

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

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 2nd 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 2nd Merrit to declare a negative declaration and deem the application complete and to schedule a public hearing for the November 19th 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 2nd by Merritt. Motion for adjournment by Merrit and 2nd Shipway to adjourn.

J. Howland
Acting Secretary