

Zoning Board of Appeals/Planning Board Joint Meeting

August 25, 2025

The meeting of the Village of Pulaski Zoning Board of Appeals (ZBA) was held on August 25th, 2025, at 6:00 PM at the Snow Memorial Building, 4917 N. Jefferson Street, Pulaski, NY 13142.

Zoning Board of Appeals Members Present: Michael Murphy, Chairperson; David Craig, Member; and Brett Charsky, Member.

Planning Board Members Present: Ernie Wheeler, Chairperson; David Rockwell, Member; Janice Kozma, Member; Kimberly Bedient, Member; and Joshua Menio, Member.

Village Officials and Staff: Mayor Jan Tighe; Jim Sprague, Code Enforcement Officer; and Jen Gibbs, Deputy Clerk.

Guests: Diane O’Gorman, Melissa Wadkinson, Rick and Cathy O’Hara, Patti Kingsley, Rich and Millie Newcomb, Heather Bunker, Tara Joynt, Mandy Hitchcock, Julianne Pucino, Joe Maslater, Joe Bushey, Han Vanderheide, Denise and Steve Warchl, Brian Mellis, Elaine Smith, Jeffrey Fowler, and Mike Casey.

Agenda Item #1: Call to Order and Public Comment

Michael Murphy called the meeting to order at 6:01 PM.

Several residents of the Coho and Chinook Street area voiced their concerns about manufactured homes allowed in their neighborhood and contamination of the soil around them stemming from the Town of Richland’s Highway Department building. Tara Joynt and Mandy Hitchcock announced that they submitted FOIL requests to the DEC to test the soil at various locations in the area.

Residents expressed their disapproval of the allowance of manufactured/modular homes in their neighborhood which is an R-1 district. They voiced their concern regarding their property values depreciating as a result. Because of current definitions, zoning and NYS laws regulating manufactured/modular homes the Village is unable to intervene in the sale and placement of the home. The owners of the home stated their intentions to improve the land, possibly installing a pool and building additional out buildings in the future. Any changes to zoning changes regarding manufactured, modular home or minimum square footage, would have to first to be addressed by the Town of Richland and Village of Pulaski Joint Comprehensive Planning Board. It was noted that those meetings are also public and the next meeting is Thursday, September 4, 2025, at 6:00 PM at the Snow Memorial Building.

Agenda Item #2: Review and Approval of Minutes

The Board reviewed the minutes from the last meeting on July 9, 2024. Michael Murphy made the motion to approve the minutes with a second from David Craig. The motion passed unanimously.

Agenda Item #3: Area Variance Application

27 Church Street - Public Hearing

Michael Murphy opened the public hearing for 27 Church Street. The owner of the Congregational Church with Richard and Linda Flynn, applied for a Use Variance. The prospective buyers, Richard and Linda Flynn, would like to convert the inside of the church into two high quality, large apartments, a two-family dwelling. One apartment above the other. Any outside changes will have to be presented to the Historical District Review Committee.

Melissa Wadkinson asked if the project could be limited to the two apartments requested in the application and the Board responded that yes, the condition can be placed on the decision if the Board agrees. Cathy O'Hara asked if there could be a limit on how many people can reside in each apartment. It is not in the Village's power to make that a stipulation. It was noted that any short-term rentals are not allowed. There is a question whether the plan is to use as apartments or two homes that could be resold as a condominium.

The Board reviewed the application and Parts 2 and 3 of the SEQR at the July 9, 2025, meeting and decided to hold off on determining a negative declaration until the Village receives the Oswego County decision on the 239 Review. Their concern was on question 8a on Part 2 of the SEQR. "Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?" The signed 239 review from the County was returned signed and recommended approval with no restrictions or conditions. The Boards tabled the decision and requested that the prospective buyers or a representative come to the Planning Board meeting on September 2, 2025, at 7:00 PM to answer questions about the proposed changes to the church. and a certified letter be sent out. The representative can also attend via video conference.

Agenda Item #4: Other

Salina Street Senior Housing – Zoning Recommendation

Mike Lasell submitted a proposal for the Downtown Revitalization Initiative (DRI) to develop a non-income based senior housing neighborhood on land in front of Selkirk Landing across from the high school. When Mr. Lasell submitted the application, he was under the presumption that the zoning district was R-3. The zoning district is R-2. The zoning district R-2 will not allow the specific development of the housing that was proposed for DRI funding. Mike Lasell reviewed the plans for the Board, and the residents in attendance, for the ZBA to recommend that the Village Board approve the zoning/map change. Michael Murphy made the motion to recommend

the Village Board approve of the zoning change. David Craig seconded the motion, and it passed unanimously.

Agenda Item #5: Adjournment

Michael Murphy made the motion to adjourn the meeting at 7:08 PM with a second from David Craig. The motion passed unanimously.

Presented & Approved

Jennifer Gibbs

Deputy Clerk

Next meeting will be determined.