

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

December 16, 2015

The Town of Richland Planning Board held a meeting at the H. Douglas Barclay Courthouse on Wednesday December 16, 2015. Planning Board members present were Chairman Joe McGrath, Brian Leary, Dave Shipway, Melvin Minot, Ron Novak and Jon Goodsell. Also present were CEO/ZEO J. Howland & 2 members from the public. Chairman McGrath opened the Town of Richland Planning Board meeting at 7:30 PM.

First order of business was special permit application #15-67 for a special permit submitted by Golden Fish Cabins LLC located at 7385 State Rt. 3 for the construction of a new 8 unit motel in the same spot as the existing restaurant was. Mike Lasell Engineer for MBL Engineering Services submitted a site plan for the PB to review. He stated that the new motel will be in the same footprint as the previous restaurant was. There is a back section that was torn down but is not part of the planned 8 units. It may be built afterwards. The existing septic system is sized properly for the proposed motel. Chairman McGrath has a concern that the existing and proposed building does not meet the setback requirements. The zoning law states that the setbacks for the commercial zone are 35' from the front property line. The existing and proposed setback is only 23.3' and 27.76'. ZEO Howland stated that the special permit approval is for the use and not for the location of the building. The zoning law allows for the replacement of a building in the same footprint that does not meet setbacks. The application has also been sent to Oswego County Health Dept. for their approval for the building and the septic system. The board had some concerns about parking in front of the building since there is not a lot of room between the building and Rt. 3 as the site plan shows. Mike Lasell proposed to delete the front parking, move it around to the North side and propose a barrier island in the front between the building and Rt 3. The board would also like to have part of the ramp redesigned to be on the front and side of building. The board would also like the application to be sent to NYS DOT for approval. Mike agreed to the changes and would send a new site plan with the proposed changes to the DOT and ZEO Howland. SEQR was done. Motion Novak 2<sup>nd</sup> Minot for a negative declaration for the SEQR. Motion Leary 2<sup>nd</sup> Novak to deem application complete and direct ZEO to schedule the public hearing for the January 20, 2016 meeting.

Next order of business was application #15-64 submitted by John Holbrook from 3134 Co. Rt. 2 for 3 waivers from the Town of Richland sub-division law. Mr. Holbrook would like to split his current 6.2322 acre parcel into 2 lots. Lot 1 with the house would be 1.43 acres and the proposed lot 2 would have 4.8 acres. The parcel currently has a home on the lot. He would like to split the lot with the home on it. He would be required to get a waiver from the planning board because lot 1 would have only 160' frontage on the road. Sub-division law section 5.30 requires 200' frontage. He would need 2 waivers for lot 2. Lot 2 has 68.61' frontage on the road and is greater than 5 times the depth. He

would need a waiver from sub-division law section 5.30. This is a carry-over from the November meeting. ZEO Howland was directed to address 3 questions from the sub-division law and zoning law to Attorney Nelson for interpretation. A copy of the response is on file with the application. Attorney Nelson stated that even though the intent is to require a variance. The way the zoning law and subdivision laws are written all three waivers are decided by the Planning Board and not the Zoning Board of Appeals. She also stated that the PB and ZBA should get together to go over changes that should be made in the zoning law and sub-division law. Chairman McGrath said his concern is that this application requires 3 wavers. Motion Novak 2<sup>nd</sup> Leary to approve lot 1 reduction of 200' to 160' and lot 2 reduction of 200' to 68.61'. Upon roll call vote. Novak No, Shipway No. Minot No. McGrath No. Leary No. Motion for waiver denied. Next motion was for a waiver to allow more than a 5:1 ratio for frontage time's depth. Motion Novak 2<sup>nd</sup> Leary. Upon roll call vote. Novak No, Shipway No. Minot No. McGrath No. Leary No. Motion for waiver denied.

Other Business: The town board requested that the Planning Board and Zoning Board look into some type of Solar power local laws. Also approve that the January 2016 meeting be a joint meeting with the ZBA. That meeting will be on January 20, 2016

Motion Shipway 2<sup>nd</sup> Leary to approve minutes from the November 18, 2015 meeting.

Motion Shipway 2<sup>nd</sup> Goodsell to approve the October 21, 2015 planning board minutes. All in favor.

Motion Shipway 2<sup>nd</sup> Minot to adjourn.

Next meeting is January 20, 2016

J. Howland  
Acting Secretary