

Planning Board Minutes

November 6, 2023

The regular meeting of the Village of Pulaski Planning Board was duly held on November 6, 2023, at 7:00 P.M. in the Auditorium of the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.

Planning Board Members Present: Melissa Wadkinson, Chairperson; Ernie Wheeler, Commissioner; Janice Kozma, Commissioner; David Rockwell, Commissioner; Benjamin Ives, Commissioner; and Margo Orton, Alternate.

Absent: None

Village Officials and Staff: Jan Tighe, Mayor; John Howland Code Enforcement Officer; William Hamacher, Code Enforcement Officer; and Jennifer Gibbs, Deputy Clerk.

Guest(s): Kimberly Inman, Lauri Lamica, Emily Maj, Tim Hogan, and John Parker.

Agenda Item #1: Call to Order

The meeting was called to order at 7:00 PM by Melissa Wadkinson.

Agenda Item #2: Public Comment

There was no public comment.

Agenda Item #3: Approval of Minutes

David Rockwell made the motion to approve the minutes from October 2, 2023. Ernie Wheeler seconded the motion and it passed unanimously.

Agenda Item #4: Code Officer Reports

A motion to approve the code officer monthly reports from October 2023 was made by Ben Ives. It was noted that until the end of the year John Howland will handle issuing permits and Bill Hamacher will handle issuing and resolving violations. David Rockwell seconded the motion and it passed with all in favor.

Agenda Item #5: Old Business

A. 3938 Port Street – Site Plan Application

The Planning Board reviewed the SEQR for the site plan application to convert an apartment at 3938 Port Street to office space. The Planning Board completed Parts 2 & 3 of the SEQR and Ernie Wheeler made the resolution to determine a negative declaration on the SEQR assessment form and make the Planning Board the Lead Agency. The motion was seconded by David Rockwell, and it passed with all in favor.

Ben Ives then made a motion to accept the above application as complete and deem the site plan complete. Ernie Wheeler seconded the motion and it passed with all in favor.

B. 58 S Jefferson Street

Ernie Wheeler made the motion to open the public hearing for the site plan and special permit application for a short-term rental at 58 S. Jefferson Street. Ben Ives seconded the motion and it passed unanimously. Ernie Wheeler then made the motion to deem the site plan complete with a second from David Rockwell. The motion passed with all in favor. There were no public comments or questions. Ernie Wheeler made the motion to approve the special permit and David Rockwell seconded the motion. The motion passed 5-0.

Agenda Item #6: New Business

A. 4861 N. Jefferson Street

Christopher Bertrand submitted a site plan application to open a retail store at 4831 N. Jefferson Street. The store will have three employees, be open during the hours allowed by the County of Oswego for a liquor store and be named Liquor Everywhere. There will be parking in front of the store for customers as well as municipal parking. The store is in the Historical District. The Board reviewed the SEQR and with a motion from Ernie Wheeler to determine a negative declaration. Janice Kozma seconded the motion and it passed with all in favor. The applicant will have to submit a sign application to the Historical Review Committee. Ernie Wheeler made the motion to approve the site plan pending the decision of the Historical Review Board for the signage. David Rockwell seconded the motion and it passed unanimously.

B. 4899 N. Jefferson Street

Kim Inman on behalf Vincent Lobdell submitted a site plan and special permit application to open a short-term rental at 4899 N. Jefferson Street. There will be off-street parking available at the location. A 239 Submission Request will be submitted to the County of Oswego. There is a 24-hour manager for the rental property. The Planning Board reviewed the SEQR and Ernie Wheeler made the motion to determine a negative declaration. David Rockwell seconded the motion and it passed with all in favor. Ernie Wheeler made the motion to deem the application complete with a second from David Rockwell. The motion passed 5-0. There will be a public hearing at the next regular Planning Board meeting on December 4, 2023.

C. 3740 State Route 13

Davidson Management Group, Inc. submitted an application for a special permit and site plan application to build a 750kw commercial solar farm at 3740 State Route 13. This is situated behind the Precision Car Wash approximately 400' off State Route 13. Tim Hogan of Hogan Engineering presented the basics of the proposed solar farm. The project will take up approximately two acres, that will be leveled off to prevent runoff towards NAPA and have a finished surface of grass. There will be transformers in front. There will be an electrical pole between the car wash and Napa. If there is a problem with a solar panel, there will be someone there to repair it the next day. There is no intention of installing a fence around it because of the lay of the land it is situated on and there will be a gate at the access point at the top of the hill. The electricity being produced at the farm will only be used by Davidson Management Group and not be sold out to the grid. There will be no battery storage. The life expectancy of the farm is 20 years. The Davidson Management Group will provide a decommissioning plan, a contingency plan if the property is sold, a landscaping plan and a statement that there will be no battery storage on site, before the Board approves the final plan. Storm water plan has been submitted to the DEC. The farm will not be seen getting off Route 81. The Planning Board reviewed the SEQR and Ernie Wheeler made the motion to determine a negative declaration. David Rockwell seconded the motion and it passed with all in favor. The public hearing will be held at the next regular meeting on Monday December 4, 2023. The Board will consider approving the site plan and the special permit once the requested information has been provided. A 239-submission form will be submitted to Oswego County. Tim Hogan noted that it is possible in the future to add additional solar to the farm.

Agenda Item #7: Other

In the packet provided to the Planning Board there was information regarding conservation subdivision design, a model solar law, and some information about solar planning. These subjects will be presented and considered by the Village Board at their regular meeting on November 13, 2023.

Agenda Item #8: Adjournment

Janice Kozma made the motion to adjourn the meeting at 7:54 PM with a second from Ben Ives. The motion passed unanimously.

Next Regular Planning Board Meeting will be held Monday December 4, 2023, 7:00 PM, at the Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, Deputy Clerk