved on a motion by Shipway and 2<sup>nd</sup> by Merritt. Motion for adjournment by Shipway and 2<sup>nd</sup> Minot to adjourn at 8:05 pm

J. Howland  
Acting Secretary