

## **Planning Board Minutes**

**December 1, 2025**

**A meeting of the Village of Pulaski Planning Board was duly held on December 1st, 2025, at 7:00 P.M. in the Auditorium of the Snow Memorial Building, 4917 Jefferson Street, Pulaski, NY 13142.**

**Planning Board Members Present:** Ernie Wheeler, Chairperson; David Rockwell, Commissioner; Josh Menio, Commissioner, and Kimberly Bedient, Commissioner.

**Absent:** Commissioner; Janice Kozma

**Village Officials and Staff:** Jan Tighe, Mayor; Catherine Spinney; and Jim Sprague, Code Enforcement Officer.

**Guest(s):** Mike Lasell, Daniel Manning

### **Agenda Item #1: Call to Order**

The meeting was called to order at 7:02 by Chairperson Ernie Wheeler

### **Agenda Item #2: Public Comment**

There was no public comment.

### **Agenda Item #3: Officer Reports**

The Code Report for October was not yet available.

### **Agenda Item #5: Old Business**

### **Agenda Item #6: New Business**

David Rockwell made the motion to open the public hearing at 7:05 PM with a second from Kim Bedient. The motion passed unanimously.

Oswego County Federal Credit Union submitted a site plan application to build a credit union at 3809 Rome Road. They propose demolishing the home and the barn to construct a 2550 sf financial services office with a drive through window and ATM. The project is in a B-2 zoning district. They intend to begin construction in the spring of 2026. There will be a free-standing monument sign in the front and directional signs throughout. DOT okayed the curb cuts and will have the permission to repair the sidewalks with DOT permits. Snow and drain-off will be pushed and drain off towards the rear of the property. The landscaping plan includes plum trees and spirea plants.

There was no public comment.

The motion to close the public hearing was made by David Rockwell at 7:19 PM. Kim Bedient seconded the motion, and it passed with all in favor.

David Rockwell then made the motion for final approval. Kim Bedient seconded the motion, and it passed 4-0.

The motion to open the public hearing for the Senior housing development on Salina was made by Kim Bedient at 7:19 PM. David Rockwell seconded the motion, and it passed with all in favor.

Mike Lasell submitted a site plan and special permit application to construct an 11 duplex (22 unit) residential senior living complex. Each unit will be approximately 1200 sf single story two-bedroom apartment with a single bay garage. The project will require approval for three area variances for setbacks due to a typo in the code for R-3 setbacks. The Village Board approved the zone map amendment by changing the properties in front of Selkirk Landing from R-2 to R-3 on November 10, 2025. The project proposes to have asphalt driveways, sidewalks on both sides, unless the funding does not quite work the sidewalk may just be installed on one side, and unobtrusive lighting. Snow removal and lawn care will be handled by the owners of the project. There will be minimal landscaping in front of the housing and a barrier along Route 11. Mike Lasell intends to have each individual unit pay for their own water, electricity, and possible garbage pickup. Final approval of the site plan and special permit applications for the project required approval of three area variances for setbacks due to a typo in the code (§160-41) for R-3 setbacks. The area variance application and drawings show the area variance requests at unit 1 for 26.9 feet of variance, unit 2 21.7 feet, and unit 11, 5.2 feet. Units 1 and 2 are set next to Selkirk Landing's OCO building on the south side of the project. Unit 11 is closest to Salina Street. Wetlands run along the north side. After reviewing the applications, drawings and a briefing the ZBA approved the area variance.

There was no public comment.

The motion to close the public hearing was made by David Rockwell at 7:22 PM. Kim Bedient seconded the motion, and it passed with all in favor.

Kim Bedient then made the motion for final approval. David Rockwell seconded the motion, and it passed 4-0.

#### **Agenda Item #7: Other**

There was no other business.

#### **Agenda Item #8: Adjournment**

David Rockwell made a motion to adjourn the meeting at 7:34 PM with a second from Janice Kozma. The motion passed with all in favor.

**Next Regular Planning Board Meeting will be held Monday December 1, 2025, 7:00 PM, at the Snow Memorial Building.**

**Draft and Unapproved**

**Jennifer Gibbs, Deputy Clerk**