

Planning Board Minutes

August 7, 2023

The regular meeting of the Village of Pulaski Planning Board was duly held on August 7, 2023, at 7:15 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; and Benjamin Ives, Commissioner.

Absent: None

Village Officials and Staff: Jan Tighe, Mayor; John Howland, Code Enforcement Officer; Cathy Spinney Village Clerk/Treasurer; and Jennifer Gibbs, Deputy Clerk.

Guest(s): Mark Dobrzynski, Amy Dobrzynski, Warren Mott, F.M. Lobello, Jesse Cornell, Shelley Joss, Anne Barber, Tomek Czyzewski, Dan Taylor, Cathy Tilkins, Wesley Ann M Balcom, Mike Murphy, Jeffrey Fowler, John W. 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 & Agenda Item #3: Shelley Joss

Shelley Joss had several questions about projects in the Village and code enforcement actions. Several of the questions were not in the Planning Boards purview. Melissa Wadkinson reviewed the following code laying out the powers and duties of the Planning Board:

§ 160-21 Powers and duties of Planning Board.

The Planning Board shall have all of the following powers and duties:

- A. To review any application for amendment of this chapter or for amendment of the zoning districts and to submit a recommendation to the Village Board relative thereto.
- B. To review any application for variances and to submit a recommendation to the Zoning Board of Appeals.
- C. To act upon and decide any and all applications for special permits provided in this chapter.
- D. To conduct a site plan review.

Several questions should be directed to the Code Enforcement Office regarding violations and/ or the Village Board for financial information.

Melissa Wadkinson noted that the Family Dollar that is being built on Rome Road in front of Tops Market went through the full process of Site Plan Approval, met all the zoning laws and had a public hearing. There was no legal reason to deny the project.

The retail store/club that opened illegally was shut down by NYS for selling marijuana products without a license. Neither the owner of the business nor building submitted an application and the Village was working to either get them to submit the proper documents and information or shut them down.

The bowling alley on Salina Street will be demolished because when the asbestos was removed it was found that the structure was unsound. The Village condemned the building and once National Grid disconnects the gas it will be scheduled to be demolished. Before anything can be built at that location the owners will have to submit a new site plan that reflects the changes necessary for the project.

Agenda Item #4: Review and Approval of Minutes

David Rockwell made the motion to approve the July 6, 2023, minutes. Ernie Wheeler seconded the motion and it passed with all in favor.

Agenda Item #5: Building and Codes Report

The motion to approve the Building and Codes Report was made by Ernie Wheeler and seconded by David Rockwell. The motion passed unanimously.

Agenda Item #6: Old Business

- A. Ernie Wheeler made the motion to open the public hearing at 7:13 PM for the special permit and site plan application for a short-term rental at 27 Broad Street. Ben Ives seconded the motion and it passed with all in favor.

There were no public comments. The motion to close the hearing was made by Ernie Wheeler and seconded by David Rockwell. The motion passed 5-0.

Ben Ives made a motion for the final approval of the special permit and site plan applications for the short-term rental at 27 Broad Street. Ernie Wheeler seconded the motion and it passed with all in favor.

- B. Jesse Cornell of Mornin Bite LLC submitted an application for a Special Permit and Amended Site Plan to open an 8 room Motel on the second floor. 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 Ben Ives, and it passed with all in favor. Ernie Wheeler then made a motion to schedule a public hearing for Monday August 21, 2023, at 7:00 PM. David Rockwell seconded the motion and it passed with all in favor.

- C. The store “I’m Stuck” at 4861-4865 North Jefferson is now closed.

- D. John Parker of Parkers Service Inc. submitted a sign permit application to set up a 4’ x 8’ sign at 4750 Salina indicating the way to the location of the new NAPA store at 3734 State Route 13. It was ascertained that a special permit was necessary for an off-premise sign.

Agenda Item #7:

- A. Ernie Wheeler made the motion to recommend the Zoning Board of Appeals approve the Area Variance Application to Sub-Divide 17 Forest Drive into 2 lots. David Rockwell seconded the motion and it passed with all in favor. A Public Hearing will be held with the ZBA on August 15, 2023, at 7:00 PM.
- B. Warren Mott of Dean Associates Architects Inc. submitted a Sign and Site Plan Application to open a Dollar Store retail establishment at 4764 Salina Street. 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 Ben Ives, and it passed with all in favor. The Planning Board conditions require that if the brightness of the lighted signs does not conform to the Village code the Dollar Tree must dim them, the lights should be shut off 1 hour after closing and the landscaping must be kept up. Ernie Wheeler made the motion to accept the above application as complete. David Rockwell seconded the motion and it passed with all in favor.
- C. Other:
 - I. Amy Dobrzynski had questions about committees that work together to guide the Village in a positive direction. Melissa Wadkinson spoke to her about the Town of Richland and Village of Pulaski Comprehensive Planning Board which meets on the first Thursday at the courthouse. Another committee that residents and other stakeholders can contribute is the Economic Task Force. Information about these Committees/Boards can be found on the Village of Pulaski and Town of Richland websites or by calling either office.

Agenda Item #8: Adjournment

Ben Ives made the motion to adjourn at 8:04 PM with a second from Janice Kozma. The motion passed with all in favor.

Next Regular Planning Board Meeting will be held Tuesday September 5, 2023, 7:00 PM, at the Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, Deputy Clerk