

Planning Board Minutes

April 3, 2023

The regular meeting of the Village of Pulaski Planning Board was duly held on April 3, 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 and Benjamin Ives, Commissioner.

Absent: Margo Orton, Alternate

Village Officials and Staff: Jan Tighe, Mayor; Cathy Spinney, Village Clerk/Treasurer; and Jennifer Gibbs, Deputy Clerk.

Guest(s): John Parker, Mike Lasell, Shelley Joss, Jeremy Snow, Richard Wood, Craig Parker, Mark & Amy Dobrzynski, Elizabeth S. Woods, Nancy Obleman, Eileen Soika, Robert S. Russell, Carl Falk, and Kevin LaMontagne.

Agenda Item #1: Call to Order

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

Agenda Item #2: Review and Approval of Minutes

Janice Kozma made the motion to approve the March 6, 2023, minutes. David Rockwell seconded the motion and it passed with all in favor.

Agenda Item #3: Building and Codes Report

Ernie Wheeler made the motion to accept the Code Enforcement Officer Report with a second from Ben Ives. The motion passed 5-0.

Agenda Item #4: Old Business – River Revival Projects – Public Hearings

- A. John Parker of 4811 Salina Street, LLC submitted a request for an amendment to the existing site plan to add 3-unit short-term rental rooms to the second floor and applied for a Special Use Permit for the short-term rentals. After no comment from the public Ben Ives made the motion for final approval of the Special Approval and Site Plan Amendment. David Rockwell seconded the motion and it passed with all in favor.

- B. Mike Lasell of MBL Engineering, PLLC updated the Planning Board on the project located at 4789, 4791, 4793, and 4799 Salina Street. The project proposes to demolish three existing single-family dwellings and part of the existing bowling alley to construct a 22-room hotel with associated parking. The existing bowling alley will be renovated to

include three guest rooms, a restaurant, and a gaming area. On March 27, 2023, the Zoning Board of Appeals granted a 4.3-foot rear-yard waiver for construction.

Mike Lasell addressed the resident's concerns regarding; parking, landscaping, sewer, stormwater, and traffic and noted that the Village will receive more taxes from the properties when the project is completed than it is currently and will enhance the properties.

With a motion from Ernie Wheeler the Planning Board gave final approval for the Special Permit and Site Plan with the following conditions:

- The Board requests that the Sewer Board review and approve the effect the project will have on the Village sewer/stormwater system and provide a letter to the Planning Board.
- The final plans should include landscaping that will screen the residence on the south side of the project. The minimum size requirements for the trees to be planted should be 6'-8'.
- The project will provide the Planning Board with the DOT, DEC, and DOH proof of final approval.

Ben Ives seconded the motion and it passed unanimously.

Agenda Item #5: Other

There was no other business.

Agenda Item #6: Adjournment

Ernie Wheeler made the motion to adjourn at 8:01PM with a second from Ben Ives. The motion passed with all in favor.

Next Planning Board Meeting will be held Monday May 1st, 2023, 7:00 PM, at the Snow Memorial Building.

Presented & Approved

Jennifer Gibbs, Deputy Clerk