

# MINUTES OF THE MEETING OF THE TOWN OF RICHLAND PLANNING BOARD

**Date:** Monday June 21, 2021

**Place:** H. Douglas Barclay Courthouse

**Board members present:** Chairman Ron Novack, Joe McGrath, David Scott, Brian Leary, Jon Goodsell, and Alternate Craig Sternberg.

**Others in attendance:** John Howland CEO/ZEO, Town Board members- Kern Yerdon, Dan Krupke and Sue Haynes. Jeremy Kopt, John Miller.

**Call to order:** The meeting was called to order at 7 pm with Chairman Novak leading the pledge of allegiance.

Public Hearing for special permit & site plan application # 21-28 & 21-29 submitted by John Miller 6729 St. Rt. 3 for a retail sale/retail service business. A motion was made by Scott and 2<sup>nd</sup> by McGrath to open the public hearing. No one spoke in regards to the application so a motion by McGrath 2<sup>nd</sup> by Leary to close the public hearing. McGrath made a motion and Leary 2<sup>nd</sup> to approve of the special permit. All members in favor. A motion was made by Goodsell and 2<sup>nd</sup> by Scott to approve the site plan with the condition that 1 ADA parking spot is added to the parking area. All members in favor.

Next item was application #21-44 & 45 submitted by John Miller 6730 St. Rt. 3 for a retail sales/retail service business in an existing building. Mr. Miller addressed the board and explained that he has a leather shop and sells feed. His site plan shows 3 parking spots but requires 11. The board agreed to waive the 11 parking spots and add 4 parking spots on the site plan for a total of 7 parking spots with 1 being ADA compliant. The board did the SEQR forms and by a motion by McGrath and 2<sup>nd</sup> by Leary to make a negative declaration and deem the application complete and to schedule a public hearing for the July 19<sup>th</sup> meeting. All members in favor.

Next item was site plan # 21-13 for Dan Swartzentruber 474 Manwaring Rd. The site plan approval was tabled from the May 17, 2021 meeting. Chairman Novak stated that he stopped at the neighbors home on 3 separate occasions to address her concerns but was never able to contact her. A motin by Leary and 2<sup>nd</sup> by Goodsell to approve the site plan. All members in favor.

Next item was an amended site plan #21-02 by David Walter 6917-27 St. Rt. 3 to add 2 temporary campsites to his existing 153 unit campground. Mr. Walter addressed the board. He stated that the sites are only temporary and the 2 RV's will be moved in the fall. He stated that he has power, water and a 750 gallon holding tank hooked up to the RV's. Chariman Novak address the concern that with the existing parking lot being raised a few feet that it may be a nuisance with headlights from vehicles exiting the property. Mr. Walter stated that he would address his concern with the neighbor and correct the issue if one arises. A motion by Scott and 2<sup>nd</sup> by McGrath to approve the amended site plan.

Next item was application #21-31 & 32 submitted by Omni-Navatis for Dean & Toni Nicholson 1527-66 Co. Rt. 28. The board and the applicant were in agreement to table the application until the July meeting to make sure that the new proposed local law for solar is passed and filed with the State before proceeding.

Next item was a letter submitted by Justin Sharlow from Salmon River Corner Cabin's. He is purchasing the property from Edmund Costello and is requesting a waiver from the planning board to waive the requirement to do a new special permit application for a new fish cleaning station as the business has been in operation for 30 plus years. A waiver is required to transfer the fish cleaning license as per local law. ZEO Howland stated that they have always stayed in compliance with the laws and has not had any complaints about the fish cleaning station. A motion by Goodsell and 2<sup>nd</sup> by Scott to approve the waiver. All members in favor.

Next item was Town supervisor Dan Krupke would like to address the board to discuss some issues that have been going on in regards to the local law on solar. He explained on how the board came about doing the solar law. He read a letter to the board and the letter will be entered into the minutes. He stated that the planning board with be consulted on any new or future local laws. Joe McGrath requested that Dan contact him by phone to discuss his concerns.

Next item was a review of the May 17, 2021 minutes. A motion by Leary and 2<sup>nd</sup> by McGrath to approve the minutes. All member in favor. A motion by Scott and 2<sup>nd</sup> by McGrath to adjourn at 9:10 pm. All members in favor.

Let me first say thank you for the time and commitment that each of you put in as representatives of the planning board and the Town of Richland. I know that the last few meetings have been challenging and somewhat emotional as it relates to solar. With the increase inquiries for solar farms, the Town Board believed that it was in the best interest of the town and the citizens of the town to review and write a law that would protect the interest of the community, similar to that of the wind law that was passed just a few years ago. Over 16 months ago it was <sup>Discussed</sup> agreed that the chairman of the Planning board would review the current zoning and rewrite a law that would protect all interested persons. Because of the details that would have to be included in this law Kern Yerdon, Mr. Novak and myself along with our town attorney Mr. Seiter proceeded to write the current proposed law. We placed a 6 month moratorium on future solar projects because we wanted to complete our proposed Solar law. So, to be criticized for not having representation from the planning board in writing this law is just not the case. We had the chairman of planning, and we post our minutes and our agenda on our web site to inform the community. Hind site tells me that any future endeavor's such as this, that I will need to reach out directly and ask for more participation from your board and for that I apologize.

My office is open and I am very accessible as is any of the town board members. We are willing to meet with you and discuss any concerns that you may have. With that said, it is important to keep in mind that you are a representative of the town and that you are tasked to keep the best interest of the town in mind. Out bursts or comments that may be derogatory against the town is just not <sup>Responsible</sup> acceptable. I believe that opening up the lines of communication and sharing ideas on how we can better improve our township is much more productive.,

