

Planning Board Minutes

March 7, 2022

The regular meeting of the Village of Pulaski Planning Board was duly held on the 1st Monday of March 2022, 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, Co-chair; Benjamin Ives, Commissioner; and David Rockwell, Commissioner.

Absent: Kathleen Allen, Commissioner.

Village Officials and Staff: Joshua Smith, Code Enforcement Officer; Jan Tighe, Mayor; Cathy Spinney, Village Clerk and Treasurer; and Jennifer Gibbs, Part Time Clerk.

Guest(s): Dorothy Wolff, Northern Credit Union; Heidi Stemkoski, PHZ Architects; Jen Taylor, Two Broke Moms; Christina Riosterado, The Chrystal Jelly; Karl Hax, Resident; Randall Strong; Neal Zinsmeyer, Napierala Consulting; and Louis Muraco, Empire Mgt. Co.

Agenda Item #1: Call to Order

The meeting was called to order at 7:00 PM by the Chairperson, Melissa Wadkinson. There was no public comment.

Agenda Item #2: Review and Approval of Minutes

Ernie Wheeler made the motion to accept the minutes taken at the February 7, 2022, meeting. David Rockwell seconded the motion and it passed with all in favor.

Agenda Item #3: Review and Approval Code Officer's Report

David Rockwell made the motion to approve the February Building and Zoning report and it was seconded by Benjamin Ives. Code Enforcement Officer Joshua Smith offered a brief update on the Selkirk Landing and Healthway projects. The motion passed with all in favor.

Agenda Item #4: Review and Approval of Applications

A. Area Variance Application – 8 View Road

Ernie Wheeler made the motion to approve the building on 8 View Street and recommend the Area Variance Application to the Zoning Board of Appeals. David Rockwell seconded the motion and it passed unanimously.

B. Site Plan Application – 3870 Rome Road

Northern Credit Union and their Architect firm returned with the letter from the NYS Deputy Commissioner for Historic Preservation confirming that the project to build the Interactive Teller Machine (ITM) at 3870 Rome Road will not impact any archaeological sites or wetlands. The Board reviewed and completed the SEQR Parts 2 and 3, and with a motion by Benjamin Ives and seconded by David Rockwell, a Negative Determination on the SEQR assessment form was made 4-0.

Benjamin Ives made a motion to approve the Site Plan Application. Ernie Wheeler seconded the motion and it passed with all in favor.

There was no public comment.

C. Site Plan Application – 4851 N. Jefferson Street

After no public comment the Board reviewed the SEQR parts 2 and 3 for 4851 N. Jefferson Street. Jen Taylor, DBA “Two Broke Moms” are planning on opening a t-shirt/ gift shop at that location. The Historical Committee will be reviewing the project March 8, 2022. After completing the SEQR Ernie Wheeler made the motion to make a Negative Determination. David Rockwell seconded the motion and it passed 4-0.

A motion was made by Ernie Wheeler and seconded by David Rockwell to approve the Application for a Zoning permit providing it is also approved by the Historical Committee. The motion passed with all in favor.

D. Site Plan Application – 4853 N. Jefferson Street

After no public comment Ernie Wheeler made the motion to give final approval for the Site Plan Application submitted by Christina Riosterado of The Chrystal Jelly. David Rockwell seconded the motion and it passed unanimously.

E. Site Plan Application – 3822 Rome Road

Neal Zinsmeyer of Napierala Consulting and Louis Muraco, Empire Mgt. Co. provided a conceptual Site Plan and brief presentation regarding the proposed building of a 10,500 sq. ft. Family Dollar/Dollar Tree store at 3822 Rome Road. Ernie Wheeler and Melissa Wadkinson expressed concerns relating to drainage,

parking, lighting, and traffic congestion. Mr. Zinsmeyer conveyed to the Board that those concerns will be addressed as the project moves forward. Mr. Zinsmeyer noted that the next step is the NYS DOT traffic study, and they will come back to the Board with the information requested and will work with Joshua Smith about complying with local zoning laws.

F. Site plan Application – 4838 N. Jefferson – LD’s

Completion of the SEQR and the Site Plan Application for Salmon River Properties of NC, LLC was tabled until the April 11, 2022, to give the owner/renter time to address various code violations.

Agenda Item #5: Other

- A. Mayor Jan Tighe informed the Board about another opportunity to complete the Webinar for the required Prevention of Sexual Harassment Training. There is a live webinar on March 24, 2022, at 10:00 AM.

- B. The Board was also reminded of the Tug Hill Conference on April 19, 2022, at the Turning Stone.

- C. There is a tentative ZBA meeting scheduled for March 17, 2022.

Agenda Item #6: Adjournment

David Rockwell made the motion to adjourn at 7:50 PM. Ernie Wheeler seconded the motion and it passed unanimously.

Next Planning Board Meeting will be held April 11, 2022, 7:00 pm, Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, PT Clerk

